

ZONING COMMITTEE MEETING
Tuesday, June 4, 2024 – 12:30 p.m.
Zoning Office Conference Room
Barron County Government Center
335 E. Monroe Avenue - Rm. 2106, Barron, Wisconsin

A G E N D A

1. Call to order.
2. Acknowledgement of Public Posting Requirements
3. Election of Officers
 - Chair
 - Vice Chair
 - Secretary
 - Executive Committee Representative
4. Approve Agenda
5. **Public Hearing: 12:30 p.m. Land Use Ordinance Amendments**

Public comment will be received on the proposed amendments to Sections 17.08, 17.15, 17.17, 17.20, 17.28, 17.32, 17.33, 17.34, 17.35, 17.36, 17.37, 17.38, 17.50, 17.51, 17.52, 17.64, 17.74 and 17.81 of the Barron County Land Use Ordinance.
6. Public Comment
7. Approve May 1, 2024 meeting minutes.
8. Edit List Review – May expenses – discussion only (no motion required)
9. Amend Farmland Preservation Plan Area – Town of Stanley
10. **Public Hearings:**

12:40 p.m. – A rezoning request from the Business district to the Residential-3 district on property described as the E250 ft of Pcl #048-1200-25-033 described as Lot 6 CSM 21/6 Ex Hwy ROW desc in Doc #813145, consisting of 2.4 acres, located in Section 12, T33N, R14W, Town of Turtle Lake. Property owned by Barron County.

12:50 p.m. – A rezoning request from the Agricultural-2 district to the Agricultural-1 district on property described as Part NE ¼ desc in deed 891053, consisting of 63.375 acres, located in Section 2, T34N, R11W, Town of Stanley. Property owned by Travis A. Hellstern & Vanessa M. Aspseter-Hellstern
11. Resolution: Land Use Ordinance Amendments – action item
12. Discussion: Zoning office activities and actions
13. Future Agenda Items:

14. Set next meeting date. July 3, 2024

15. 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: Jenkins, Rogers, Thompson, Cook, Kusilek, Corporation Counsel, Deputy Corporation Counsel, County Administrator, County Clerk, Webmaster, Public posting

BARRON COUNTY

DEPARTMENT OF LAND SERVICES

David Gifford, Director

LAND INFORMATION * SOIL & WATER CONSERVATION * ZONING

Barron County Government Center
335 East Monroe Avenue
Room 2104
Barron, WI 54812

715-537-6375
715-537-6315
Fax: 715-537-6847
www.barroncountywi.gov

May 15, 2024

PUBLIC NOTICE is hereby given to all persons in the County of Barron, Wisconsin that a public hearing will be held on Tuesday, June 4, 2024 at 12:30 p.m. in Room 2106 of the Government Center, 335 East Monroe Avenue, Barron, Wisconsin, on the amendments to Sections 17.08, 17.15, 17.17, 17.20, 17.28, 17.32, 17.33, 17.34, 17.35, 17.36, 17.37, 17.38, 17.50, 17.51, 17.52, 17.64, 17.74 and 17.81 of the Barron County Land Use Ordinance.

A copy of the amendment will be available from the Barron County Department of Land Services. Please contact the office at 715-537-6375 for revision details or more information regarding the hearing, and contact David Gifford, Director of Land Services, for specific questions on the ordinance changes.

ZONING COMMITTEE MEETING MINUTES

May 1, 2024 – 1:30 P.M.

Present: Thompson, Rogers, Cook, Kusilek, Bartlett (alt.).

Zoning Office Staff: Gifford, Collins.

Other: Dennis Jenkins.

Rogers called the meeting to order at 1:39 p.m. and Collins confirmed that proper posting of the notice was done in accordance with the Wisconsin Open Meeting Law.

#3. Agenda – **Motion:** (Kusilek/Cook) to approve the agenda. Motion carried.

#4. Public Comment - None

#5. Minutes – The minutes of April 3, 2024 were presented; **motion:** (Cook/Kusilek) to approve the minutes. Motion carried.

#6. Edit List – No questions or comments.

#7. Public Hearings–

(1:30 p.m.) **Synergy Community Cooperative, owner – Town of Clinton, R-1 to Ag-2, approx. 5 acres**

Rogers read the public notice and Gifford presented a file review. The applicants testified and Gifford provided a staff overview. Committee questions followed; no public testimony or correspondence received. **Motion:** (Cook/Kusilek) to close testimony; carried. Committee discussion. **Motion:** (Cook/Kusilek) to recommend approval of the request; carried. **Motion:** (Thompson/Bartlett) to close hearing; carried.

(1:40 p.m.) **Oak Grove Chetek, LLC, owner – Town of Chetek, Ag-2 to RR, approx. 6.75 acres**

Rogers read the public notice and Gifford presented a file review. The owners testified and Gifford provided a staff report. Committee questions followed; no public testimony or correspondence received. **Motion:** (Cook/Kusilek) to close testimony; carried. Committee discussion. **Motion:** (Kusilek/Cook) to recommend approval of the request; carried. **Motion:** (Cook/Kusilek) to close hearing; carried.

#8. Discussion: Proposed Zoning Ordinance – Gifford presented the proposed Land Use Ordinance (LUO) amendments for committee review and discussion.

#9. Office Activities – Gifford updated the committee on permitting levels and ongoing violations, and discussed changing the meeting time.

#10. Future Agenda Items: *LUO Amendment Public Hearing*

#11. Next meeting date: **Tuesday**, June 4, 2024 at **12:30 p.m.**

#12. Chair declared the meeting adjourned at 3:49 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
LAND SERVICES DEPT

FPEDT01G

Vendor No/Name	Line#	voucher#	Account Desc	Date	Description	Amount
6696 NOBLE'S TIRE SERVICE INC	1	C0088315	VEHICLE EXPENSE-LAND SERVICES	05/16/24	LS-BATTERY/2023 F-150	214.95
302 SWANT GRABER FORD	1	C0088316	VEHICLE EXPENSE-LAND SERVICES	05/16/24	LS-OIL CHANGE/2013 F-150	100.77
123749 WI COUNTY SURVEYORS ASSN INC	1	C0088317	ASSOCIATION/MEMBERSHIP DUES	05/16/24	LIO-2024 MEMBERSHIP DUES	100.00
266639 AB SEEDS & CONSULTING INC	1	C0088318	SUPPLIES	05/16/24	SWCD-WATERWAY SEED	1,500.00
124273 ENGEL'S NURSERY	1	C0088319	TREE PURCHASES	05/16/24	SWCD-TREES/BAL DUE	3,388.49
255319 CHETEK LAKES PROTECTION ASSN	1	C0088320	ASSIGNED RESERVE - DATCP	05/16/24	SWCD-SEDIMENT TESTING	1,000.00
22632 RICE LAKE PRINTER INC	1	C0088321	EDUCATIONAL MATERIAL	05/16/24	SWCD-CALENDARS/POSTER CONTEST	819.00
134961 UW-STEVENSON POINT COLLEGE OF NAT R	1	C0088322	PROF SERVICES - WATER QUALITY ST	05/16/24	SWCD-DRINKING WATER SAMPLING	1,760.00
922 WIEHES HARDWARE HANK	1	C0088323	SUPPLIES	05/16/24	SWCD-TREE PROG EXP/SM EQUIP	56.97
922 WIEHES HARDWARE HANK	2	C0088323	OFFICE SUPPLIES	05/16/24	SWCD-TREE PROG EXP/SM EQUIP	45.52
274259 APG MEDIA OF WISCONSIN LLC	1	C0088324	PUBLICATIONS	05/16/24	ZA-DEUTZ, VET OWNED PROP PUB NO	89.84
426 BELL PRESS INC	1	C0088325	OFFICE SUPPLIES	05/16/24	ZA-PERMIT PAPER, SYNERGY PUB NO	26.00
426 BELL PRESS INC	2	C0088325	PUBLICATIONS	05/16/24	ZA-PERMIT PAPER, SYNERGY PUB NO	49.78
744 CHETEK ALERT INC	1	C0088326	PUBLICATIONS	05/16/24	ZA-OAK GROVE CHETEK PUB NOTICE	55.67
289493 BUREAU OF CORRECTIONAL ENTERPRISE	1	C0088327	ADDRESS SIGNING	05/16/24	ZA-RURAL ADDRESS SIGNS	685.00
3565 DSPS FISCAL	1	C0088328	DUE TO STATE - SANITATION FEES	05/16/24	ZA-STATE SAN FEES/APRIL 2024	3,300.00
Totals:						13,191.99

