

**BOARD OF ADJUSTMENT MEETING**

**Monday, April 28, 2025 – 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 #3983: Cheryl Grove & Nick Liazuk, property owners,** Requests a special exception to expand a dog boarding facility from 10 kennels to 20 kennels, in an Agricultural-2 district.

**Property address:** 1325 19<sup>th</sup> Street, Cameron, Wisconsin

**9:10 a.m.      Appeal #3982: Brent & Loretta Greener, property owners,** Request a special exception to establish a gift shop and monthly craft show in an Agricultural-2 district.

**Property address:** 2087 16<sup>th</sup> Street, Rice Lake, Wisconsin

**9:20 a.m.      Appeal #3984: Mervin R. & Diana J. Johnson, property owners; Philip J. & Linda R. Johnson, applicants,** Request a special exception to establish a 2-site rustic campground with a variance to the campground standards in a Recreational-Residential district.

**Property address:** N/A 10 ½ Ave, Barron, 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, North, Kelsey, Corporation Counsel, Deputy Corporation Counsel, County Clerk, County Administrator, Department of Natural Resources, Public posting

**Barron County Zoning  
Board of Adjustment  
April 14, 2025, 9:00 a.m.**

Present: Board of Adjustment: Amy Kelsey, Dan North, Gary Nelson, Keith Hardie, Karolyn Bartlett (alt.).  
County Personnel: David Gifford, Marshall Black, Kim Collins.  
Absent: Pam Fall.

Nelson called the Board of Adjustment to order at 9:03 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.

Minutes will be reviewed at the next meeting.

**Reconvened hearing of the Board of Adjustment**

**9:00 a.m. Appeal #3980: Thomas B. & Victoria West, property owners; Lucas West, applicant,** Request a special exception to expand a greenhouse business by enlarging the store, adding a Farmer's Market and allowing storage bunkers in a Recreational-Residential district.

Nelson called the hearing to order, announced the request had been amended and called on the applicant to present the proposed changes: limit Farmers Market to 15 vendors and withdraw his requests for a storage building, parking lot expansion, roof over the bunkers and a larger showroom, while adding second market on Tuesdays. Additional public testimony was received and new correspondence read into the record. After Board questions, **motion:** (Kelsey/Hardie) to close testimony; carried 5-0. **Motion:** (Kelsey/Hardie) to deny the request. Motion carried 4-1 with North opposing. **Motion:** (Hardie/Kelsey) to allow the bunkers if relocated north of greenhouses; carried 5-0. The following conditions apply to the modified approval of #3980:

1. The farmers market request as amended April 14, 2025, is denied.
2. The use of the bunkers is approved but they must be relocated as described in #7 on the Decision form, (which states 'The bunkers are not allowed in their present location but may be located in an alternate compliant location, outside of wetland areas, to the north of the greenhouses.').
3. All licenses and permits are obtained prior to operation, and all testimony, oral and written, is part of the decision.

Report from L.S. Director: A brief update was provided on the status of Appeal #3969.

Chair declared the meeting adjourned by unanimous consent 11:40 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, April 28, 2025 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 a dog boarding facility from 10 kennels to 20 kennels, in an Agricultural-2 district, property described as part SW-SW lyg NWLY of Hwy desc in 382/16, consisting of 15.2 acres, located in Section 29, 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: Cheryl Grove & Nickolas Liazuk  
Property address: 1325 19<sup>th</sup> Street, Cameron, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 9<sup>th</sup> day of April, 2025.

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: Cheryl Grove  
Address: 1025 Linden Ave  
City/State/ZIP: Rice Lake WI 54868  
Daytime Phone: 715-205-7838  
Email: thredogresortllc@gmail.com

Agent: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Daytime Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

## SITE INFORMATION

Parcel I.D. Number: 044 - 2900 - 73 - 000 Township: Stanley  
Property Address: 1325 19th St Cameron Lot Size: 15.158 Sq.Ft./(Acres)

## TYPE OF REQUEST:

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

## Reason For Special Exception Request:

Extend the Dog Resort from 10 kennels to 20 kennels

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

02 / 20 / 2025  
Date

\_\_\_\_\_  
Agent Signature

\_\_\_\_\_  
Date

## OFFICE USE

## DATE RECEIVED:

Appeal # 3983 Hearing Date: 4 / 28 / 25 Previous Hearings: 3921

Name of Water Body: N/A Zoning Dist.: A92

Reviewed By: [Signature] Date 4 / 8 / 25

**RECEIVED**

**MAR 14 2025**



# ORDINANCES RELATING TO HEARING

**Applicant/Owner:** Cheryl Grove & Nickolas Liazuk  
**Previous Appeals:** #3921

**Appeal:** 3983

**Request:** A special exception to expand a dog boarding facility from 10 kennels to 20 kennels, in an Agricultural-2 district, in the Town Stanley.

