

BOARD OF ADJUSTMENT MEETING

Monday, November 11, 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 #3971: Joni Henry Kauffman, property owner, Requests a special exception to establish a metal fabricating business in an Agricultural-2 district.

Property address: 741 14 ½ Street, Dallas, Wisconsin

9:10 a.m. Appeal #3972: Andrew D. & Catherine L. Borntreger, property owners, Requests a special exception to establish a farm family business, being a sawmill in an Agricultural-1 district.

Property address: 2961 23 ¾ Street, Birchwood, Wisconsin

9:20 a.m. Appeal #3973: Matthew R. & Jennifer M. Blatz, Crimson Hue Resort, property owners, Request a special exception to modify the size an existing resort in a Recreational-Residential district.

Property address: 804 26th Street, Chetek, Wisconsin

6. Report from Land Services Director
7. 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: Hardie, Fall, Nelson, Bartlett (alt.), Kelsey, Corporation Counsel, Deputy Corporation Counsel, County Clerk, County Administrator, Department of Natural Resources, Public posting

**Barron County Zoning
Board of Adjustment
October 28, 2024, 9:00 a.m.**

Present: Board of Adjustment: Amy Kelsey, Dan North, Pam Fall, Gary Nelson, Keith Hardie.
County Personnel: David Gifford, Marshall Black, John Muench, Kim Collins.

Nelson 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: (Fall/Kelsey) to approve the minutes of October 14, 22, and 23, 2024; carried.

9:00 a.m. Appeal #3968: Blayne T. Seever, property owner, Requests a special exception to add utility trailer sales to an existing business, in an Agricultural-2 district.

Nelson opened the hearing and read the public notice. The Board reviewed the file and received testimony from the agent. Gifford provided a staff overview. No correspondence or public testimony. After Board questions, **motion:** (Kelsey/Hardie) to close testimony; carried 5-0. **Motion:** (Kelsey/Fall) to approve the special exception as presented with the following conditions:

1. All licenses and permits are obtained prior to operation, and all testimony, oral and written, is part of the decision.
2. No more than 17 utility trailers can be displayed or stored on the property and must meet all Road and property line setbacks.
3. Any future signage must meet Land Use Ordinance standards and any additional lighting must be downward facing.

Motion carried 5-0.

9:10 a.m. Appeal #3969: Ryan & Laura Sutton, property owners, Requests a variance to construct a dwelling addition with a reduced setback to the highway right-of-way in a Recreational-Residential district.

Nelson opened the hearing and read the public notice. The Board reviewed the file and received testimony from the applicants and their attorney, Patrick Heaney. Gifford provided a staff report, over the objections of the attorney. No correspondence or public testimony received. **Motion:** (Fall/Kelsey) to include Appeal 3911; carried. Muench discussed Court decisions and procedural matters. After Board questions, **motion:** (Fall/Kelsey) to adjourn the hearing to an onsite on October 30, 2024 at 10:00 a.m., and reconvene the appeal on November 18, 2024; carried 5-0.

9:20 a.m. Appeal #3970: Benrud Chetek, LLC, property owner, Requests a variance to construct an addition to a dwelling within the setback to the centerline & right-of-way of a Town Road in a Recreational-Residential district.

Nelson opened the hearing and read the public notice. The Board reviewed the file and received testimony from the applicant. Gifford provided a staff report. No correspondence or public testimony. **Motion:** (Kelsey/North) to include Appeal 2814; carried. After Board questions, **motion:** (North/Fall) to close testimony; carried 5-0. **Motion:** (Kelsey/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. As the request meets all three variance criteria, it is granted as presented with Town road setbacks adjusted to be no closer than 53.5' to 23 7/8 Street and no closer than 53' to 23 15/16 Avenue.

Minutes are not official until approved by the BOA at their next meeting.

3. All erosion control methods must be in place prior to demolition and during construction.
4. No variance to the OHWM is granted.