MANUAL VOUCHERS/JOURNAL ENTRIES

DEPT	NAME	ACCOUNT	DESCRIPTION	AMOUNT
LS	BC HIGHWAY DEPT	220-12-53400-332-000	FUEL 03/02 - 3/29/24	\$509.35

MANUAL VOUCHERS TOTAL: \$509.35

GRAND TOTAL: \$13,701.34

Dept Approval

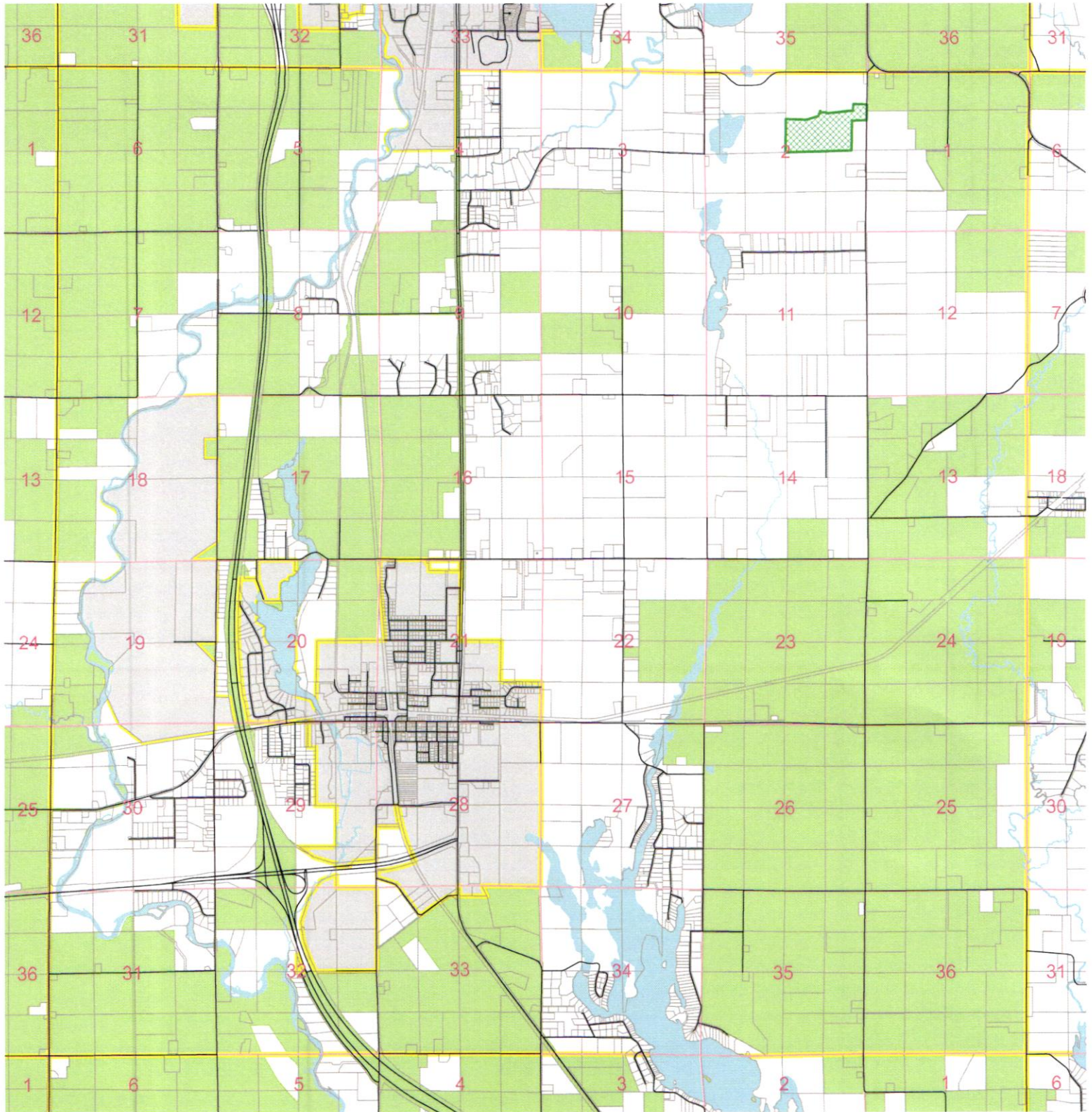
Admin Approval

Land Services Total: \$825.07
Land Information Total: \$100.00
Soil & Water Conservation Total: \$8,569.98
Zoning Administration Total: \$4,206.29

FARMLAND PRESERVATION PLAN MAP

TOWN OF STANLEY

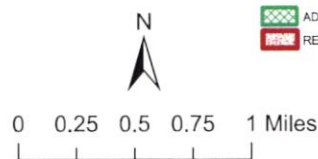
BARRON COUNTY



The Farmland Preservation Plan Maps supersede the Preferred Land Use Maps of the Barron County Comprehensive Plan when inconsistencies exist regarding non-agricultural development.



PREPARED BY: BARRON COUNTY
DEPARTMENT OF LAND SERVICES



PLAN AREA MAP AMENDMENTS 2024

CHANGE
 ADD
 REMOVE

COUNTY BOUNDARY
 SECTION
 PARCEL BOUNDARY
 SURFACE WATER
 TOWN BOUNDARY
 CITY
 VILLAGE
 FARMLAND PRESERVATION AREA
 NON-FARMLAND PRESERVATION AREA
 ROAD

RZ2024-11

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 **Tuesday, June 4, 2024 at 12:40 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 the E250 ft of Pcl #048-1200-25-033 described as Lot 6 CSM 21/6 Ex Hwy ROW desc in Doc #813145, consisting of 2.4 acres, located in Section 12, T33N, R14W, Town of Turtle Lake, from the Business to the Residential-3 district.

Property owned by Barron County
Applicant: Barron County

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 15th day of May, 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 Business Requested Zoning Residential-3

Property Owner: Barron County Phone: 715-537-6840

Mailing Address: 335 E Monroe Ave, Rm 2130, Barron, WI 54812 Email: _____

Agent: Jeffrey French, County Administrator Phone: same

Mailing Address: same Email: _____

LEGAL DESCRIPTION OF PROPERTY TO BE REZONED:

Gov't Lot _____, _____ 1/4, _____ 1/4, Section 12, T 33 N, R 14 W, Town of Turtle Lake

Parcel I.D. # 048 - 1200 - 25 - 033 Lot Size: _____ Sq. Ft. OR 9.94 Parcel Acres

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

The east 250 feet of Lot 6 CSM 21/6 except Hwy ROWs - approx 2.4 acres

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

On January 25, 2024, the Circuit Court ordered Barron County to identify a County-owned parcel of land that meets the statutory criteria (Wis. Stat. s. 980) to house offenders eligible for supervised release in a Barron County Circuit Court case. Said order includes a requirement to apply for any rezoning necessary to satisfy said housing requirements.

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 REQUIREMENTS FOR APPLYING FOR A REZONING. I UNDERSTAND THAT MY APPLICATION MAY BE RETURNED IF INFORMATION IS INCOMPLETE OR ILLEGIBLE.

Jeffrey French Date 5/8/24
Owner's Signature

Agent Signature Date

RZ2024-11 PT556
Fee: \$500.00 Paid N/C Unpaid _____

Date Received: _____

RECEIVED
DATE 5-8-24
BY KEE
Once to Clerk's 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: May 8, 2024

File # 048-1200-25-033

Hearing Date: June 4, 2024

Petitioner: **Barron County, Jeffrey French, Co. Administrator**

Owner: Barron County – 335 E Monroe Ave #2130, Barron, WI 54812
(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: the E250 ft of Pcl #048-1200-25-033 described as Lot 6 CSM 21/6 Ex Hwy ROW desc in Doc #813145, consisting of 2.4 acres, located in Section 12, T33N, R14W, Town of **Turtle Lake**, Barron County, Wisconsin.
2. The petitioner requests to rezone from the **Business district to the R-3 district.**
3. The present use of the property is: vacant land.
4. Petitioner purpose of the rezoning request is: On January 25, 2024, the Circuit Court ordered Barron County to identify a County-owned parcel of land that meets the statutory criteria (Wis. Stat. s. 980), to house offenders eligible for supervised release in a Barron County Circuit Court case. Said order includes a requirement to apply for any rezoning necessary to satisfy said housing requirements.
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 _____