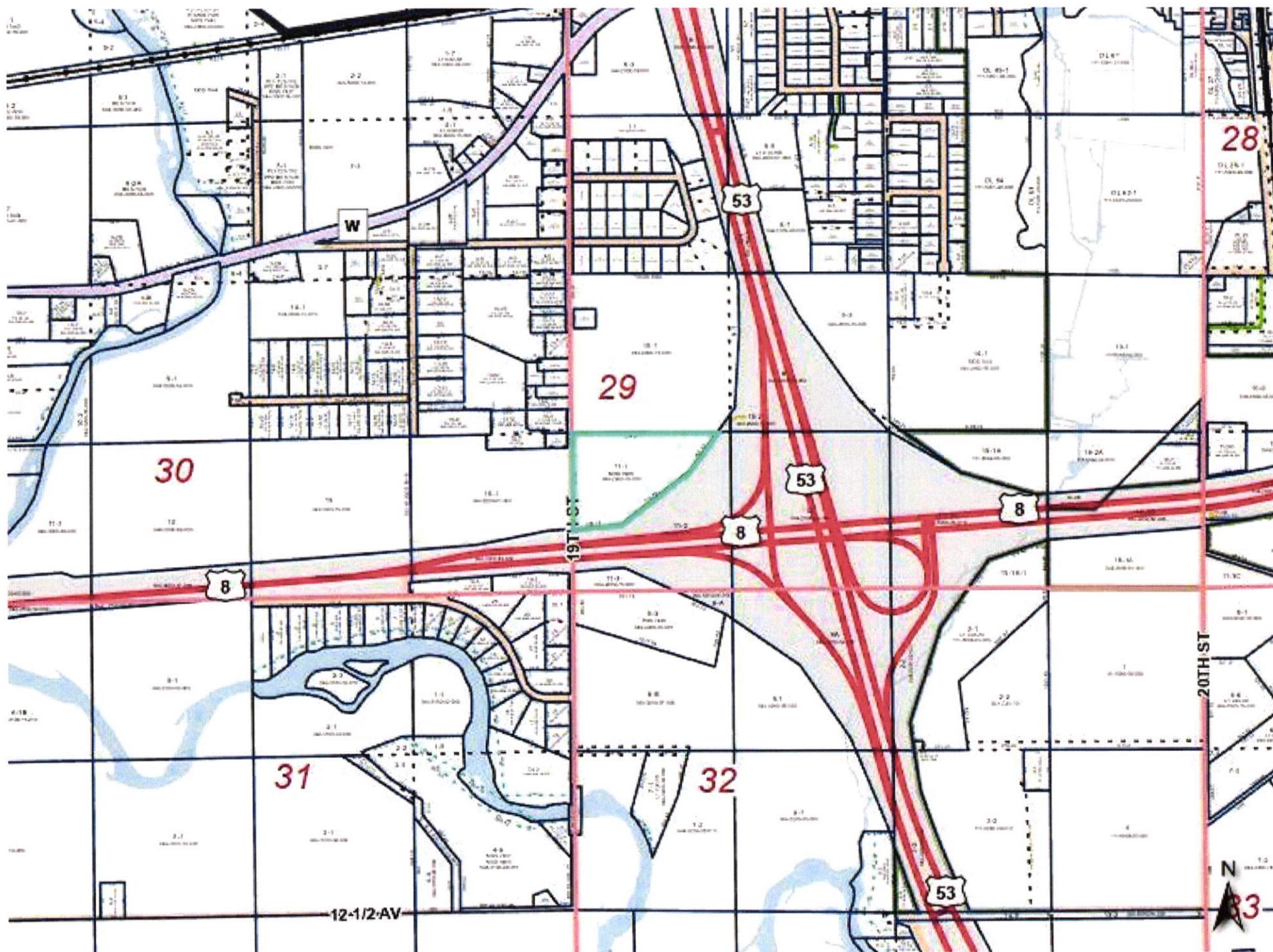
**Purpose Section 17.02:** This chapter is declared to be for the purpose of promoting the public health, safety and general welfare.

**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 17.37: 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 Stanley

Owner: Cheryl Grove

Applicant/Agent: Cheryl Grove

Property Address: 1325 19th St Property Tax ID #: 044-2900-73-000

Explain Request: (must match explanation on application) Extend The Dog Resort from  
10 Kennels to 20 Kennels.

**Section B** – to be completed by the Township

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

## EXPLANATION OF TOWN BOARD DECISION:

No concerns. There have been no issues or complaints  
since business originally opened.

Date: March 12, 2025

Signed: \_\_\_\_\_  
(Town Chairman)

OR Signed:

James Hessel  
(Town Clerk)

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, April 28, 2025 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 gift shop and monthly craft show in an Agricultural-2 district, property described as S 635 ft NW-NW, consisting of 19.24 acres, located in Section 23, T35N, R12W, Town of Stanford, 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: Brent & Loretta Greener  
Property address: 2087 16th Street, Rice Lake, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 9<sup>th</sup> day of April, 2025.

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: Brent + Loretta Greener  
Address: 2087 16th St  
City/State/ZIP: Rice Lake, WI 54868  
Daytime Phone: 715-296-0404  
Email: loretta@greenerslumber.com

Agent: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Daytime Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

## SITE INFORMATION

Parcel I.D. Number: 042 - 2300 - 08 - 010 Township: Stanford  
Property Address: 2087 16th St Rice Lake, WI 54868 Lot Size: 19.24 Sq.Ft./Acres

## TYPE OF REQUEST:

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

## Reason For Special Exception Request:

Open a Small Gift Shop inside existing shed. See Attached  
Explanation - with a Small Craft Showheld once  
a month May through October

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.**

Loretta Greener  
Owner Signature

03 / 02 / 2025  
Date

Agent Signature

/ /  
Date

## OFFICE USE

Appeal # 3982 Hearing Date: 4 / 28 / 25 Previous Hearings: N/A  
Name of Water Body: N/A Zoning Dist.: Ag-2  
Reviewed By: [Signature] Date 3 / 13 / 25