Report from L.S. Director: N/A

Motion: (Fall/North) to adjourn; Chair declared the meeting adjourned by unanimous consent 11:35 a.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, November 11, 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 establish a metal fabricating business in an Agricultural-2 district, property described as NW-SE lyg nely of CL Aban RRRW ex N 16 rds & ex S 132 ft of N 396 ft of W 206.25 ft, consisting of 29 acres, located in Section 28, T33N, R12W, Town of Maple Grove, 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: Joni Henry Kauffman
Property address: 741 14 ½ Street, Dallas, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 23rd day of October, 2024.

Barron County Board of Adjustment
Gary Nelson, 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: Joni Kauffman Agent: _____
Address: 743 14¹/₂ Street Address: _____
City/State/ZIP: Dallas WI 54733 City/State/ZIP: _____
Daytime Phone: 715-837-2400 Daytime Phone: _____
Email: ~~JoniKa~~ Kauffmanmetalsinc@gmail.com Email: _____

SITE INFORMATION

Parcel I.D. Number: 028-2801-12-000 Township: Maple Grove
Property Address: 743 14¹/₂ Street Lot Size: 19 Acres ^{ish} Sq.Ft./Acres

TYPE OF REQUEST:

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

Reason For Special Exception Request:

Looking At us AS A Business

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.

Joni Kauffman
Owner Signature

8, 13, 24
Date

Agent Signature

Date

OFFICE USE

DATE RECEIVED:

Appeal # 3711 Hearing Date: 11 / 11 / 24 Previous Hearings: #3714

Name of Water Body: N/A Zoning Dist.: Ag-2

Reviewed By: [Signature] Date 10 / 16 / 24

RECEIVED

OCT 08 2024

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BARRON COUNTY ZONING OFFICE

\$500 check



ORDINANCES RELATING TO HEARING

Applicant/Owner: Joni Henry Kauffman

Appeal: 3971

Previous Appeals: #3176

Request: A special exception to establish a metal fabricating business in an Agricultural-2 district, in the Town of Maple Grove.

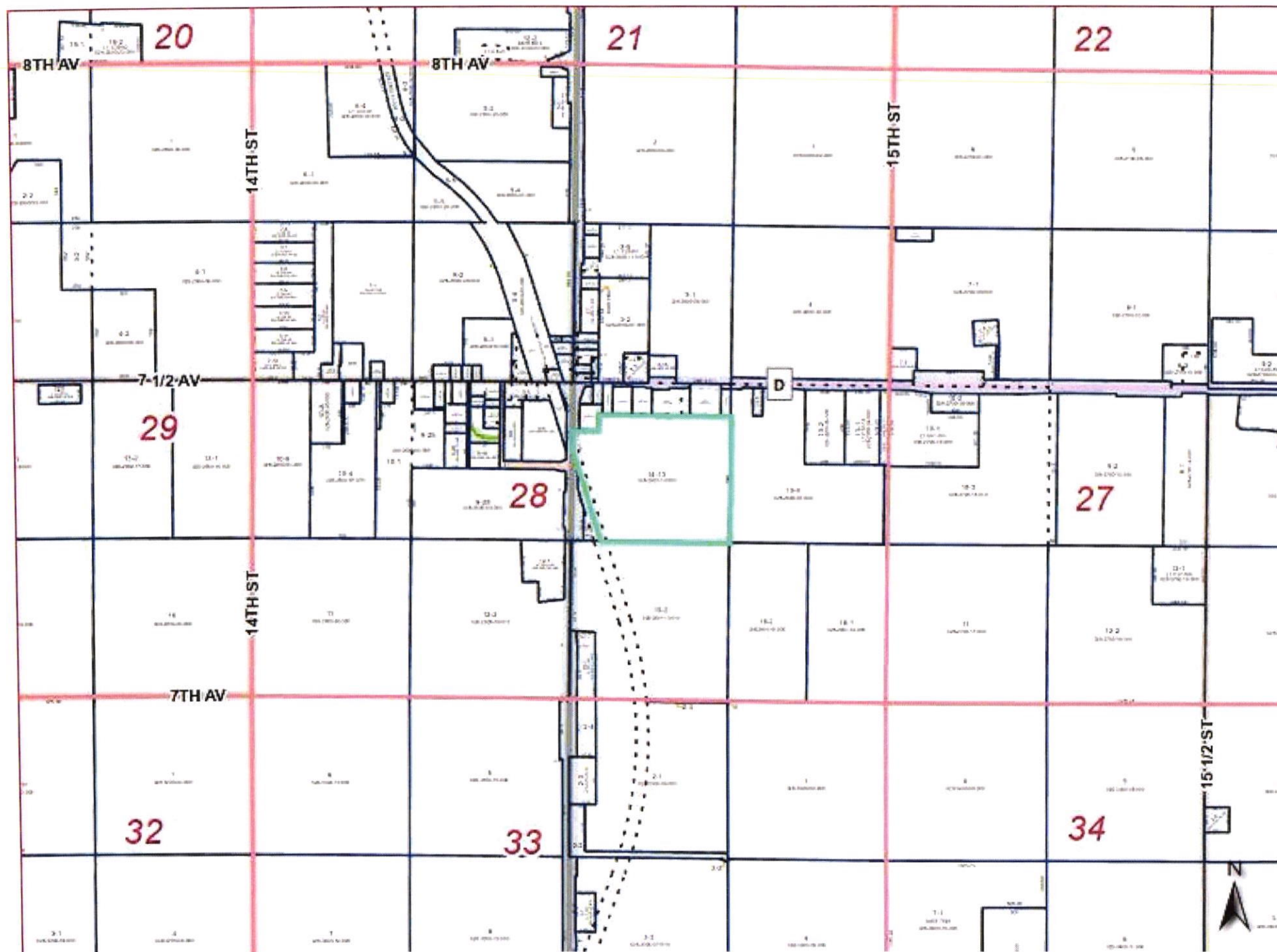
Purpose Section 17.02: This chapter is declared to be for the purpose of promoting the public health, safety and general welfare.

