

ZONING COMMITTEE MEETING
Wednesday, May 7, 2025 – 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. Approve Agenda
4. Public Comment
5. Approve February 5, 2025 meeting minutes.
6. Edit List Review – February - April expenses – discussion only (no motion required)

7. Public Hearings:

12:30 p.m. – A rezoning request from the Agricultural-1 district to the Agricultural-2 district on property described as the SE-SE Ex Hwy ROW in 509/248, consisting of 39.44 acres, located in Section 9, T36N, R11W, Town of Oak Grove. Property owned by Kevin P. & Robin C. Tripp; Walt Organ.

8. Discussion: Zoning office activities and actions
9. Future Agenda Items:
10. Set next meeting date. June 4, 2025
11. 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

ZONING COMMITTEE MEETING MINUTES

February 5, 2025 – 12:30 P.M.

Present: Thompson, Rogers, Jenkins, Kusilek, Cook.

Zoning Office Staff: Gifford, Collins, Sukys, Black, Everson.

Kusilek called the meeting to order at 12:30 p.m. and Collins confirmed that proper posting of the notice was done in accordance with the Wisconsin Open Meeting Law.

#3. Agenda – **Motion:** (Cook/Thompson) to amend the agenda, moving the first hearing of Item #8 to after Item #10. Motion carried.

#4. Public Comment - None

#5. Minutes – The minutes of October 2, 2024 were presented; **motion:** (Rogers/Jenkins) to approve the minutes. Motion carried.

#6. Edit List – Committee question answered.

#7. Moose Ear Condominium Plat Approval: Jeremy Skaw, Surveyor, presented a condo plat for Committee review. Gifford provided an overview of the condo plat review and acknowledged the condo plat meets Ordinance Standards. After committee questions, **motion:** (Rogers/Jenkins) to approve the condo plat as presented; carried.

#8. Public Hearings–

(12:35 p.m.) **Friess Enterprises, LLC, owner; Charlie Carlson, applicant – Town of Cumberland, Lot Variance**

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

#9. Discussion: Farmland Preservation Program Update – Gifford discussed the proposed update and Everson gave an overview of FPP participation in the area. Sukys updated the committee on FPP Plan Map acreage changes and the positive effect of utilizing the Ag Covenant process. Discussion followed; future agenda item.

#10. Discussion: Office Activities – Gifford discussed changes in the rezoning procedure implemented by staff and discussed staff workload.

#8. cont. **Multiple Owners; Audrey Kusilek, Zoning Committee Chair, applicant – Town of Rice Lake, Unzoned to R-1, approx. 3.9 acres and Unzoned to RR, approx. .12 acres**

Kusilek read the public notice and Gifford presented a file review. Gifford provided a staff overview, stating the properties in question were detached by the City of Rice Lake and zoning districts need to be established. Public testimony received. **Motion:** (Jenkins/Thompson) to close testimony; carried. **Motion:** (Cook/Rogers) to recommend approval of the request; carried. **Motion:** (Thompson/Rogers) to close hearing; carried.

#11. Future Agenda Items: *Farmland Preservation Plan Update*

#11. Next meeting date: March 5, 2025 at 12:30 p.m.

#12. **Motion:** (Jenkins/Thompson) to adjourn at 2:02 p.m.; chair declared the meeting adjourned.

Kim Russell-Collins, Secretary

Randall Cook, Committee Secretary

Minutes are not official until approved by the Zoning Committee

Payment Request Verification - Online Voucher

2024

COUNTY OF BARRON

Batch Year: 24 Department:

Payment Request Date: 02/13/2025

Vendor	Vendor Name	Line	Voucher	Account Description	Date	Description	Amount
86843	LOUIE'S FINER MEATS INC	1	C0091091	PROFESSIONAL SERVICES	02/13/2025	SWCD - WILDLIFE DAMAGE/VEN	4,470.00
317616	PRIME CUTS MEAT MARKET	1	C0091092	PROFESSIONAL SERVICES	02/13/2025	SWCD - WILDLIFE DAMAGE/VEN	900.00
Totals:							\$5,370.00

Department Approval

Admin Approval

MANUAL VOUCHERS/JOURNAL ENTRIES

DEPT	NAME	ACCOUNT	DESCRIPTION	AMOUNT
LS	BC HIGHWAY DEPT	220-12-53400-332-000	FUEL 11/23 - 12/31/24	\$472.91
SWCD	DANIEL R RICCI TRUST	100-12-56217-790-000	24BC033 - WELL ABAN	\$665.00