## DATE RECEIVED:

**RECEIVED**

**MAR 11 2025**

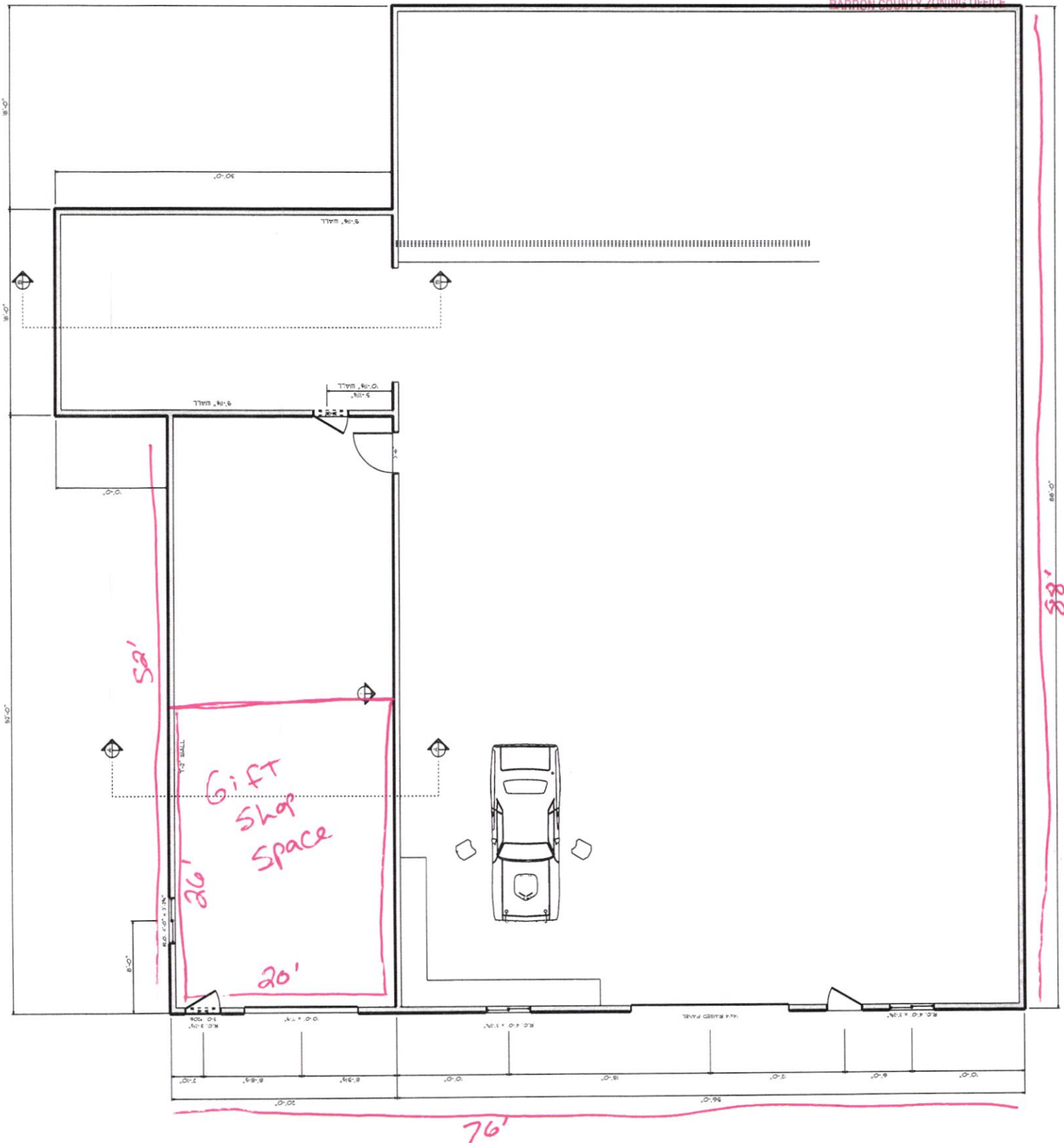


Dave.Gifford@Co.Barron.WI.us

RECEIVED

MAR 11 2025

BARRON COUNTY ZONING OFFICE



March 2, 2025

To whom it may concern,

I'm requesting your approval for a special exemption on our AG 2 property. My goal is to open a little gift shop named Greener Acres Gifts and More. This little gift shop will consist of all handcrafted items, to give shoppers the availability to purchase handmade items all year versus just during the summer months or at various craft shows. The main reason for wanting to start up this gift shop is because in Wisconsin the weather is very unpredictable, and a lot of my items do not do well in the wind or rain. I would absolutely love to be able to have my items available for people to shop during the holiday season whereas craft shows usually end in September. Setting up and tearing down canopies as well as the handmade crafts at craft shows has taken a toll on my body and I am looking to be able to have everything in one place and available without dealing with the above-mentioned issues. I believe that having other craft items besides my own inside the store will help create a variety for shoppers to choose from. Over the last few years, I have held craft shows at my home with about 8 to 10 different Crafters. The number of people who stopped to check it out we're very pleased with the items that were offered. They also had asked if I was going to do this during the holiday season and I had told them that I was not able to because of the weather. With a shop like I am wanting to create, this will allow me to have other items made by other crafters available inside during the holiday season as well as year-round. I would also like to mention that quite a few of the crafters that joined me for my previous craft shows are elderly and have a hard time setting up and tearing down. I'm hoping that this will also give them an opportunity to sell their items if they cannot set up and sell at local craft shows. The average number of guests who stopped last summer ranged anywhere from 10 to 40 people per day.

The size of the existing shed I will have the gift shop in is approximately 88x76. I will only be using a small portion of this shed which is 20x26. This is not going to be a workshop area for anyone to make crafts, only a designated space to sell their handmade items. Once a month I would still like to do a craft show where the crafters can come and set up their canopies in the yard near my shed from May to October. This will allow for a larger variety of their items to be showcased as well as an opportunity for other Crafters to join who may not have items inside my store. There will be a porta potty set up on site for Crafters and shoppers to use, to prevent overuse on our private septic system. We do have an easement for a small portion of our driveway, and I have contacted Larry Greener asking his permission to use that portion of the driveway to allow other people to have access to the gift shop. Our land is currently zoned AG2, and I truly hope you will consider allowing this special exemption by allowing me to have this unique gift shop on our property.