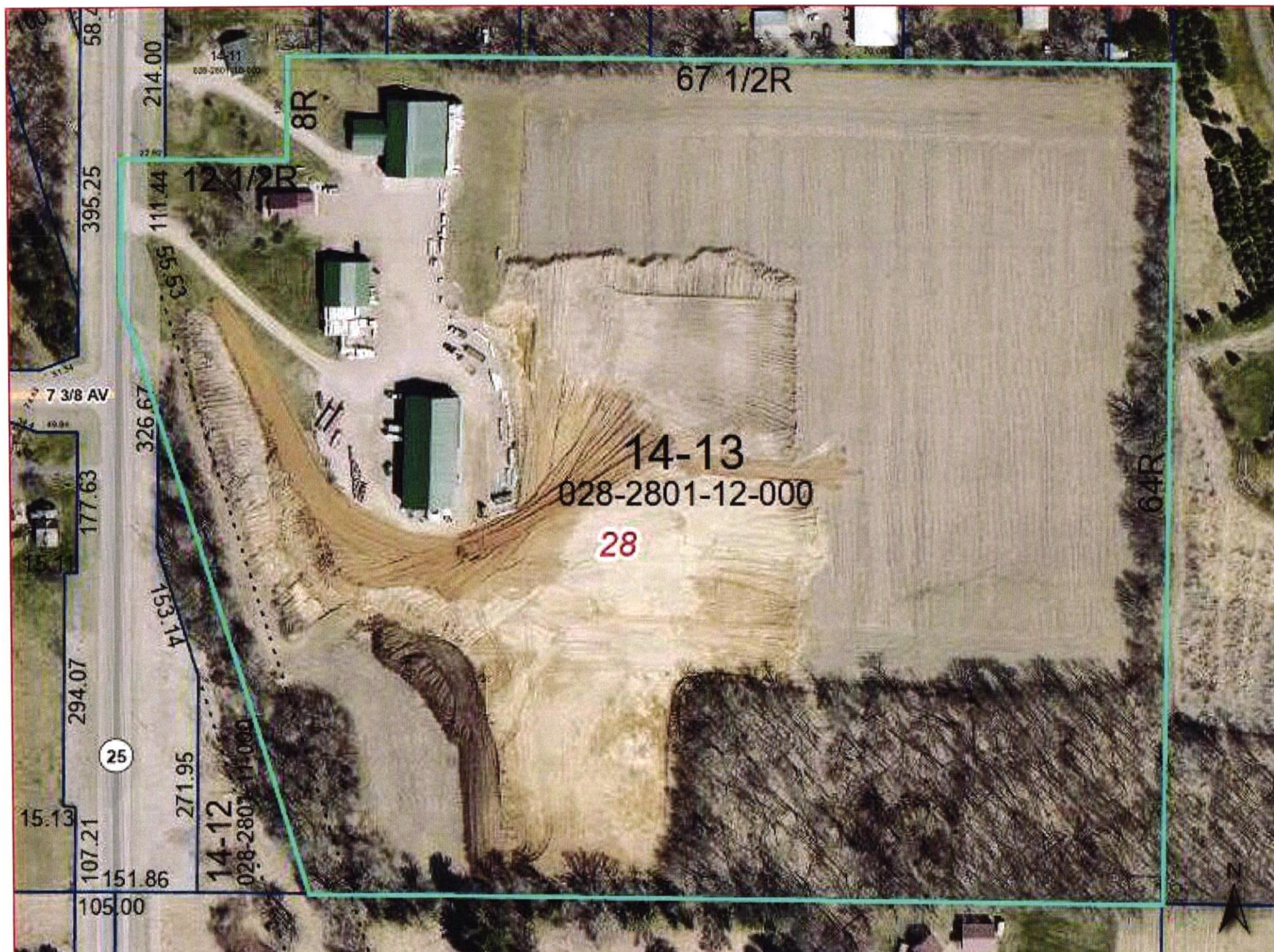
Intent Section 17.03: It is the general intent of this chapter to regulate and restrict the use of structures, lands, shoreland and waters; regulate and restrict lot coverage, population distribution and density and the size and location of all structures so as to lessen congestion in and promote the 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 17.37: AGRICULTURAL-2 DISTRICT