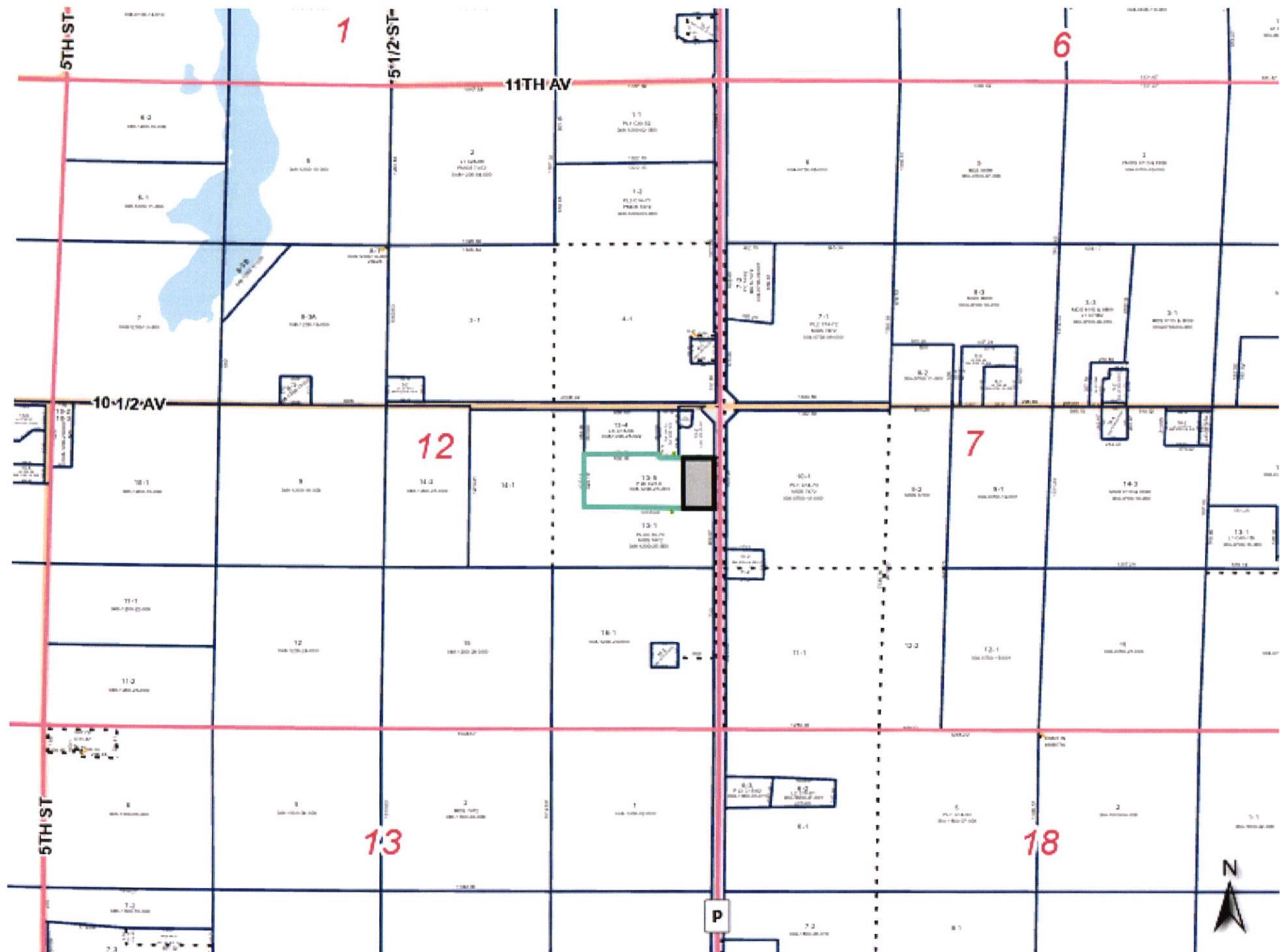
Barron County Zoning Committee:

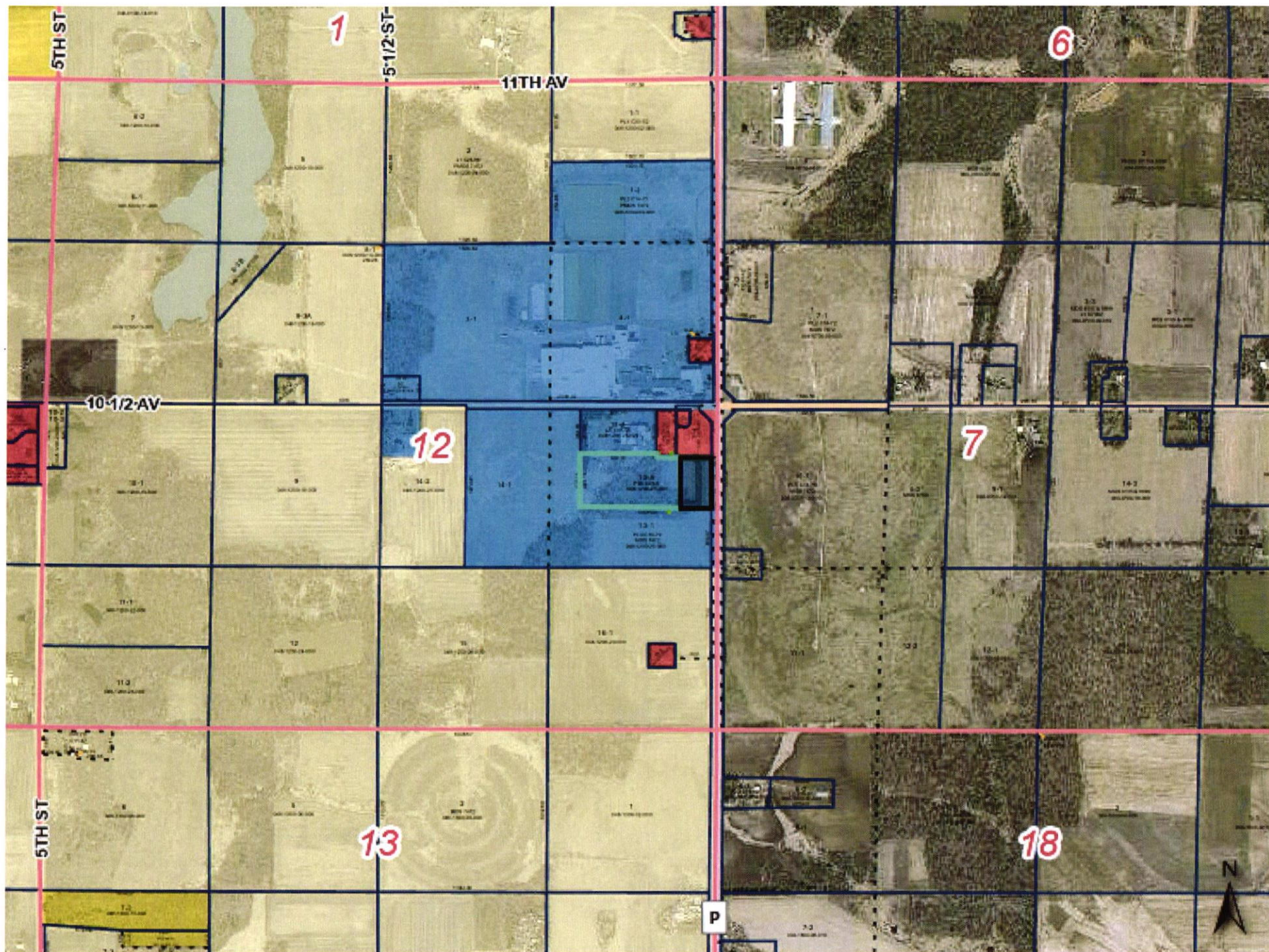
Signed: _____
Committee Chairperson

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 Turtle Lake

Owner: Barron County

Applicant/Agent: Jeffrey French, County Administrator

Property Address: N/A Property Tax I.D. #: 048 1200 25 033

Present Zoning District: Business Proposed Zoning District: Residential-3

Total acres to be rezoned: approx. 2.4

Explain your request: On January 25, 2024, the Circuit Court ordered Barron County to identify a county-owned parcel of land that meets the statutory criteria (Wis. Stat. s. 980) to house offenders eligible for supervised release in a Barron County Circuit Court case. Said order includes a requirement to apply for any rezoning necessary to satisfy said housing requirements.

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: Per Wis. State Stat. 59.69(9), Town approval is not needed to rezone County-owned property. we HAD several people AT our meeting on 5-13-24. EVERYONE, INCLUDING BOARD members, Clerk, Treasurer were strongly opposed!! Done

Date: 5-13-24

Signed: David Faust
(Town Chair.)

OR Signed: _____
(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.

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

RECEIVED

MAY 14 2024

BARRON COUNTY ZONING OFFICE

RZ2024-12

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 **Tuesday, June 4, 2024 at 12:50 p.m.** in the Room 2104 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 NE ¼ desc in deed 891053, consisting of 63.375 acres, located in Section 2, T34N, R11W, Town of Stanley, from the Agricultural-2 to the Agricultural-1 district.

Property owned by Travis A. Hellstern & Vanessa M. Aspeter-Hellstern

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 15th day of May, 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 Ag-2 Requested Zoning A-1

Property Owner: Travis & Vanessa Hellstern

Phone: 715-296-1092

Mailing Address: 2273-18th Ave Rice Lake

Email: thellstern185@icloud.com

Agent: Travis Hellstern

Phone: 11 11

Mailing Address: 2273-18th Ave Rice Lake

Email: 11 11

LEGAL DESCRIPTION OF PROPERTY TO BE REZONED:

Gov't Lot _____, _____ 1/4, _____ 1/4, Section _____, T _____ N, R _____ W, Town of Stanley

Parcel I.D. # 044 - 0200 - 05 - 000 Lot Size: _____ Sq. Ft. OR 63.375 Parcel Acres

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

63.375 Acres zoned to A1

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

We would like to sell 2 acres to a friend
so can build a house -

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.