Sincerely,  
Loretta Greener

RECEIVED

MAR 11 2025

BARRON COUNTY ZONING OFFICE



RECEIVED

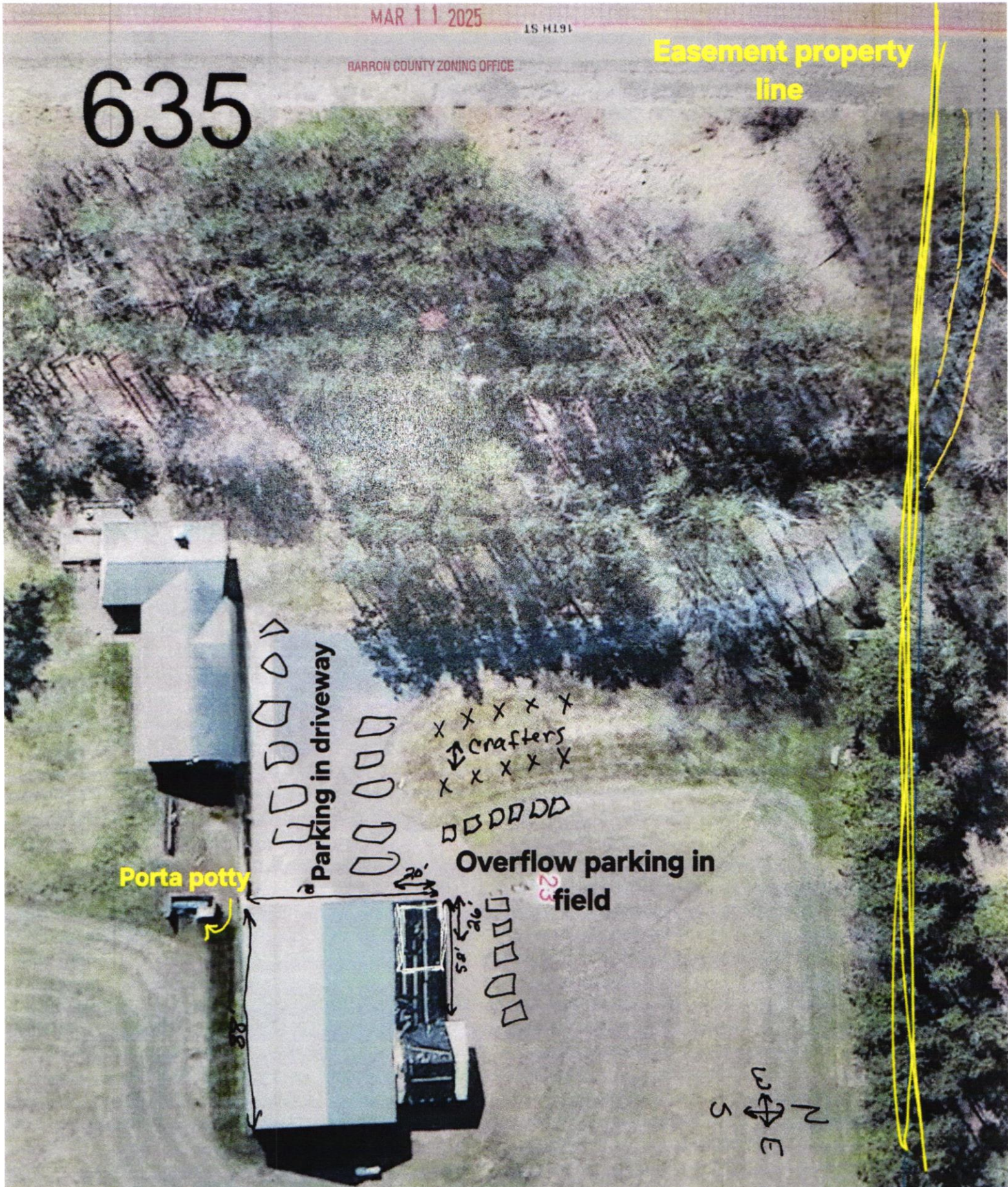
MAR 11 2025

1S H191

BARRON COUNTY ZONING OFFICE

Easement property  
line

635





Dear Larry and Kathy Greener,

I am looking to open a permanent little gift shop with handmade items inside our existing shed on our property located at 2087 16th Street Rice Lake Wisconsin. I am hoping to open the gift shop Spring of 2025.

However, before I proceed, I wanted to ask if it is ok to use the portion of the driveway that has an easement. There will be guests coming to the shop which will increase the traffic on that portion of the driveway. I am also looking for input from my neighbors to get other ideas or address any areas I may not have considered. As my neighbors, I greatly value your perspective, and I appreciate any feedback you may have as well as your approval of the gift shop coming to our area. If you approve of the gift shop as well as using the easement portion of the driveway, please sign below?

Sincerely,

Loretta Greener

Address: 1607- 21st Ave Rice Lake WI 54868  
3-8-2025

Print Name: Larry Greener

Sign: Larry Greener

Print Name: Kathy Greener

Sign: Kathy Greener 1607- 21 Ave 54868

Date: 3-8-2025

RECEIVED  
MAR 11 2025  
BARRON COUNTY ZONING OFFICE

Dear Neighbors:

I am looking to open a permanent little gift shop with handmade items inside our existing shed on our property located at 2087 16th Street Rice Lake Wisconsin. I am hoping to open the gift shop Spring of 2025.

However, before I proceed, I wanted to get input from my neighbors, to get other ideas or address any areas I may not have considered. As my neighbors, I greatly value your perspective, and I appreciate any feedback you may have as well as your approval of the gift shop coming to our area. If you approve of the gift shop, would you please sign below?

Sincerely,  
Loretta Greener

Printed name: Loren Miller

Sign: Loren Miller

Address: 1603 21st AVE

Date: 3/7/25

I Give Loretta Permission To Put  
a Sign for Advertising in my yard

Loren Miller

RECEIVED

MAR 11 2025

BARRON COUNTY ZONING OFFICE

Dear Neighbors:

I am looking to open a permanent little gift shop with handmade items inside our existing shed on our property located at 2087 16th Street Rice Lake Wisconsin. I am hoping to open the gift shop Spring of 2025.

However, before I proceed, I wanted to get input from my neighbors, to get other ideas or address any areas I may not have considered. As my neighbors, I greatly value your perspective, and I appreciate any feedback you may have as well as your approval of the gift shop coming to our area. If you approve of the gift shop, would you please sign below?

Sincerely,  
Loretta Greener

Printed name: Todd McGiff

Sign: Todd McGiff

Address: 1612-20th Ave

Date: 3/6/2025

~~SP~~ You have permission to put  
advertising sign up in our yard.

Todd McGiff

RECEIVED

MAR 11 2025

BARRON COUNTY ZONING OFFICE



Dear Neighbors:

I am looking to open a permanent little gift shop with handmade items inside our existing shed on our property located at 2087 16th Street Rice Lake Wisconsin. I am hoping to open the gift shop Spring of 2025.

However, before I proceed, I wanted to get input from my neighbors to get other ideas or address any areas I may not have considered. As my neighbors, I greatly value your perspective, and I appreciate any feedback you may have as well as your approval of the gift shop coming to our area. If you approve of the gift shop, would you please sign below?

Sincerely,  
Loretta Greener

Printed name: Karen Livingston + Cory Bever

Sign: Karen Livingston Cory Bever

Address: 2087 16th St Rice Lake WI 54868

Date: 3/8/25

RECEIVED

MAR 11 2025

BARRON COUNTY ZONING OFFICE

# ORDINANCES RELATING TO HEARING

**Applicant/Owner:** Brent & Loretta Greener

**Appeal:** 3982

**Previous Appeals:** N/A

**Request:** A special exception to establish a gift shop and monthly craft show, in an Agricultural-2 district, in the Town Stanfold.