The Agricultural-2 District is created to maintain and protect agricultural lands historically used for farming or forestry, but which are not included with the A-1 District. Because of location, soil characteristics, relatively low intensity of agricultural operation, topography and other reasons, these areas can accommodate some non-farm housing if these developments are carefully planned and located.

17.37	Agricultural-2 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 Maple Grove

Owner: Joe Kauffman

Applicant/Agent: Joni Kauffman

Property Address: 743 14th Street Property Tax ID #: 028-280112-000

Explain Request: (must match explanation on application) Metal Fabricating
/ Resell Lumber yard

Section B- to be completed by the Township

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

EXPLANATION OF TOWN BOARD DECISION:

NA.

Date: 9-10-24

Signed: [Signature] QR
(Town Chairman)

Signed: [Signature]
(Town Clerk)

Paul Hutchison
Print Name

Joni Kauffman
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, November 11, 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 sawmill, in an Agricultural-1 district, property described as Frac NE-NE & SE-NE ex N 265 ft of W 200 ft, consisting of 74.04 acres, located in Section 1, T36N, R11W, Town of Oak Grove, 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: Andrew D. & Catherine L. Borntreger
Property address: 2961 23 ³/₄ Street, Birchwood, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 23rd day of October, 2024.

Barron County Board of Adjustment
Gary Nelson, 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: Andy Borntreger Agent: _____
Address: 2961 23rd St Address: _____
City/State/ZIP: Birchwood WI 54817 City/State/ZIP: _____
Daytime Phone: _____ Daytime Phone: _____
Email: _____ Email: _____

SITE INFORMATION

Parcel I.D. Number: 032 - 0100 - 05 - 000 Township: Oak Grove
Property Address: 2961 23rd St Lot Size: _____ Sq.Ft./Acres

TYPE OF REQUEST:

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

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.