MANUAL VOUCHERS TOTAL: \$1,137.91

GRAND TOTAL: \$6,507.91

Land Services Total: \$472.91
Land Information Total: \$0.00
Soil & Water Conservation Total: \$6,035.00
Zoning Administration Total: \$0.00

Payment Request Verification - Online Voucher

2025

COUNTY OF BARRON

Batch Year: 25 Department:

Payment Request Date: 02/13/2025

Vendor	Vendor Name	Line	Voucher	Account Description	Date	Description	Amount
6025	WI LAND & WATER CONSERVATION	1	C0091083	CONFERENCE REGISTRATION	02/13/2025	LS/SWCD - WLWCA CONF REG	700.00
222119	WM B GILL TRUST	1	C0091084	CONSERVATION (CLIENT) PAYMENTS	02/13/2025	SWCD - 24BC035/AWSF CLOSURE	13,000.00
274259	APG MEDIA OF WISCONSIN LLC	1	C0091085	PUBLICATIONS	02/13/2025	ZA-PUB NOTICE: C-RL, RZ2025-1	57.91
426	BELL PRESS INC	1	C0091086	PUBLICATIONS	02/13/2025	ZA-PUB NOTICE - HORSMAN	67.12
744	CHETEK ALERT INC	1	C0091087	PUBLICATIONS	02/13/2025	ZA-PUB NOTICE - FIPPINGER	57.38
1015	CUMBERLAND ADVOCATE	1	C0091088	PUBLICATIONS	02/13/2025	ZA-PUB NOTICE - FRIESS	41.32
3565	DSPS FISCAL	1	C0091089	DUE TO STATE - SANITATION FEES	02/13/2025	ZA-STATE SAN FEES - JAN 2025	500.00
289493	BUREAU OF CORRECTIONAL ENTE	1	C0091090	ADDRESS SIGNING	02/13/2025	ZA - RURAL ADDRESS SIGNS	178.00
Totals:							\$14,601.73

Department Approval

Admin Approval

MANUAL VOUCHERS/JOURNAL ENTRIES

DEPT	NAME	ACCOUNT	DESCRIPTION	AMOUNT
LS/SWCD	WEST CENTRAL AREA ASSN	100-12-56010-325-000	WINTER MTG REG/GRITZ	\$25.00

MANUAL VOUCHERS TOTAL: \$25.00

GRAND TOTAL: \$14,626.73

Land Services Total: \$725.00
Land Information Total: \$0.00
Soil & Water Conservation Total: \$13,000.00
Zoning Administration Total: \$901.73

Payment Request Verification - Online Voucher

COUNTY OF BARRON

Batch Year: 25 Department:

Payment Request Date: 03/20/2025

Vendor	Vendor Name	Line	Voucher	Account Description	Date	Description	Amount
161578	THE SEPTIC GAL	1	C0091430	EMPLOYEE EDUCATION & TRAINING	03/20/2025	LS/ZA - BLACK/POWTS WKSH	250.00
33413	WI COUNTY CODE ADMINISTRATO	1	C0091431	CONFERENCE REGISTRATION	03/20/2025	LS - WCCA CONF REG/GIFFORD	200.00
289493	BUREAU OF CORRECTIONAL ENTE	1	C0091432	ADDRESS SIGNING	03/20/2025	ZA - RURAL ADDRESS SIGNS	60.00
3565	DSPS FISCAL	1	C0091433	DUE TO STATE - SANITATION FEES	03/20/2025	ZA - STATE SAN FEES/FEB 2025	200.00
Totals:							\$710.00

Department Approval

Admin Approval

MANUAL VOUCHERS/JOURNAL ENTRIES

DEPT	NAME	ACCOUNT	DESCRIPTION	AMOUNT
LS	BC HIGHWAY DEPT	220-12-53400-332-000	FUEL 2/1 - 2/28/25	\$189.44
LIO	INDIANHEAD ASSN OF ASSESSING OFFICERS	100-12-51715-999-292	UDELHOFEN MEMBERSHIP	\$10.00
LIO	WCTA	100-12-51715-999-292	SOMMERFELD CONFERENCE	\$125.00

MANUAL VOUCHERS TOTAL: \$324.44

GRAND TOTAL: \$1,034.44

Land Services Total: \$639.44
Land Information Total: \$135.00
Soil & Water Conservation Total: \$0.00
Zoning Administration Total: \$260.00