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

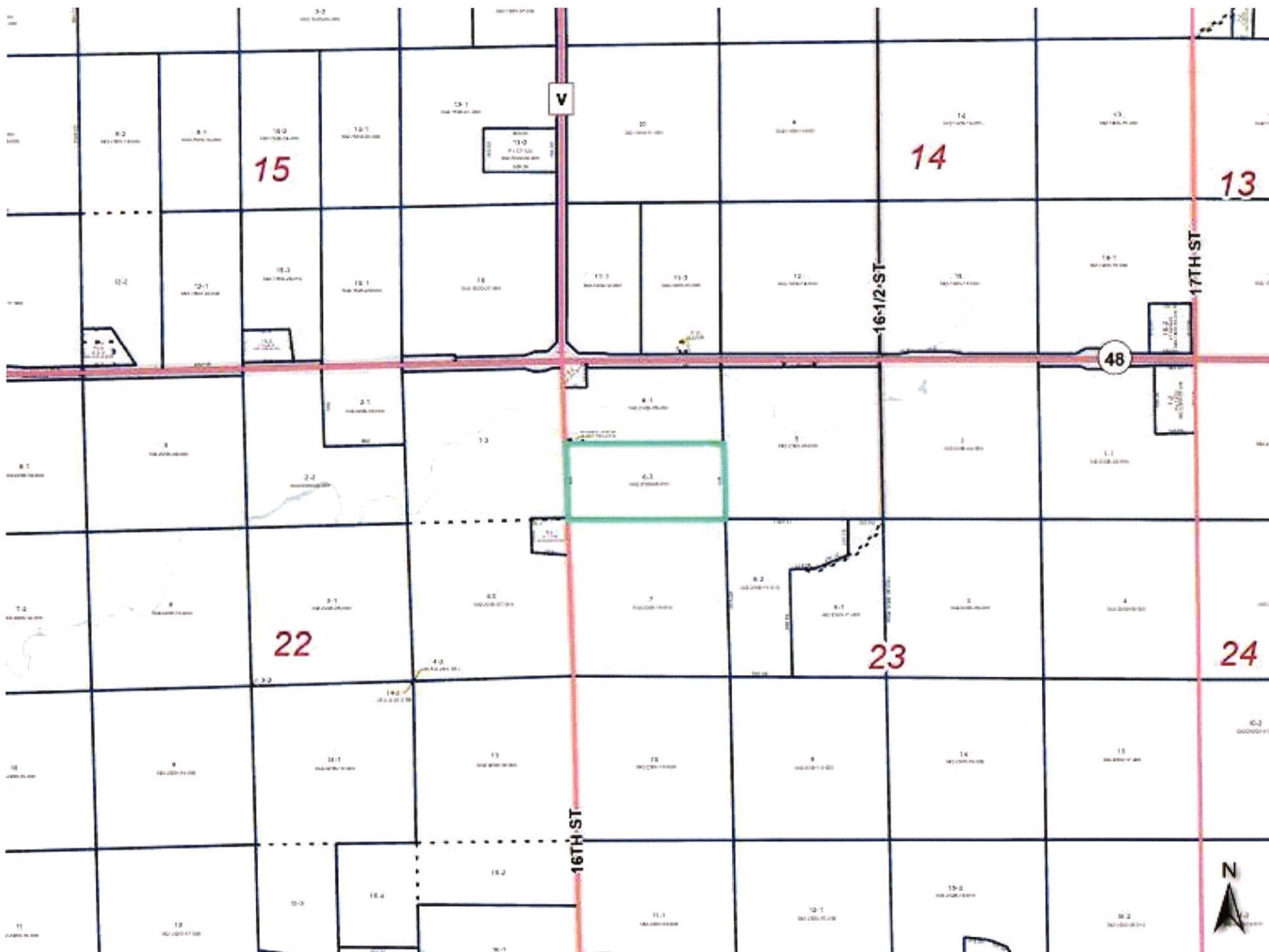
**Intent Section 17.03:** It is the general intent of this chapter to regulate and restrict the use of structures, lands, shoreland and waters; regulate and restrict lot coverage, population distribution and density and the size and location of all structures so as to lessen congestion in and promote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

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|          |                         |
|----------|-------------------------|
| 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 Rice Lake

Owner: Brent and Loretta Greener

Applicant/Agent: \_\_\_\_\_

Property Address: 2087 16<sup>th</sup> St Rice Lake Property Tax ID #: 042-2300-08-010

Explain Request: (must match explanation on application) open a small Gift Shop

inside existing shed. See Attached Explanation,

+ monthly craft sale (discussed w/ Town Board per Chair

3/14/25 KEC)

**Section B** - to be completed by the Township

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

**EXPLANATION OF TOWN BOARD DECISION:**

We talked about making sure traffic doesn't  
park on 16<sup>th</sup> Street.

Date: 3/11/25

Signed: [Signature]  
(Town Chairman)

OR Signed: \_\_\_\_\_  
(Town Clerk)

Charles Nelson  
Print Name

Print Name

RECEIVED

MAR 11 2025

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

BARRON COUNTY ZONING OFFICE

# TOWN OF STANFOLD

## Planning Commission Meeting

March 11<sup>th</sup>, 2025 at 5:30pm

Planning Commission Members: Chairman Charles Nelson, Lana Peterson, Dan Erickson

Anne Timm, Phil Henkel

Attending: Kristen Foust, Loretta Greener

1. Loretta Greener - Zoning Special Exception request

- Location: 2087, 16<sup>th</sup> Street, Rice Lake
- Purpose: Open a small gift shop inside an existing shed and have a few small craft sales occasionally on property.

Loretta Greener explained her plans to have small intimate craft sales, nothing large. Approximately (1) craft show per month with vendors outside as weather permits and craft items in a section of a large shed on the property. She has a portable toilet and a large field for parking. Loretta stated there would be no food sold. She also provided statements from neighbors that they signed in favor of this.

- C.Nelson – A huge concern is that there is adequate parking, and NO parking is allowed on 16<sup>th</sup> Street due to the danger of traffic coming over the hill going north on 16th– Loretta assured Committee that the field could accommodate many vehicles. Another concern he had was signage, last year's signs were on the town bridge which is not acceptable. Loretta apologized and was unaware of the rules, she never did it again after that. She said on Ag2 she can't put up a large sign so she isn't sure yet what she will do, but maybe better advertising/word of mouth will inform people or do small temporary signs and take down after the event.
- D.Erickson – Spoke with County regarding their thoughts, he feels comfortable saying yes
- A.Timms – We currently have Sarah's Shed selling crafts in the township. She attended some of Loretta's shows this past year and they were neat and well run. She has no objections.
- L.Peterson – Had no concerns, would say yes.

**Motion by Dan Erickson, seconded by Phil Henkel to approve this request for special exception.**

**Vote : Yes – 5, No - 0**

*Kristen Foust, Town Clerk*



## MINUTES

### STATE OF WISCONSIN

Town of Stanfold

Barron County

### Town Board Meeting March 11th, 2025 - 6:00pm at Town Hall

**BOARD MEMBERS** - Chairman Charles Nelson, Supervisor Brent Knutson,

Treasurer Lana Peterson, Clerk Kristen Foust

**PUBLIC** – Phil Henkel, Dan Erickson, Al White, Chris Nohelty, Dan Peterson, Bill Fankhauser, Wyatt Kuhl, Loretta Greener, Annie Timm, Jeffrey Timm, Matt Smith, Larry Kuhl, Patrolman Scott Bolin