Andy Borntreger
Owner Signature

10 / 3 / 24
Date

Agent Signature

Date

OFFICE USE

Appeal # 3972 Hearing Date: 11 / 11 / 24 Previous Hearings: N/A
Name of Water Body: N/A Zoning Dist.: A-1
Reviewed By: [Signature] Date 10 / 16 / 24

DATE RECEIVED:

RECEIVED

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BARRON COUNTY ZONING OFFICE



Approx 36' X 80'

ORDINANCES RELATING TO HEARING

Applicant/Owner: Andrew D. & Catherine L. Borntreger

Appeal: 3972

Previous Appeals: N/A

Request: A special exception to establish a farm family business, being a sawmill, in an Agricultural-1 district, in the Town of Oak Grove.

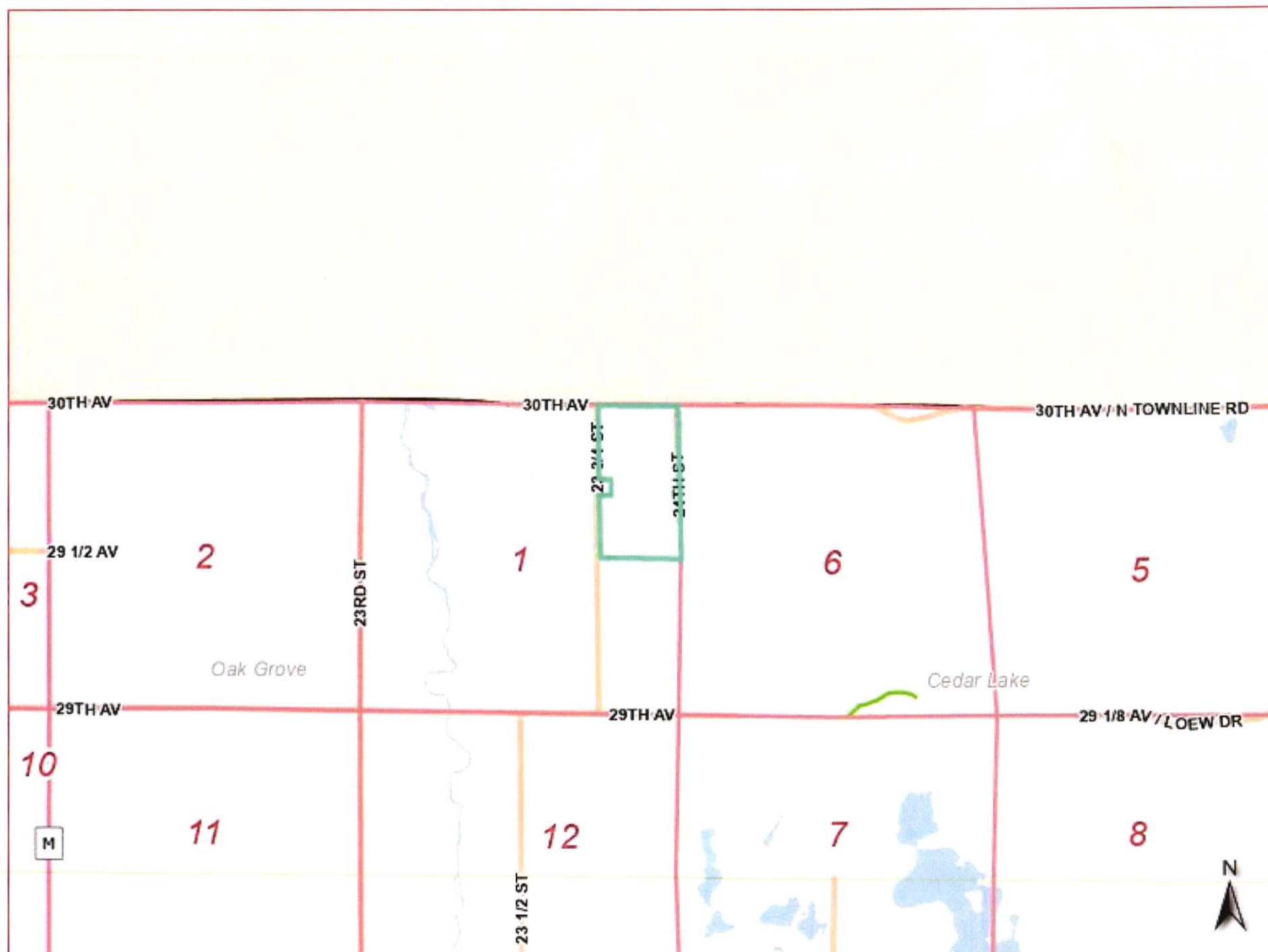
Purpose Section 17.02: This chapter is declared to be for the purpose of promoting the public health, safety and general welfare.