Payment Request Verification - Online Voucher

COUNTY OF BARRON

Batch Year: 25 Department:

Payment Request Date: 04/10/2025

Vendor	Vendor Name	Line	Voucher	Account Description	Date	Description	Amount
6645	SWANT GRABER MOTORS	1	C0091636	VEHICLE EXPENSE-LAND SERVICES	04/10/2025	LS - '16 CHEVY/OIL CHANGE	93.18
10057	LAURA'S LANE NURSERY	1	C0091637	TREE PURCHASES	04/10/2025	SWCD - B0003 FINAL	5,311.50
17795	PETTY CASH	1	C0091638	TREE PURCHASES	04/10/2025	SWCD - PETTY CASH/TREE	250.00
22632	RICE LAKE PRINTERY INC	1	C0091639	EDUCATIONAL MATERIAL	04/10/2025	SWCD - POSTER CONTEST	647.50
263869	SEILER INSTRUMENT & MFG CO IN	1	C0091640	OFFICE SUPPLIES	04/10/2025	SWCD - ANNUAL PENMAP	630.00
113468	US DEPARTMENT OF AGRICULTUR	1	C0091641	PROFESSIONAL SERVICES	04/10/2025	SWCD - 1ST QUARTER/WILDLIFE	7,183.92
1686	HALCO PRESS	1	C0091642	PUBLICATIONS	04/10/2025	ZA - WEST PUB NOTICE	63.41
289493	BUREAU OF CORRECTIONAL ENTE	1	C0091643	ADDRESS SIGNING	04/10/2025	ZA - RURAL ADDRESS SIGNS	58.00
3565	DSPS FISCAL	1	C0091644	DUE TO STATE - SANITATION FEES	04/10/2025	ZA - STATE SAN FEES/MAR 25	200.00
Totals:							\$14,437.51

Department Approval

Admin Approval

MANUAL VOUCHERS/JOURNAL ENTRIES

DEPT	NAME	ACCOUNT	DESCRIPTION	AMOUNT
SWCD	WI DNR	811-00-24226-000-000	STATE MINING FEES	\$7,130.00

MANUAL VOUCHERS TOTAL: \$7,130.00

GRAND TOTAL: \$21,567.51

Land Services Total:	\$93.18
Land Information Total:	\$0.00
Soil & Water Conservation Total:	\$21,152.92
Zoning Administration Total:	\$321.41

RZ2025-2

NOTICE OF PUBLIC HEARING

STATE OF WISCONSIN SS

COUNTY OF BARRON

TO WHOM IT MAY CONCERN:

PUBLIC NOTICE is hereby given to all persons in the County of Barron, Wisconsin, that the Barron County Zoning Committee will consider at public hearing on **Wednesday, May 7 at 12:30 p.m.** in the 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 SE-SE Ex Hwy ROW in 509/248, consisting of 39.44 acres, located in Section 9, T36N, R11W, Town of Oak Grove, from the Agricultural-1 to the Agricultural-2 district.

Property owned by Kevin P. & Robin C. Tripp
Applicant: Walt Organ

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 23rd day of April, 2025.

Barron County Zoning Committee
Audrey Kusilek, Chair

BARRON COUNTY REZONING PETITION

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: Kevin Trapp
Address: 2092 28th Ave
City/State/ZIP: Rice Lake, WI 54868
Daytime Phone: 715-492-4387
Email: kttrapp1963@gmail.com

Applicant/Agent: WALT Organ
Address: 1177 25th Ave
City/State/ZIP: CUMBERLAND WI 54829
Daytime Phone: 715-419-2320
Email: WALTBEV@icloud.com

SITE INFORMATION

Current Zoning District A-1 Proposed Zoning District Ag-2

Parcel I.D. Number: 032 - 0900 - 18 - 000 Township: OAK GROVE

Property Address: 2092 28th Ave Rice Lake Current Parcel Size: 40 Acres

DESCRIPTION OF PROPERTY TO BE REZONED ONLY (if not entire parcel):

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

Our intent is to sell the North 20 Acres

PLEASE ATTACH THE FOLLOWING INFORMATION:

- **Plot Plan:** If the request is to rezone a portion of a parcel, please submit a map detailing the area to be rezoned.
- **Town Consideration Form:** With Section A completed.