[Signature]
Owner's Signature

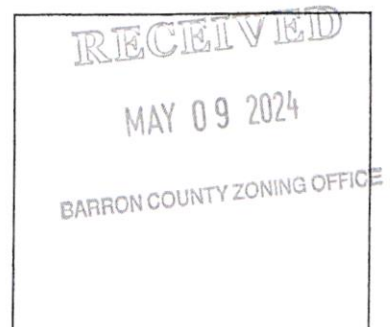
4, 15, 24
Date

Agent Signature

Date

Fee: \$500.00 Paid _____ Unpaid _____

Date Received:



**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: May 10, 2024

File # 044-0200-05-000

Hearing Date: **June 4, 2024**

Petitioner: **Travis A. Hellstern**

Owner: Travis A. Hellstern & Vanessa M. Aspseter-Hellstern – 2273 18th Ave, 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 NE ¼ desc in deed 891053, consisting of 63.375 acres, located in Section 2, T34N, R11W, Town of **Stanley**, Barron County, Wisconsin.
2. The petitioner requests to rezone from the **Ag-2 district to the A-1 district.**
3. The present use of the property is: vacant land and homestead.
4. Petitioner purpose of the rezoning request is: We would like to sell 2 acres to a friend so can build a house.
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 _____

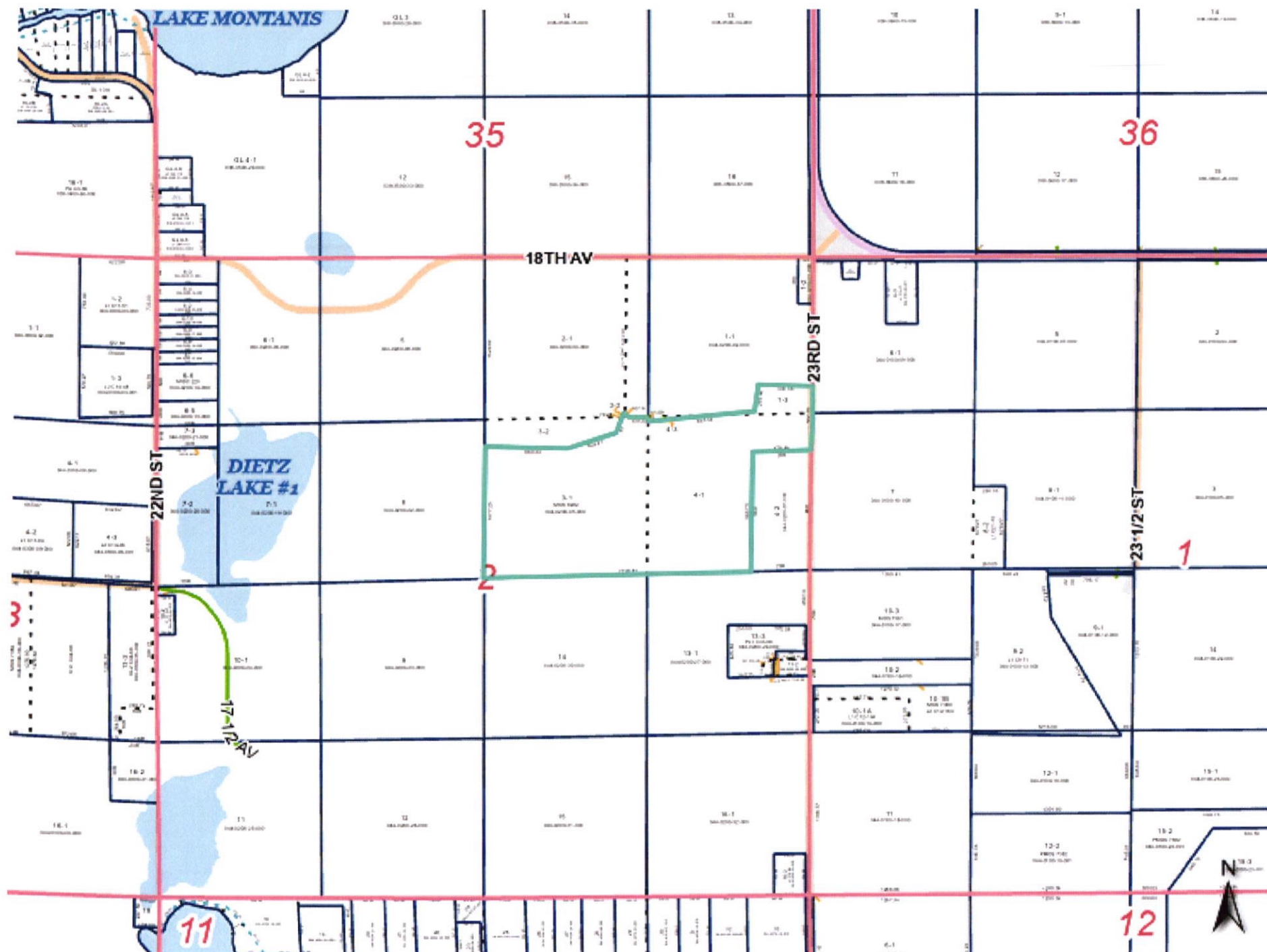
Barron County Zoning Committee:

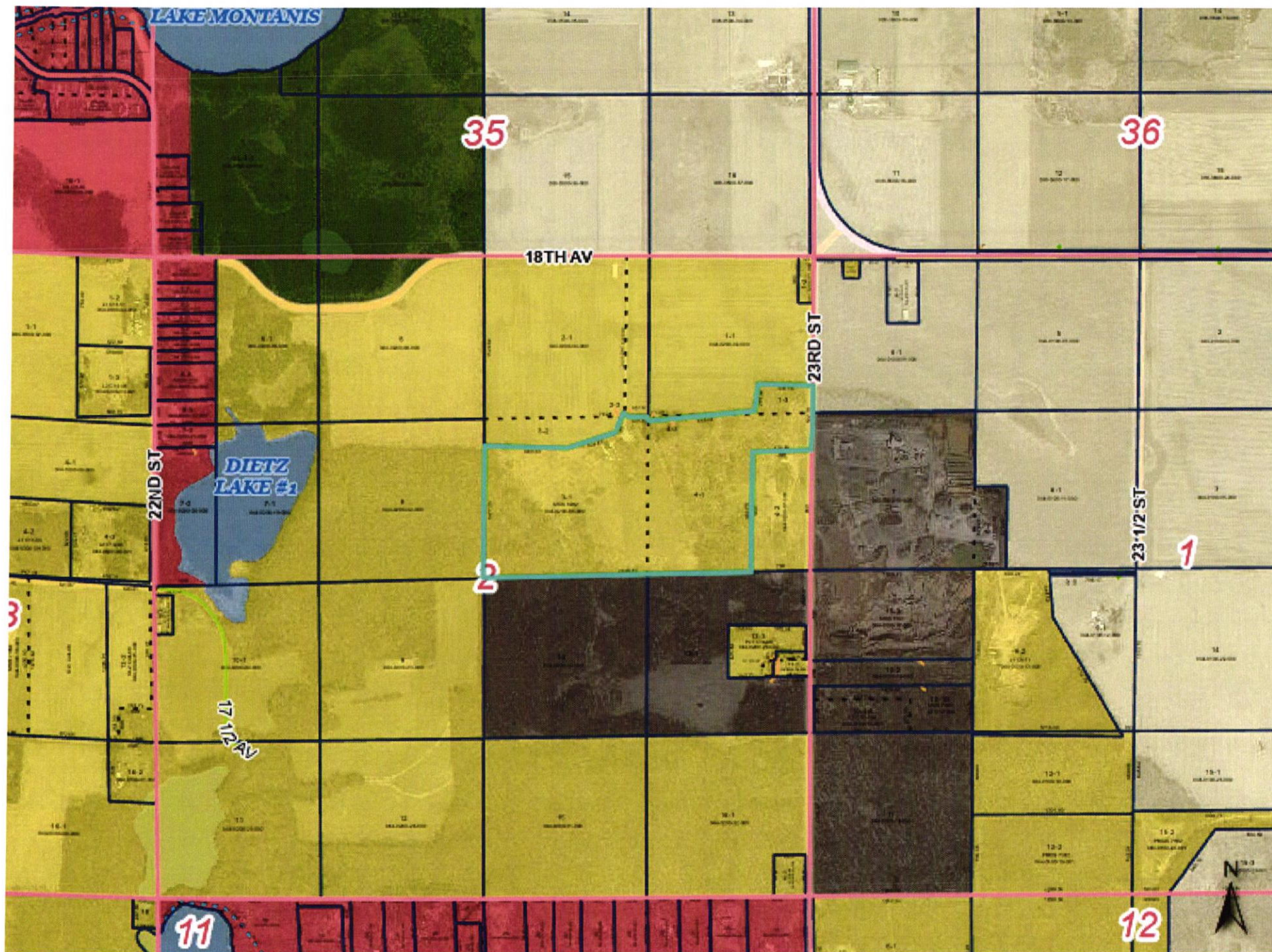
Signed: _____
Committee Chairperson

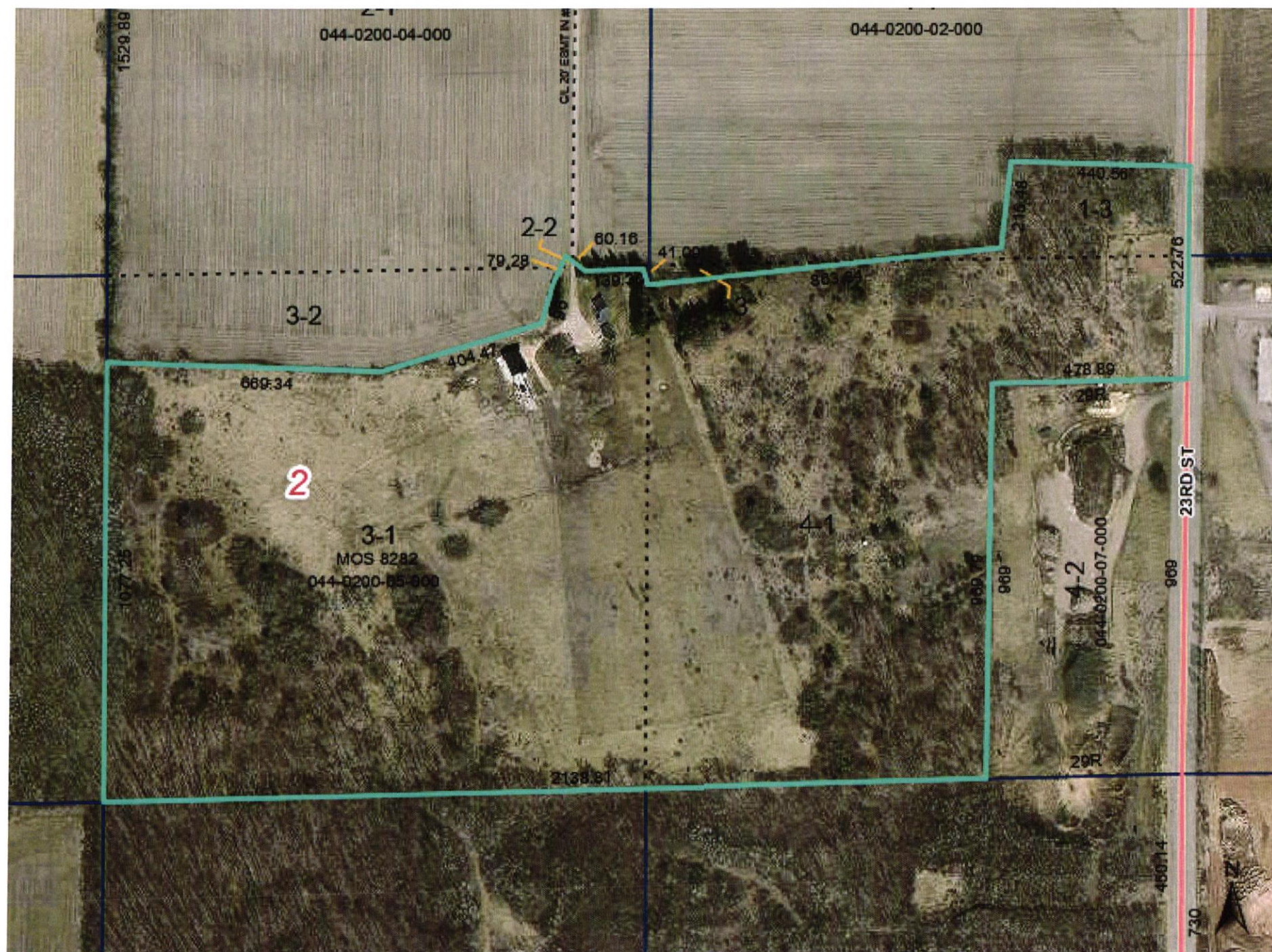
Attest: _____
Committee Secretary

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 Stanley

Owner: Travis & Vanessa Hellstern

Applicant/Agent: Travis Hellstern

Property Address: 2273-18th Ave Property Tax I.D. #: 044-020005-000
Rice Lane

Present Zoning District: Ag-2 Proposed Zoning District: Ag-1

Total acres to be rezoned: 63.375

Explain your request: We would like to sell 2 acres
to a friend so that he can build. To do this
our zoning must change from Ag-2 to Ag-1

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: Surrounding property is already Ag-1, so
not creating spot zoning. Plan to use an existing
driveway

Date: 5-8-2024

Signed: _____
(Town Chair.)

OR Signed: James H. Harn
(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.

BARRON COUNTY ORDINANCE NO. 2024 -

Ordinance Amending Sections 17.08, 17.15, 17.17, 17.20, 17.28, 17.32, 17.33, 17.34, 17.35, 17.36, 17.37, 17.38, 17.50, 17.51, 17.52, 17.64, 17.74 and 17.81 Barron County Land Use Ordinance

The Barron County Board of Supervisors ordains as follows

1 **WHEREAS**, The Zoning Office shall periodically review the Land Use Ordinance
2 and make recommendations that reflect changes in land use trends in Barron County; and
3

4 **WHEREAS**, the Zoning Committee has engaged in amending of Sections 17.08,
5 17.15, 17.17, 17.20, 17.28, 17.32, 17.33, 17.34, 17.35, 17.36, 17.37, 17.38, 17.50, 17.51,
6 17.52, 17.64, 17.74 and 17.81 of the Land Use Ordinance; and
7

8 **WHEREAS**, it is the recommendation of the Zoning Committee that the Barron
9 County Board of Supervisors adopt the ordinance amending 17.08, 17.15, 17.17, 17.20,
10 17.28, 17.32, 17.33, 17.34, 17.35, 17.36, 17.37, 17.38, 17.50, 17.51, 17.52, 17.64, 17.74
11 and 17.81 of the Barron County Land Use Ordinance; and

12 **WHEREAS**, this ordinance was approved/denied by the Zoning Committee on
13 June 4, 2023, on a vote of [REDACTED], with Jenkins, Cook, Kusilek, Rogers and Thompson voting
14 in favor and no members voting against.
15

16 **NOW, THEREFORE, BE IT ORDAINED**, that the Barron County Board of
17 Supervisors does hereby amend Sections 17.08, 17.15, 17.17, 17.20, 17.28, 17.32, 17.33,
18 17.34, 17.35, 17.36, 17.37, 17.38, 17.50, 17.51, 17.52, 17.64, 17.74 and 17.81 of the
19 Barron County Land Use Ordinance as set forth in the attached document entitled 2024
20 Proposed Land Use Ordinance Amendments.
21

22 **BE IT FURTHER ORDAINED**, that this Ordinance shall be effective upon its
23 adoption and publication and that publication of this ordinance may occur through posting
24 in accordance with Section 985.02 of the Wisconsin Statutes.

BARRON COUNTY ORDINANCE NO. 2024 -

Ordinance Amending Sections 17.08, 17.15, 17.17, 17.20, 17.28, 17.32, 17.33, 17.34, 17.35, 17.36, 17.37, 17.38, 17.50, 17.51, 17.52, 17.64, 17.74 and 17.81 Barron County Land Use Ordinance

OFFERED THIS 17th day of June, 2024.

<p>Number of readings required: One (<input checked="" type="checkbox"/>) Two ()</p> <p>Vote required for passage: Majority (<input checked="" type="checkbox"/>) 2/3 Entire Board (20) ()</p> <p>Source of funding: Budgeted () General Fund () Grant () Contingency () Other (<input checked="" type="checkbox"/>) Details: N/A</p> <p>Fiscal impact: - Current year total amount: \$ - 0 - - Future years total amount: \$ - 0 - - Effect on tax levy – current year - \$ - 0 - - Effect on tax levy – future years - \$ - 0 -</p> <p>Fiscal impact reviewed by:</p> <p>_____ Jodi Busch, Finance Director</p> <p>Approved as to form by:</p> <p>_____ Jeffrey French, Administrator</p> <p>_____ John Muench, Corporation Counsel</p>	<p>_____, Zoning Committee Chair</p> <p>(The Committee Chair signature verifies the action taken by the Committee.)</p> <p>Board Action: Adopted (<input checked="" type="checkbox"/>) Failed () Tabled ()</p> <p>Motion: () to approve.</p>
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BARRON COUNTY
2024 PROPOSED LAND USE ORDINANCE AMENDMENTS

17.08 DEFINITIONS

BATHROOM. An area within a structure containing any of the following: ~~washbasin~~ sink, toilet, bathtub, or shower.