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	Agricultural-1 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 Oak Grove

Owner: Andy Borntreger

Applicant/Agent: _____

Property Address: _____ Property Tax ID #: _____

Explain Request: (must match explanation on application) _____

Saw mill

Section B- to be completed by the Township

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

EXPLANATION OF TOWN BOARD DECISION:

Date: 3/28/24
Signed: David Tomesh OR Signed: _____
(Town Chairman) (Town Clerk)

David Tomesh _____
Print Name 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, November 11, 2024 at 9:20 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 modify the size an existing resort in a Recreational-Residential district, property described Lots 20, 21, 22, 23, 24, 25 & 26 & portions of adjacent roads, consisting of 4.29 acres, located in Section 20, T33N, R10W, Town of Chetek, 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: Matthew R. & Jennifer M. Blatz, Crimson Hue Resort
Property address: 804 26th Street, Chetek, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 23rd day of October, 2024.

Barron County Board of Adjustment
Gary Nelson, 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: Matt & Jennifer Blatz
Address: 804 26th St
City/State/ZIP: Chetek WI 54728
Daytime Phone: 715-642-0173
Email: crimsonhue@charter.net

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

SITE INFORMATION

Parcel I.D. Number: + 012-4494-29-000 Township: Chetek
Property Address: 804 26th St Chetek Lot Size: 2 acres Sq.Ft./Acres

TYPE OF REQUEST:

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

Reason For Special Exception Request:

Modify the size of the resort.

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

10 / 1 / 2024
Date

Agent Signature

/ /
Date

OFFICE USE

Appeal # 3973 Hearing Date: 11 / 11 / 24 Previous Hearings: # 3963
Name of Water Body: Lake Chetek Zoning Dist.: RR
Reviewed By: [Signature] Date 10 / 16 / 24

DATE RECEIVED:

RECEIVED

OCT 02 2024

BARRON COUNTY ZONING OFFICE

ORDINANCES RELATING TO HEARING

Applicant/Owner: Matthew R. & Jennifer M. Blatz, Crimson Hue Resort

Appeal: 3973

Previous Appeals: #3963

Request: A special exception to modify the size an existing resort in a Recreational-Residential district, in the Town of Chetek.

Purpose Section 17.02: This chapter is declared to be for the purpose of promoting the public health, safety and general welfare.