NOTE:

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

[Signature]
Property Owner's Signature

1 / 28 / 25
Date

Walt Organ
Applicant/Agent's Signature

1 / 28 / 25
Date

Date Received:

RECEIVED

FEB 05 2025

BARRON COUNTY ZONING OFFICE

Fee: \$500.00 Paid \$1520

Hearing # RZ2025-2

Date/County Clerk Submission: 4/16/25 KRE

Reviewed by: [Signature] Date: 4/16/25

Staff Rezoning Summary

(Returned to Zoning Office with
Town Consideration Form)

PETITIONER: Kevin Tripp

Town: Oak Grove

Parcel #032-0900-18-000

Agent: Walt Organ

Current Zoning District: **EXCLUSIVE AGRICULTURAL – 1 (A-1)** Section 17.28

The Exclusive Agricultural District was formed as a part of the Barron County Farmland Preservation Plan and is intended to protect agricultural lands and associated natural areas from development contrary to agricultural use and to minimize fragmentation of these lands. Due to the importance of agriculture within the local and regional economy, it is necessary to encourage farmland preservation, protect natural resources, and minimize conflicts between farm and nonfarm land uses. Agriculture related business and infrastructure that supports agriculture are included as special exception uses in this district in order to facilitate an efficient network for agricultural owners and operators. See Section 17.28 of Barron Co. Land Use Ordinance for more information.

Requested Zoning District: **AGRICULTURAL-2 (AG-2)**

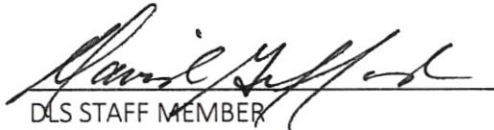
The Agricultural-2 District is created to maintain and protect agricultural lands historically used for farming or forestry, but which are not included with the A-1 District. Because of location, soil characteristics, relatively low intensity of agricultural operation, topography and other reasons, these areas can accommodate some non-farm housing if these developments are carefully planned and located. See Section 17.37 of Barron Co. Land Use Ordinance for more information.

STAFF REVIEW

- The current use of the Tripp property is in compliance with the Land Use Ordinance with the existing dwelling located on a parcel that is ≥ 25 acres as per the housing density standard allowed in the Ag-1 district.
- The current zoning district does not allow the division of the property for an additional dwelling since there is not adequate acreage (50 acres) to allow a parcel large enough to locate an additional dwelling.
- Mr. Tripp is requesting to rezone his 40 acre parcel, currently zoned Agricultural-1, for the purpose of allowing the subdivision and the sale of a parcel allowing the location of a dwelling.
- The housing density standard in the Ag-1 Exclusive Agricultural District was updated when Barron County updated the Farmland Preservation Plan (2015), and Land Use Ordinance (2016), and changed from one dwelling per 40 acres to the least restrictive option of one dwelling per 25 acres. The use of an Agricultural Covenant to track the density (one acre for the home 24 acres where not dwelling are permitted), also enables the County to allow for dwelling in this district to be located on as little as one acre. This provides the maximum flexibility for the land owner. Chapter 91 of Wis. State Statutes outlined very specific standards for removing land from an Exclusive Agricultural District to prevent the continued fragmentation of farmland. Prior to this update, hundreds of acres were removed from the Ag-1 district annually, reducing the long term viability of agriculture in Barron County.


- An alternative for the Applicant, utilizing the an Agricultural Preservation Covenant, would be to purchase 15 acres of Agricultural-1 zoned property from Mr. Tripp and an additional 10 acres of Agricultural-1 property elsewhere in the Town of Oak Grove. Owning 25 acres of Agricultural-1 zoned property in the Town of Oak Grove, would allow the Applicant to locate a dwelling on the 15 acre portion of the Tripp property utilizing an Agricultural Preservation Covenant.
- In addition to the proposed rezoning changing the housing density standard of this property, the rezoning would also change the allowable uses of the property. Uses that maybe allowed in the Agricultural-2 district include:

Long term sawmills
 Automobile repair
 Welding repair
 Woodworking shops
 Enclosed Storage Facilities
 Outdoor Storage Facilities