BATHROOM, HALF. An area within a structure containing a toilet and sink. (add)

DWELLING. A ~~single~~ unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

DWELLING, SINGLE FAMILY. A structure which is meant to house a single family, ~~and which is a minimum of 20 feet in width.~~ This definition includes manufactured homes, but excludes ~~mobile homes and~~ recreational vehicles.

RECREATIONAL VEHICLE. A vehicular type unit primarily ~~designed~~ manufactured as temporary living quarters for recreational, camping, travel or seasonal use that either has its own mode of power, or is mounted on, or towed by another vehicle, and which does not exceed 8.5 feet in width and 45 feet in length. A recreational vehicle is a motor home or travel trailer. A recreational vehicle is not a dwelling.

STORAGE FACILITY, SELF-SERVICE. A building or a portion thereof, or a group of buildings, divided into separate, secured, self-contained, self-service storage units that are rented or leased by the owner and generally used to meet the storage needs of a household or for the storage of personal property of the general public. Shall not be designed in part or whole for human habitation and shall not contain a bathroom.

STORAGE FACILITY, ENCLOSED. A structure with an open floor plan design, where access is restricted to the owner or operator of the facility, providing leased area within the facility for the storage of large items such as Recreational Vehicles, Motor Vehicles or water craft equipment. Shall not be designed in part or whole for human habitation and shall not contain a bathroom.

TRAVEL TRAILER. A non-self-propelled recreational vehicle with wheels ~~designed~~ manufactured to industry standards to be used as ~~a piece of~~ camping equipment, pulled by, or attached to a motor vehicle. Unit must include living quarters, and provide cooking, eating, sleeping, and bathroom facilities and internal sanitation as provided by the manufacturer (kitchen and bathroom facilities can be waived for Truck-Mount and Pop-Up Travel Trailers).

ZONING ADMINISTRATOR. ~~Includes the Assistant Zoning Administrator and/or such other subordinate staff as~~ An appointed position to head the Zoning Office in accordance with the duties and responsibilities as per Section 17.74. The Zoning Administrator may be delegated other Zoning staff the authority to act on behalf of the Administrator.

17.15 LOT REQUIRED FOR EACH USE; STREET ACCESS.

~~(1)~~ (2) All lots shall abut a public street or approved private road or other way which is constructed to applicable road standards.

(a) All lots created 17.51(1) not abutting a public road or street shall ~~be provided~~ utilize a recorded 66 ft. access easement ~~for road right-of-way purposes.~~

~~(a)~~(b) The establishment of three (3) or more lots shall require that all lots abut a road constructed to township road design standards as per State Stats 82.50, which shall be located within the 66 ft. access easement, as a minimum.

17.17 NONCONFORMITIES

(3) NONCONFORMING STRUCTURES

(a) EXISTING NONCONFORMING STRUCTURES. ~~Lawfully e~~Existing nonconforming structures that were in place existing at the time of ~~the~~ adoption or amendment of this Code or approved by variance may be continued, although their size or location does not conform with the provisions of this Code.

17.20 CONDOMINIUMS

(2) STANDARDS FOR CONDOMINIUM EXPANSION.

(b) ALTERNATIVE SUITABILITY REQUIREMENT.

1. Proof of the availability of primary ~~and alternate system~~ areas for privately owned wastewater treatment systems (POWTS) complying with the requirements of the Barron County Sanitary Ordinance and Wisconsin Administrative Code Chapter DSPS 383 shall be provided and shown on the plat.
2. Soils information including profile descriptions and suitable POWTS areas shall be provided on standard forms. ~~All non-conventional POWTS areas shall be pre-planned.~~

(2) (3) STANDARDS FOR CONDOMINIUM EXPANSION.

(b) ~~ALTERNATIVE SUITABILITY~~ SANITARY REQUIREMENT.

1. Proof of the availability of primary ~~and alternate system~~ areas for privately owned wastewater treatment systems (POWTS), complying with the requirements of the Barron County Sanitary Ordinance and Wisconsin Administrative Code, Chapter DSPS 383, shall be provided and shown on the plat.
- ~~2.~~ Soils information including profile descriptions and suitable POWTS areas, shall be provided on standard forms. ~~All non-conventional POWTS area shall be pre-planned.~~
- ~~3.~~ All existing structures shall have their POWTS checked-inspected for compliance with the three foot vertical separation requirement, as well as determining that the system is functioning properly. All existing systems that do not meet this requirement shall be replaced within one year of the preliminary approval.

(3) (4) STANDARDS FOR CONVERSION CONDOMINIUM(S).

(b) ~~ALTERNATIVE SUITABILITY~~ SANITARY REQUIREMENT.

- ~~1-3.~~ Proof of the availability of primary ~~and alternate system~~ areas for privately owned wastewater treatment systems (POWTS) complying with the requirements of the Barron County Sanitary Ordinance and Wisconsin Administrative Code, Chapter DSPS 383 shall be provided and shown on the plat.

~~2.4.~~ Soils information including profile descriptions and suitable POWTS areas shall be provided on standard forms. ~~All non-conventional POWTS area shall be pre-planned.~~

~~3.5.~~ All existing structures shall have their POWTS ~~checked inspected~~ for compliance with the three foot vertical separation requirement, as well as determining that the system is functioning properly. All existing systems that do not meet this requirement shall be replaced within one year of the preliminary approval.

17.28 A-1 EXCLUSIVE AGRICULTURAL DISTRICT

(3) DIMENSIONAL RULES AND OTHER STANDARDS.

(a) SINGLE FAMILY DWELLING

4. DWELLING SIZE:

- a. Total floor area of a dwelling, and each dwelling unit, shall be a minimum of 400 square feet. Porches, decks, attached garages, and other appurtenances, shall not be part of the required floor area.
- b. The dwelling structure, which may include enclosed porches and attached garages, shall be a minimum dimension of a 20 foot x 20 foot square.

17.32 R-1 RESIDENTIAL LOW DENSITY DISTRICT

(1) PERMITTED USES.

(b) DETACHED ACCESSORY BUILDINGS.

3. The detached accessory buildings permitted under this section, shall not be designed or used in part or whole for human habitation, or any unauthorized accessory use with the exception of a half bathroom, as defined in Sec. 17.08, which shall be connected to a POWTS.

3.a. Connection to a POWTS shall not occur until a principal structure is established on the lot.

(c) HOME OCCUPATIONS. A home occupation is any occupation for gain or support, when such occupation is incidental to the residential use of the ~~premises property~~ and does not involve any external alteration that would effect a substantial change in the residential character of the building;

1. provided that a No person other than a member of the resident family ~~is~~ shall be employed ~~on the premises, by the business.~~

2. and that The home occupation use shall be limited to no more than 25% of the floor area of ~~any a single floor of the residence or accessory building is used for the home occupation.~~

3. A Land Use Permit is required prior to the operation of a home occupation.

(3) DIMENSIONAL STANDARDS.

(a) LOT SIZE & WIDTH: Minimum lot size and width standards shall be governed by sec. 17.52(1)(b).

(b) DWELLING SIZE:

1. Total floor area of a dwelling, and each dwelling unit, shall be a minimum of 400 square feet. Porches, decks, attached garages, and other appurtenances, shall not be part of the required floor area.

2. The dwelling structure, which may include enclosed porches and attached garages, shall be a minimum dimension of a 20 foot x 20 foot square.

~~(b)(c)~~ YARD SETBACKS: Minimum rear and side yard setbacks shall be governed by sec. 17.13(4)

~~(e)(d)~~ HIGHWAY SETBACKS: Minimum highway setback lines shall be governed by sec. 17.13(3).

~~(d)(e)~~ SHORELAND SETBACKS: Minimum setback from the ordinary high water mark of a navigable water shall be governed by sec. 17.41(5)(d)

~~(e)(f)~~ HEIGHT OF STRUCTURES

1. RESIDENTIAL: No building shall exceed 35 feet in height.
2. ACCESSORY STRUCTURES: Refer to height standards for detached accessory buildings, sec. 17.32(1)(b).

17.33 R-2 RESIDENTIAL HIGH DENSITY DISTRICT

(1) PERMITTED USES.

(a) RESIDENTIAL. ~~Those residential~~ All uses allowed as permitted in the R-1 district.

~~(b) OTHER SUPPORTING USES.~~ ~~Those other supporting uses allowed as permitted uses in the R-1 district.~~

(3) DIMENSIONAL RULES AND OTHER STANDARDS.

(a) LOT SIZE & WIDTH: Minimum lot size and width standards shall be governed by sec. 17.52(1)(b).

(b) DWELLING SIZE:

1. Total floor area of a dwelling, and each dwelling unit, shall be a minimum of 400 square feet. Porches, decks, attached garages, and other appurtenances, shall not be part of the required floor area.
2. The dwelling structure, which may include enclosed porches and attached garages, shall be a minimum dimension of a 20 foot x 20 foot square.
3. Manufactured home, single wide, may be less than 20 feet in width, however, shall maintain the minimum 400 square foot floor area requirement.