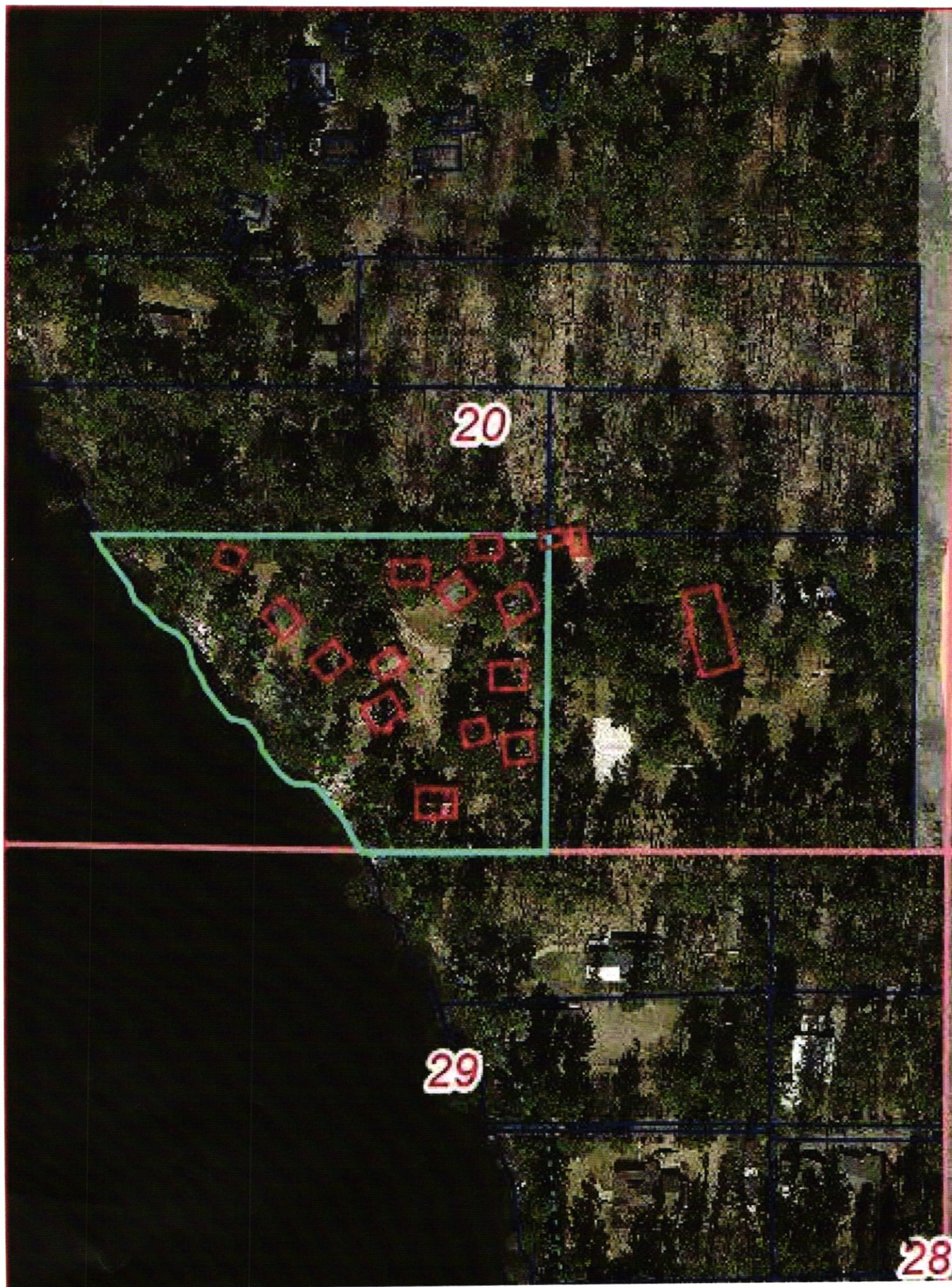
Intent Section 17.03: It is the general intent of this chapter to regulate and restrict the use of structures, lands, shoreland and waters; regulate and restrict lot coverage, population distribution and density and the size and location of all structures so as to lessen congestion in and promote the 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.