1. CALL TO ORDER & PLEDGE by Chairman Nelson
2. MINUTES from February 11<sup>th</sup> Board meeting **approved - Knutson/Nelson**
3. TREASURER REPORT: Total balance on hand as of March 1<sup>st</sup> is \$116,337.15
4. CLAIMS for March- **approved by Knutson/Nelson**
5. PUBLIC COMMENT: Lana Peterson wanted everyone to know that the only reason Chairman Nelson was not on the ballot in April was due to a misunderstanding. Phil Henkel said he appreciated all the work the Board has done and their professionalism.
6. DISCUSSION/ACTION:
  - Zoning Special Exception – Loretta Greener, 2087 16<sup>th</sup> St. RL. Loretta would like to open a small gift shop inside an existing shed on her property and have a few small craft sales. Planning Commission members met with her prior to the meeting and voted to recommend approval of request (5-yes, 0-nays) **Motion made by BKnutson/C.Nelson to approve Special Exception request**
  - Fence Line Dispute (B.Fankhauser/M.Smith) –
    - Fence viewers (BK,CN) stated Fence line was not built on the surveyor markers. It is off a few feet on one side. Bill did not know why, he will have it surveyed again by Matt Shilts.
    - Bill Fankhauser submitted to the Board (2) paid bills totaling \$14,450.
      - L&L Excavating - \$4,375.00 Removing trees, stumps and wire
      - Amundson Services - \$10,075.00 Furnish and install 650' of (4) strand fence.
    - Both parties feel a civil lawsuit is the only way to resolve this matter.
    - Town of Stanfold attorney Lee Turonie stated that our role in this is not to determine disputes on location, price or trespass. Our only role is to determine, is it there? Does it meet state statute specs? Was the bill paid? If yes to all, then Mr. Smith must pay Mr. Fankhauser within 30 days. If he doesn't, then the town must pay Mr. Fankhauser, and a tax lien will be placed on Mr. Smith's property and he will be charged 1% interest on the amount until it is paid back to the Town.
  - Records Retention Ordinance – Tabled till next month
  - April Board Meeting – Meeting will be changed to Monday, April 7<sup>th</sup> @ 6pm
7. ADJOURNMENT: **Motion by Knutson/Nelson**

*Submitted by Kristen Foust, Clerk*

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, April 28, 2025 at 9:20 a.m. in Room 2106 of the Barron County Government Center, 335 E. Monroe Ave., Barron, Wisconsin, relative to a proposal for a variance and a special exception to the terms of the Barron County Land Use Ordinance as follows:

Requests a special exception to establish a 2-site rustic campground with a variance to the campground standards, property described as prt of SW-SE located in Section 3, and prt NW-NE & prt SW-NE Ex S 900 ft, located in Section 10, consisting of approx. 30 acres T33N, R13W, Town of Arland, 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 owners: Mervin R. & Diana J. Johnson  
Applicants: Philip J. & Linda R. Johnson  
Property address: N/A 10 ½ Ave, Barron, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 9<sup>th</sup> day of April, 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: Mervin Johnson Agent: Philip and/or Linda Johnson  
Address: 1069 10th St Address: 952 10 1/2 Ave  
City/State/ZIP: Barron WI 54812 City/State/ZIP: Barron, WI 54812  
Daytime Phone: 715 296 4335 Daytime Phone: 715 296 2434  
Email: johnsongrassdairy@gmail.com Email: sweenycreekbnb@gmail.com

## SITE INFORMATION

004-1000-03-000  
004-1000-12-020

Parcel I.D. Number: 004 - 0300 - 16 - 000 Township: Arland

Property Address: 952 10 1/2 Ave Barron Lot Size: 40 Sq.Ft./Acres

## TYPE OF REQUEST:

☐ Dwelling ☐ Tourist Rooming House ☐ Business ☐ Campground ☐ Mineral Extraction  
☐ Livestock Enlargement ☒ Other rustic campsite (2)

## Reason For Special Exception Request:

we want to obtain a rustic campsite license  
rustic campsite will have an outhouse (+ a  
off-grid hot tub in the future)

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.**

Mervin Johnson  
Owner Signature

03 / 27 / 2025  
Date

[Signature]  
Agent Signature

03 / 27 / 2025  
Date

## OFFICE USE

Appeal # 3984 Hearing Date: 4 / 28 / 25 Previous Hearings: N/A  
Name of Water Body: Sweeney Pond Creek Zoning Dist.: RR  
Reviewed By: [Signature] Date 4 / 8 / 25

## DATE RECEIVED:

**RECEIVED**

**MAR 28 2025**

**BARRON COUNTY ZONING OFFICE**

# VARIANCE APPLICATION

Submit completed application and fee to the:

Barron County Zoning Office  
335 E. Monroe Ave. #2104  
Barron, WI 54812  
715-537-6375

Note: Hearing date may be delayed until a site visit can be completed

Property Owner: Mervin Johnson

Agent: Philip and/or Linda Johnson

Address: 1069 10th St

Address: 952 10 1/2 Ave

City/State/ZIP: Barron, WI 54812

City/State/ZIP: Barron, WI 54812

Daytime Phone: 715 296 4335

Daytime: 715 296 2434

Email: johnsongrassdairy@gmail.com

Email: sweenycreekbnb@gmail.com

## SITE INFORMATION

Parcel I.D. Number: 004 - 0300 - 16 - 000

Property Address: 952 10 1/2 Ave Barron

AREA VARIANCE REQUEST IS FOR: (Check all applicable boxes below; multiple setbacks may be required)

Proposed Project: ☒ New ☐ Addition to (Existing structure w/in setback to: \_\_\_\_\_)

☐ Dwelling

☐ Accessory Structure

☐ Fence

☐ Retaining Wall

☐ Open structure (platform, free-standing deck, patio, etc.)

☒ Other Rustic Campsite

Setback to: ☐ Road

☐ Road right of way

☐ Centerline

☐ Ordinary highwater mark

☐ Easement

☐ Property line

Has the structure/addition in question already been placed/built on this property? If so, when? 2023

Was it built/placed while property was under current ownership? ☒ Yes ☐ No

Describe project: We built a glamping tent for ourselves in fall of 2023. we want to get a license so we can share/rent it out to the public. thanks!

An **area variance** is authorization by the Barron County Board of Adjustment (BOA) to vary one or more of the dimensional or physical requirements of the applicable zoning law, code or ordinance in connection with some proposed construction. The burden will be on you as property owner to provide information upon which the board may base its decision. At the hearing any party may appear in person or may be represented by an agent or attorney. You or your agent must convince the BOA to make a ruling in your favor. The board must make its decision based only on the evidence submitted to it at the time of the hearing. Failure to appear at the hearing may result in the BOA moving forward with a decision based on the facts presented.

## OFFICE USE

Appeal # 3984 Hearing Date: 4 / 28 / 25 Other appeals N/A

Name of Water Body: \_\_\_\_\_ Zoning Dist.: RR

Reviewed By: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

DATE RECEIVED:

**RECEIVED**

**MAR 28 2025**

BARRON COUNTY ZONING OFFICE



**Variance Criteria**

(1) Will there be **unnecessary hardship** to the property owner to strictly comply with the ordinance?