(c) YARD SIZE & SETBACKS: Minimum rear and side yard size and setbacks shall be governed by sec. 17.13(4)

(d) HIGHWAY SETBACKS: Minimum highway setback lines shall be governed by sec. 17.13(3).

(e) SHORELAND SETBACKS: Minimum setback from the ordinary high water mark of a navigable water shall be governed by sec. 17.41(5)(d)

(f) HEIGHT OF STRUCTURES

1. RESIDENTIAL: No building shall exceed 35 feet in height.
2. ACCESSORY STRUCTURES: Refer to height standards for detached accessory buildings, sec. 17.32(1)(b).

(g) Mobile home parks shall be governed by the standards of sec. 17.33(2)(d).

Rules Adopted by Cross-reference. Rules and standards for uses allowed in this district by virtue of their being allowed in the Residential Low Density District shall be as set in sec. 17.32(3).

17.34 R-3 MOBILE HOME PARK AND SUBDIVISION DISTRICT

(3) DIMENSIONAL RULES AND OTHER STANDARDS.

(b) DWELLING SIZE:

1. Total floor area of a dwelling, and each dwelling unit, shall be a minimum of 400 square feet. Porches, decks, attached garages, and other appurtenances, shall not be part of the required floor area.

2. The dwelling structure, which may include enclosed porches and attached garages, shall be a minimum dimension of a 20 foot x 20 foot square.

(3) (a)3. Manufactured home, single wide, may be less than 20 feet in width, however, shall maintain the minimum 400 square foot floor area requirement.

(c) **YARD SIZE & SETBACKS:** Minimum rear and side yard size and setbacks shall be governed by sec. 17.13(4)

(d) **HIGHWAY SETBACKS:** Minimum highway setback lines shall be governed by sec. 17.13(3).

(e) **SHORELAND SETBACKS:** Minimum setback from the ordinary high water mark of a navigable water shall be governed by sec. 17.41(5)(d)

(f) **HEIGHT OF STRUCTURES**

1. RESIDENTIAL: No building shall exceed 35 feet in height.

2. ACCESSORY STRUCTURES: Refer to height standards for detached accessory buildings, sec. 17.32(1)(b).

(g) Mobile home parks shall be governed by the standards of sec. 17.33(2)(d).

(h) Issuance of a permit for placement of a mobile home on a site other than within a mobile home park in the R-3 District, shall require submittal and approval by the Zoning Administrator of a written plan, detailing how the home will be secured against wind, damage, or other hazards unique to mobile homes and how the home will be skirted to present an attractive appearance prior to issuance of a permit.

17.35 UV UNINCORPORATED VILLAGE DISTRICT

(3) DIMENSIONAL RULES AND OTHER STANDARDS.

(b) **LOT SIZE & WIDTH:** Minimum lot size and width standards shall be governed by sec. 17.52(1)(b).

(c) DWELLING SIZE:

1. Total floor area of a dwelling, and each dwelling unit, shall be a minimum of 400 square feet. Porches, decks, attached garages, and other appurtenances, shall not be part of the required floor area.

2. The dwelling structure, which may include enclosed porches and attached garages, shall be a minimum dimension of a 20 foot x 20 foot square.

(a)(d) YARD SETBACKS: Minimum rear and side yard setbacks shall be governed by sec. 17.13(4)

(b)(e) HIGHWAY SETBACKS: Minimum highway setback lines shall be governed by sec. 17.13(3).

(c)(f) SHORELAND SETBACKS: Minimum setback from the ordinary high water mark of a navigable water shall be governed by sec. 17.41(5)(d)

(d)(g) HEIGHT OF STRUCTURES

1. RESIDENTIAL: No building shall exceed 35 feet in height.

2. ACCESSORY STRUCTURES: Refer to height standards for detached accessory buildings, sec. 17.32(1)(b).

17.36 RR RECREATIONAL – RESIDENTIAL DISTRICT

(1) PERMITTED USES

(a) **RESIDENTIAL USES.**

- ~~1. Single or 2 family dwelling units, including manufactured homes, but not mobile homes.~~
~~2.1. Any All uses listed allowed as a permitted use in the R-1 District, sec. 17.32(1).~~

(1)(c) RECREATIONAL VEHICLES, NONCAMPGROUND

3. ALLOWABLE NUMBER

- a. LOTS WITH A PRINCIPAL STRUCTURE (ie. residence/cabin).
(1) One recreational vehicle, as personal property, may be ~~parked~~ stored in an accessible location that allows for easy removal, and may not be used for habitation and recreation.

(1)(c) 5. SANITATION: Recreational vehicles shall be equipped with internal sanitation as provided by the manufacturer, unless specifically exempted by this code.

a. For recreational vehicles with internal sanitation as provided by the manufacturer, if desired, the use of the following types of sanitation are also permitted:

- ~~a. (1)~~ A transfer tank that complies with Section 17.64(22)(a) however, the use of a transfer tank is prohibited on lots with a principal structure. Use of a transfer tank requires current a valid County Sanitary Permit and a transfer tank pumping agreement with a licensed septage hauler must be on file with the Zoning Office.
(2) A Private Onsite Wastewater Treatment System (POWTS), however, a Connection to and or use of a Private Onsite Wastewater Treatment System (POWTS) is prohibited on parcels with a principal structure.

b.

- b. Recreational vehicles that are not equipped with internal sanitation as provided by the manufacturer require the location of a non-plumbing sanitation system, such as an incinerating toilet or privy, on the property prior to the issuance of the Land Use Permit for the recreational vehicle. Such a system will require a Barron County Sanitary Permit and cannot be connected to the recreational vehicle.

(2) SPECIAL EXCEPTION USES

(m) CAMPGROUNDS, subject to the following standards:

3. LAYOUT: Every campground shall be located on a well-drained area not subject to intermittent flooding, and shall be subject to the floodplain standards of Sec. 17.42 when applicable. The property shall be properly graded to prevent the accumulation of storm or other waters that may create hazards...
5. CAMPSITE DIMENSIONS AND ~~LOCATION~~ STANDARDS: Each campsite within a campground shall adhere to the following standards:
- a. A campsite shall consist of an area have minimum dimensions of not less than 40 feet wide and 60 feet long.
(1) The campsite shall be flat with a maximum slope of 2 % from the internal access road.
- b. ~~and A campsite~~ shall serve no more than one camping unit.
- c. No campsite shall be within 30 feet of the campground outside boundary.
- d. No campsite shall be within 75 feet of the ordinary high watermark of a navigable body of water.
- ~~5. e.~~ No campsite shall be within the highway setback areas as established in 17.13(3).

(3) DIMENSIONAL RULES AND OTHER STANDARDS.

(b) **LOT SIZE & WIDTH:** Minimum lot size and width standards shall be governed by sec. 17.52(1)(b).

(c) DWELLING SIZE:

1. Total floor area of a dwelling, and each dwelling unit, shall be a minimum of 400 square feet. Porches, decks, attached garages, and other appurtenances, shall not be part of the required floor area.
2. The dwelling structure, which may include enclosed porches and attached garages, shall be a minimum dimension of a 20 foot x 20 foot square.

17.37 AG-2 AGRICULTURAL-2 DISTRICT

(1) PERMITTED USES.

(a) Uses permitted in the A-1 District. See Sec. 17.28 (1).

(b) HOUSING. Single family dwelling, including manufactured homes but not mobile homes.

1. DENSITY. Base standard of not more than 2 single family dwellings per 40 acres, except where Conservation Site Design standards are utilized.

a. Minimum lot size of 17 acres, however:

- (1) Vacant AG-2 parcels of less than 17 acres in existence as of March 18, 2002 (or date of ordinance adoption by Town if after this date) are allowed one dwelling provided it can be located to meet dimensional rules & standards in 17.37(3).

~~(b) Lot size for a dwelling in existence as of May 21, 2002 (pre-existing dwelling) shall meet the minimum lot standards in 17.52. For purposes of this section, a pre-existing dwelling shall mean any structure meant to house a single family, including mobile homes that are located on a foundation, basement or slab. Not more than 2 single family dwellings per 40 acres base density standard equivalent for residential development, except where the conservation site design concept is used. The minimum lot size shall be 17 acres. Existing lots in this district are allowed one (1) dwelling, provided that all lot standards can be met. Also permitted is residential occupancy of pre-existing dwellings which were originally used, and are no longer needed for farm related housing, and which were existing prior to May 21, 2002. The property, on which these dwellings are located, may be separated into one single parcel that shall not be less than 150 feet wide and not less than one acre in area. For the purpose of this chapter, a pre-existing dwelling shall mean any structure meant to house a single family, including mobile homes that are located on a foundation, basement or slab.~~

1.2. Conservation Site Design. A conservation site design will allow four (4) dwellings per 40 acres or 1/4-1/4 section, density.

- a. The lots created shall not be less than 1 acre nor larger than 2 acres in area.
- b. These lots shall be adjacent to each other and proximate to existing public roads when practicable, or be located along the edges of large forested areas.
- c. This design shall maintain the agricultural lands and other valued natural features as an integral part of the landscape.
- d. A covenant shall be attached to the deed for such forty acres prohibiting any further sub-division of that forty acres, unless rezoned to a district that would allow development of a greater density.