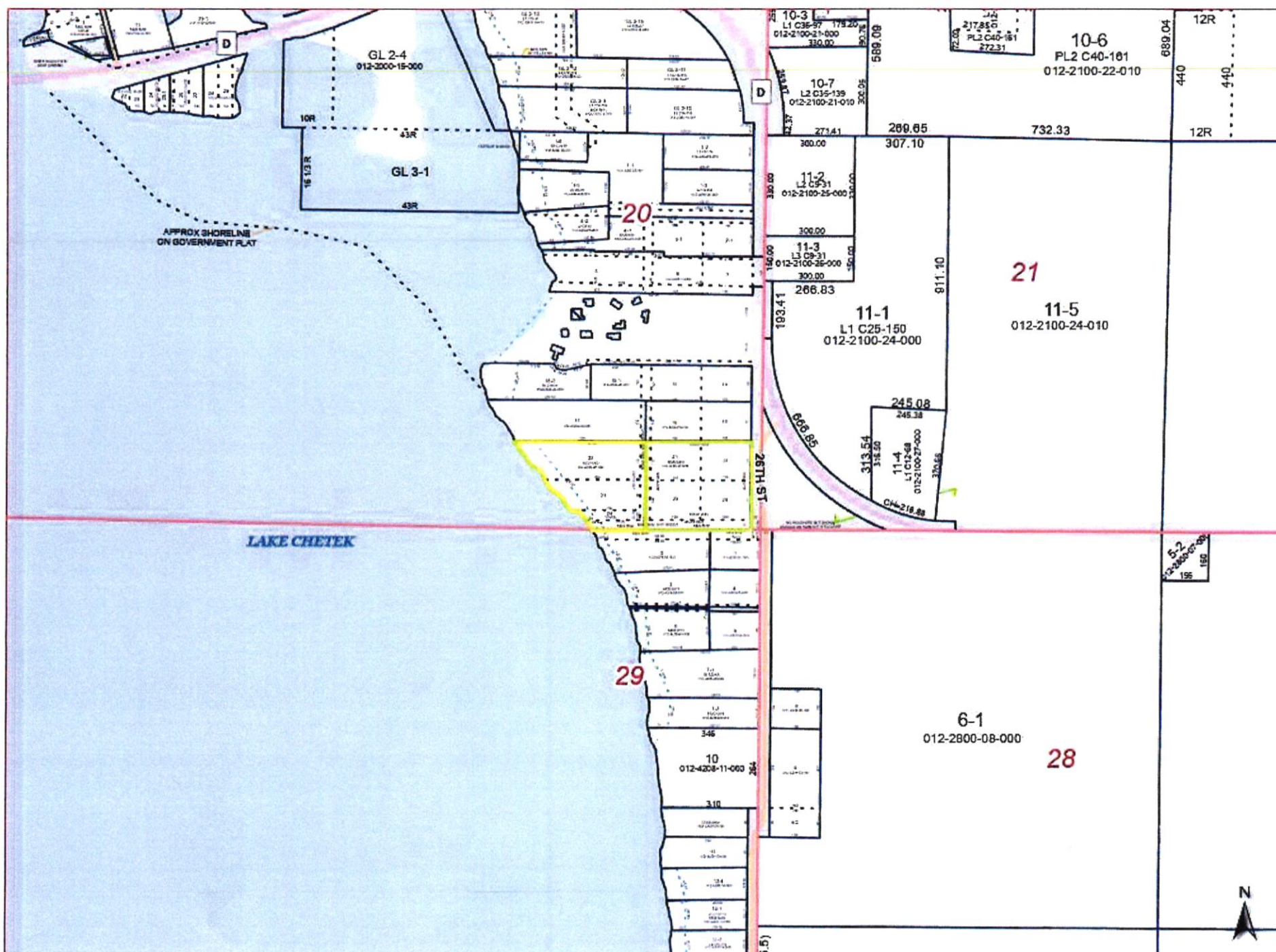
Section 17.36 RECREATIONAL-RESIDENTIAL The Recreational-Residential District is created to provide for a mixture of residential, recreational and commercial uses, with emphasis on commercial uses which relate to the recreational opportunities or which serve the residential properties. This district will be located primarily along or near navigable waters on lands suited for development.

Section 17.41 SHORELAND OVERLAY AREA

The shoreland regulations of the County are adopted for the purposes of promoting the public health, safety, convenience and general welfare, to further the maintenance of safe and healthful conditions, to prevent and control water pollution, to protect spawning grounds, fish and aquatic life, to control building sites, placement of structures and land uses, and to preserve shore cover and natural beauty. In addition to the use, dimensional rules and other standards provided for shorelands by the zoning district in which they are located, the following shall apply to all shorelands.

17.36	Recreational-Residential District
17.41	Shoreland Overlay Area
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 Chetek

Owner: Matt and Jennifer Blatz

Applicant/Agent: _____

Property Address: 804 26th St Chetek Property Tax ID #: 012 - 4494 - 27 - 000

Explain Request: (must match explanation on application) _____

Modify the size of the resort.

Separate one acre from resort.

Section B- to be completed by the Township

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

EXPLANATION OF TOWN BOARD DECISION:

Town Board in favor of Special Exception. Action
will benefit an existing business within the township.
Resort business is a benefit to local area.

Date: 10/01/2024

Signed: John F. Poitelle Sr
(Town Chairman)

OR Signed: _____
(Town Clerk)

Print Name

Print Name

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