*Unnecessary hardship exists when compliance would unreasonably prevent the owner from using the property for a permitted purpose (leaving the property owner without any use that is permitted for the property) or would render conformity with such restraints unnecessarily burdensome.*

*An applicant may not claim unnecessary hardship because of conditions which are self-imposed or created by a prior owner (for example, excavating a pond on a vacant lot and then arguing there is no suitable location for a home or claiming that they need more outbuilding space than permitted to store personal belongings.) Courts have also determined that economic or financial hardship does not justify a variance. When determining whether unnecessary hardship exists, the property as a whole is considered rather than a portion of the parcel. The property owner bears the burden of proving unnecessary hardship.*

yes. A 1/2 mi all-weather road thru our pastures is not a feasible option

(2) Do **unique physical characteristics** of your property prevent compliance with the ordinance? If yes, please explain.

*Unique physical limitations of the property such as steep slopes or wetlands that are not generally shared by other properties must prevent compliance with the ordinance requirements. The circumstance of an applicant (growing family, need for a larger garage, etc.) are not a factor in deciding variances. Nearby ordinance violations, prior variances or lack of objections from neighbors do not provide a basis for granting a variance.*

yes. it has greater than 2% slope

(3) What would be the effect on this property, the community or neighborhood and the **public interest** if the variance was granted? How can these impacts be mitigated?

*The purpose and intent statements of the ordinance outline public interest factors. If granted, the variance request cannot harm the interests of the neighborhood, County and State as a whole and cannot be contrary to the objectives of the ordinance as established in the intent and purpose statements. Support from neighbors is not to be construed as proof of no adverse impacts on public interest.*

Having this variance granted will make less of an impact on the community, public + environment/farm. This will ~~stay~~<sup>be</sup> a quiet peaceful place ~~to enjoy nature~~ for the public + community to enjoy nature.

**Alternatives**

(1) Describe alternatives to your proposal such as other locations, designs and construction techniques. Attach a site map showing alternatives you considered in each category below.

(A) Alternatives you considered that comply with existing standards. If you find such an alternative, you can move forward with this option with regular permit. If you reject compliant alternatives, provide the reasons you rejected them.

(B) Alternatives you considered that require a lesser variance. If you reject such alternatives, provide the reasons you rejected them.

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**Plot Plan Instructions:** Use the area provided on the following page, or a separate piece of paper, to show ALL of the following items:

1. The location and size of all *proposed and existing* buildings
2. The location of:
  - any lake, flowage, stream or river that either abuts or is near your property
  - and name of all roads
  - any Easements (road, utility or other)
  - any proposed or existing well(s)
  - Privately Owned Wastewater Treatment System (POWTS). A POWTS includes a septic tank, holding tank, mound system or drainfield
3. Show distances from buildings to:
  - lot lines
  - center of roads and/or edge of easements
  - ordinary highwater mark of any lake, river, stream or wetland if applicable

All measurements are from the furthest extension of the structure (eaves, overhangs, etc are part of the structure) to the nearest point of a setback.

When measuring setback distance on a sloping building site, the measurement must be done on a **HORIZONTAL (flat) MEASURING LINE**. The horizontal measuring line is created by holding the measuring tape level **AND NOT MEASURING ALONG THE SLOPE**. Depending on the amount of slope, several short measurements may have to be made.

**For waterfront properties only, please note:**

- Impervious Surfaces: For **all** proposed projects, an "Impervious Surface Worksheet" **must** be completed and attached to this application.
- Viewing/Access Corridor: For proposed dwelling projects on an undeveloped lot, a viewing/access corridor sketch **must** be submitted.
- Mitigation Plan: Where proposed construction will impact setbacks to the ordinary highwater mark, a mitigation plan may be a requirement of variance approval.

For detailed information regarding these requirements, please consult with Zoning Office staff.



**Plot Plan**(Attach additional page if needed, not to exceed 8 1/2" x 14")

N

The undersigned hereby attests that the above stated information is true and accurate and further gives permission to Land Services staff and Board of Adjustment members to view the premises, in relation to the appeal request made herein. The undersigned has read and understand the procedures and requirements for applying for a variance, and further understands that the filing fee is non-refundable and the application may be returned if information is incomplete or illegible.

The undersigned also understands that they, or their agent, must appear at the public hearing.

Mervin Johnson  
Owner Signature

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
Date

ABJ  
Agent Signature

March / 27 / 2025  
Date

# ORDINANCES RELATING TO HEARING

**Applicant/Owner:** Linda & Philip Johnson/Mervin & Diana Johnson

**Appeal:** 3984

**Previous Appeals:** N/A

**Request:** a special exception to establish a 2-site rustic campground with a variance to the campground standards in the Recreational-Residential District, Town of Arland.

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

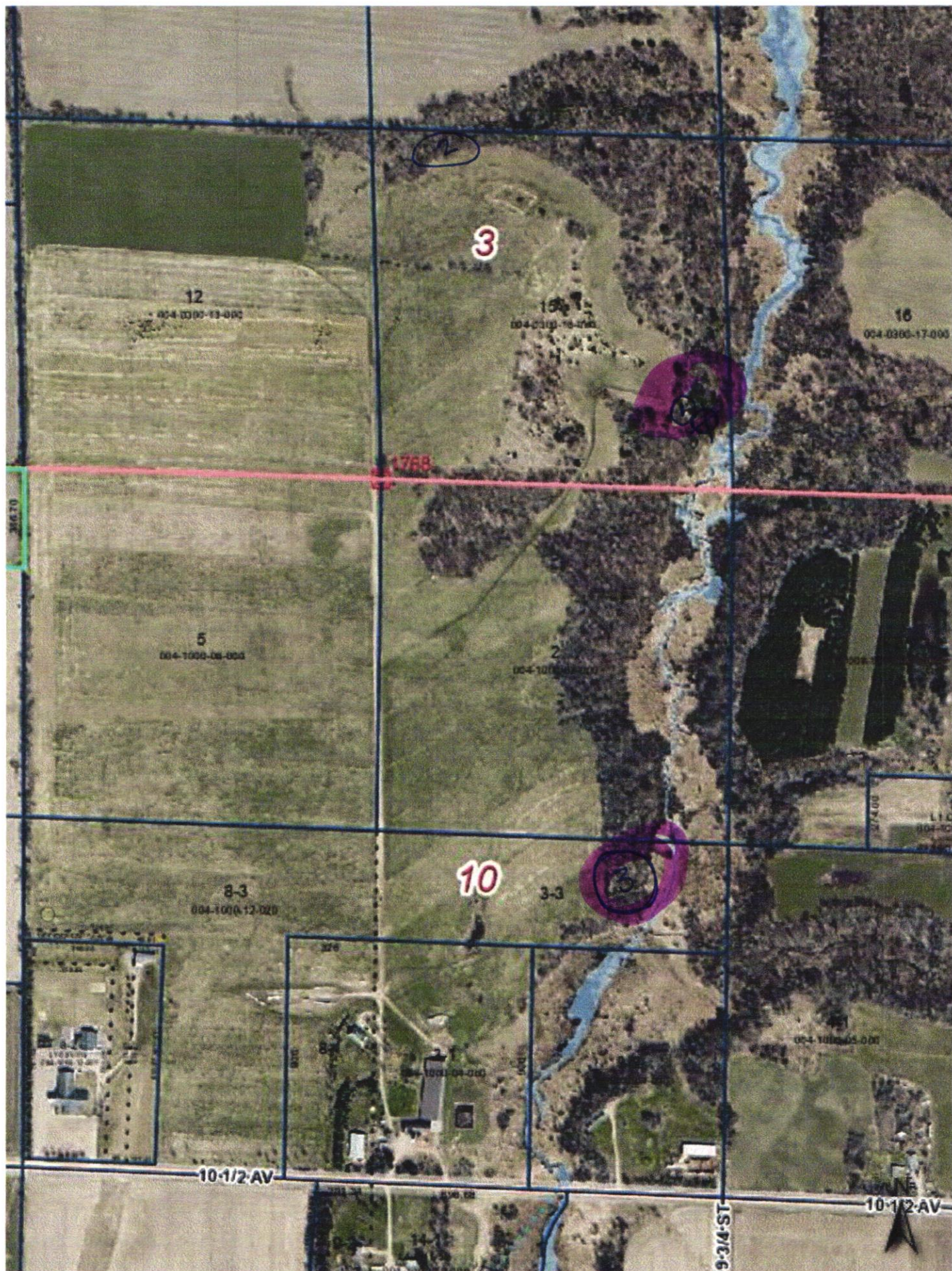
**Intent Section 17.03:** It is the general intent of this chapter to regulate and restrict the use of structures, lands, shoreland and waters; regulate and restrict lot coverage, population distribution and density and the size and location of all structures so as to lessen congestion in and promote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