(3) DIMENSIONAL RULES AND OTHER STANDARDS.

- (a) Standards and procedures found in par. 1(b)
- (b) ~~and The standards of -Ssec. 17.28(3)(a), (c) and (d) (e) and (f)-~~ shall apply ~~to farm connected residential uses allowed in the district as permitted uses or special exceptions.~~
- (c) ~~The following are locational standards:~~
- ~~1. The site proposed for the use shall be non-tillable or unsuitable for agricultural productions.~~
 - ~~2. The soil characteristics of the site shall be suited to residential use.~~
 - ~~3. The public service demands (including police, fire, road construction and maintenance and school services) which the proposed use will cause in the location for which a permit is requested, shall not be unreasonable.~~
- (d) Lot sizes for special exception uses listed under Section 17.37(2) shall be established by the Board of Adjustment upon granting of a special exception. These lots shall not be used for residential development if under 17 acres in size, unless the lot was created prior to ~~May~~ 24 March 18, 2002.
- (e) DWELLING SIZE:
1. Total floor area of a dwelling, and each dwelling unit, shall be a minimum of 400 square feet. Porches, decks, attached garages, and other appurtenances, shall not be part of the required floor area.
 - (e)2. The dwelling structure, which may include enclosed porches and attached garages, shall be a minimum dimension of a 20 foot x 20 foot square.

17.38 B BUSINESS DISTRICT

(3) SPECIAL EXCEPTION USES

- (h) Other retail or wholesale businesses involving sales of and/or services similar to the activities listed above.

(4) DIMENSIONAL RULES AND OTHER STANDARDS.

- (a) LOT SIZE & WIDTH: Minimum lot size and width standards shall be governed by sec. 17.52(1)(b).
- (b) DWELLING SIZE:
1. Total floor area of a dwelling, and each dwelling unit, shall be a minimum of 400 square feet. Porches, decks, attached garages, and other appurtenances, shall not be part of the required floor area.
 2. The dwelling structure, which may include enclosed porches and attached garages, shall be a minimum dimension of a 20 foot x 20 foot square.
- (b)(c) YARD SETBACKS: Minimum rear and side yard setbacks shall be governed by sec. 17.13(4).
- (e)(d) HIGHWAY SETBACKS: Minimum highway setback lines shall be governed by sec. 17.13(3).
- (d)(e) SHORELAND SETBACKS: Minimum setback from the ordinary high water mark of a navigable water shall be governed by sec. 17.41(5)(d)
- (f) HEIGHT: Maximum building height of 35 feet tall.
- (e)(g) No automobile parking lot, stock pile, waste or salvage pile, equipment storage yard or other accumulation of material or equipment in the open, shall be stored or placed in such side yards.
- (f)(h) SELF-SERVICE STORAGE FACILITY STANDARDS.
1. LOT DEVELOPMENT: Parcel shall not be encumbered by a Dwelling.

~~2. HEIGHT: Structure(s) may not exceed sixteen (16) feet in height from the peak of the roof to the lowest point on the ground.~~

3.2. SITE PLAN DRAWING: Site Plan Drawing of proposed Self-Service Facilities must be submitted to the Barron County Zoning Office with the Land Use Permit Application. Site Plan shall be drawn to scale, and include abutting roadways, driveway locations, all proposed buildings, proposed sign(s), internal roadways and fencing. Floor plans or building plans must be presented for each proposed Self-Service building that is being requested.

4.3. LAYOUT:

- a. Structure(s) must be located a minimum of fifteen (15) feet from the property lines. Buildings with access door(s) facing a property line shall be located a minimum of thirty (30) feet from the property line.
- b. All structure(s) shall meet required roadway and road right-of-way setbacks as established in Section 17.13, and meet the shoreland setback requirements when applicable.
- c. Development of parcel shall comply with Wisconsin Department of Natural Resources Stormwater regulations and permitting per Section NR 151 and NR 216 of WIS. Admin. Code.

5.4. ACCESS AND INTERNAL DRIVEWAYS:

- a. Ingress/Egress for the parcel shall be limited to one access and must be designed in a manner which will have the least impact on existing traffic.
- b. Approval from the appropriate municipality (Town, County or State) of the driveway access location for Business use must be submitted with the Special Exception Application.
- c. Driveways and internal roadways shall have a minimum width of thirty (30) feet.

6.5. LIGHTING: Building lighting shall be limited to lighting that is affixed to the building(s) and shall be shrouded to illuminate an area not to exceed ten (10) feet from the building(s).

7.6. STORAGE: No Outdoor Storage of materials is allowed on parcel. All storage must occur within the approved and permitted Buildings' individual units.

8.7. RETAIL SALES: No onsite retail is permitted.

9.8. SIGNS: Any signs must comply with 17.19.

~~10. FENCING: Fencing is required along lot lines abutting a residential district, or when required as a condition of a Board of Adjustment appeal. Fencing shall be a minimum height of six (6) feet and meet the requirements of Section 17.13(2)(c). the perimeter of the property, and shall be at a minimum height of six (6) feet.~~

LAND DIVISION ORDINANCE

17.50 APPLICABILITY

- (1) As of January 17, 2005, Any document which creates a land division as defined in Sec. 17.08 shall be reviewed by the county prior to recording as set forth in Sec. 17.54.

17.51 LAND DIVISION REQUIREMENTS

- (1) Land division which creates parcel(s) of land 19 acres or smaller in size: Requires CSM or plat which fully complies with SS 236. and AE7 In addition, Sec 17.52, 17.53, 17.54, and 17.55 also apply.

17.52 COUNTY STANDARDS

(b) LOT. If a lot is subject to county zoning standards, the lot size must be appropriate for the lot's intended uses under the county zoning standards. Unless differently specified elsewhere in the county ordinances, lot size requirements are as follows:

1. LOT SERVED BY PUBLIC SEWER (Lakeland Sanitary District #1 and Crystal Lake Sanitary District #1).
 - a. Minimum net area of 20000 square feet.
 - b. Minimum 100' width.
 - (1) Width required beginning at road right-of-way setback distance per 17.13(~~23~~).
 - c. Minimum area required to allow for dwelling construction as defined in 17.08, Dwelling, Single Family.
2. LOT not served by public sewer.
 - a. Minimum net area of 43560 square feet (1 acre).
 - b. Minimum 150' width.
 - (1) Width required beginning at road right-of-way setback distance per 17.13(~~23~~).
 - c. Minimum area required to allow for dwelling construction as defined in 17.08, Dwelling, Single Family. .

17.64 (22) SANITARY – NON-PLUMBING SYSTEMS

(a) **TRANSFER TANKS.** The transfer tank for use with a recreational vehicle must be State approved, installed pursuant to product stipulations and requires the issuance of ~~an annual~~ a valid Barron County Sanitary Permit. Only one (1) such transfer tank shall be allowed with each recreational vehicle and the transfer tank...

17.74 ZONING ADMINISTRATOR

(5) PERMITS, APPROVALS AND FEES

(c) 3. PROHIBITION. No land use permit shall be issued for any property where an outstanding violation of this ordinance exists, unless the issuance of such land use permit will result in compliance with the ordinance.

(4) APPLICATION AND ISSUANCE. Applications for land use permits must be made on forms furnished by the county zoning administrator.

(j) EFFECT AND POSTING OF PERMITS.

1. Permits or special exception approvals and other permits issued on the basis of plans and applications authorize only the use, arrangement and construction set forth in such approved plans and applications; ~~and no o~~ Other use, arrangement or construction ~~at variance with that not~~ authorized by such approvals shall be deemed a violation of this chapter.

(6) TOURIST ROOMING HOUSE:

~~3.~~ (3) OCCUPANCY LIMIT: Occupancy of a tourist rooming house shall be limited ~~to~~ the number of bedrooms in the dwelling with the maximum number of occupants not exceeding two (2) people per bedroom, plus an additional two (2) people. For example, a dwelling with three (3) bedrooms would be allowed a maximum of eight (8) occupants; 3 bedrooms x 2 + 2 = 8. The dwelling must be served by a POWTS sized to accommodate the number of bedrooms. In the example above, the dwelling must have a POWTS sized for at least 3 bedrooms. ~~existing POWTS can serve, as confirmed by the septic documentation. The maximum number of occupants shall not exceed two (2) occupants for each bedroom, plus an additional~~

~~two (2) occupants. For example, a residential structure with an approved three (3) bedroom POWTS would be allowed a maximum of eight (8) occupants; 3 bedrooms x 2 + 2 = 8.~~

17.81 REZONINGS AND ORDINANCE AMENDMENTS

(2)(b) FEE A petition for amendment of this ordinance ~~submitted by other than a governmental body or agency,~~ shall be accompanied by the proper fee as established under this ordinance and, shall be payable to the Barron County Zoning Department.