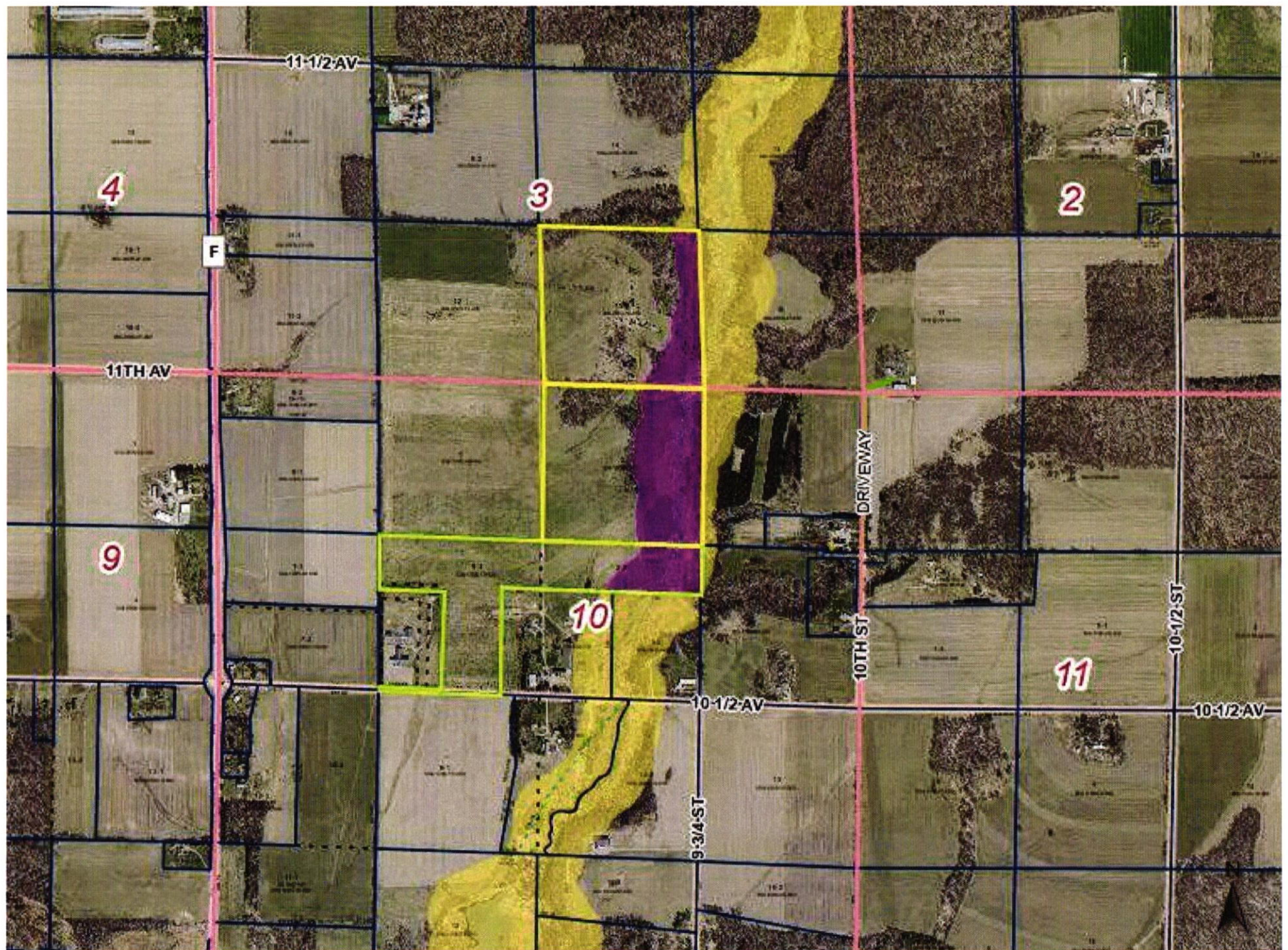
**Ordinances relating to this Appeal:**

- |          |                                   |
|----------|-----------------------------------|
| 17.36    | Recreational-Residential District |
| 17.41    | Shoreland Overlay Area            |
| 17.73(6) | Special Exception Requests        |
| 17.73(7) | Variances                         |











# 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 Arland

Owner: Philip + Linda Johnson

Applicant/Agent: \_\_\_\_\_

Property Address: 952 10 1/2 Ave Barron Property Tax ID #: 004 - 0300 - 116 - 000

Explain Request: (must match explanation on application) \_\_\_\_\_

We want to obtain a rustic campground license.

**Section B** - to be completed by the Township

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

EXPLANATION OF TOWN BOARD DECISION:

Board had no problem with their plan

Date: 1/14/2025

Signed: Maynard Hoff  
(Town Chairman)

OR Signed: \_\_\_\_\_  
(Town Clerk)

Maynard Hoff  
Print Name

Print Name

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