 DLS STAFF MEMBER

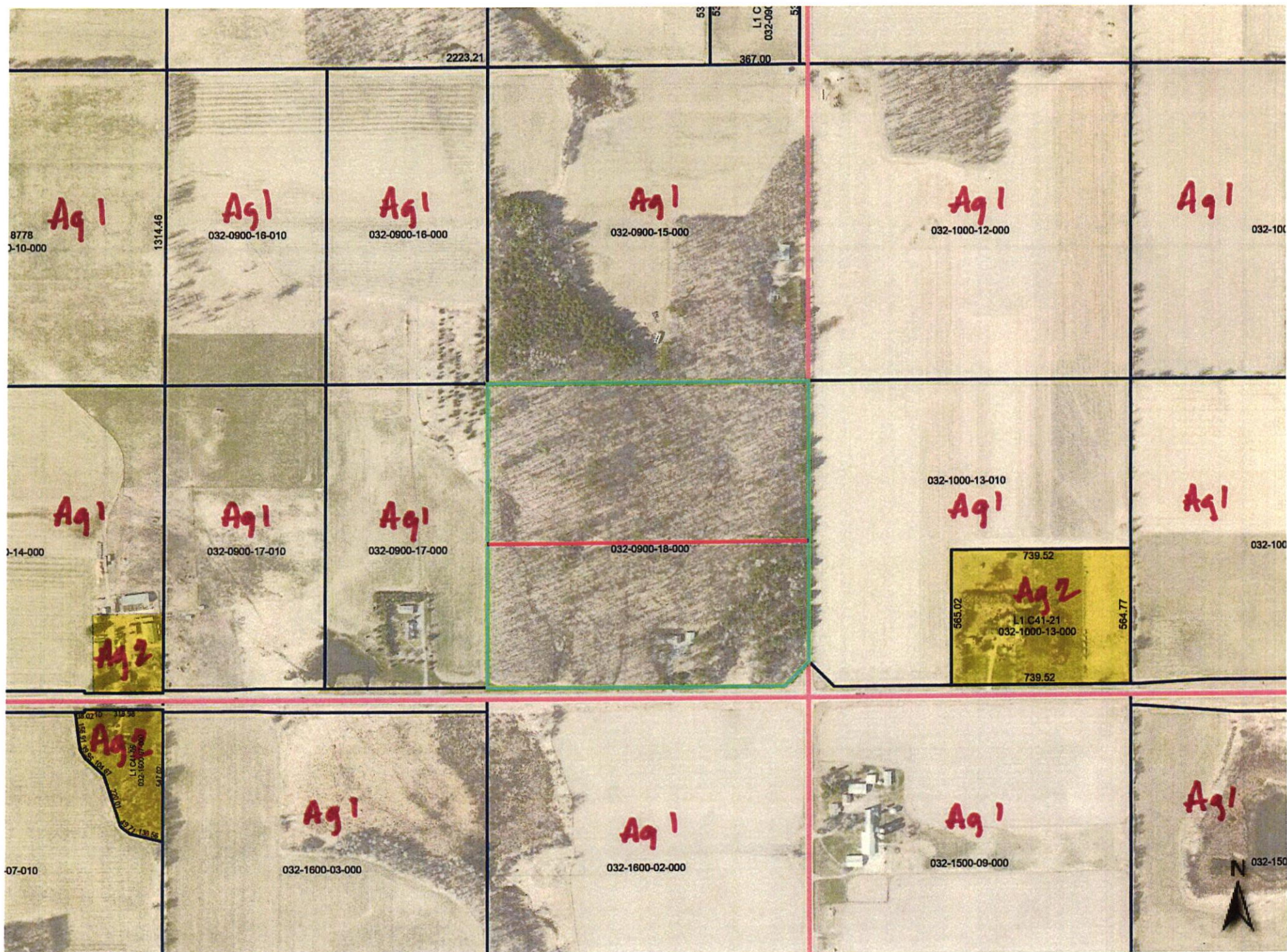
2/19/25
 DATE

TOWN ACKNOWLEDGEMENT:


 Town Board

4/14/25
 Date

A copy of this form will be returned to the Town for your records.



TOWN CONSIDERATION FORM (TCF) FOR REZONING

Instructions: This form must be completed and presented to the Town Board for their consideration of the proposed rezoning request after your petition is reviewed by Zoning staff. Please complete Section A.

Section A – to be completed by the property owner and/or agent:

Town of OAK GROVE Parcel I.D. #: 032-090018-000
Owner: KEVIN TRIPP Applicant/Agent: WALT ORGAN
Property Address: 2092 28th AVE RICE LAKE WI 54868
Present Zoning District: A-1 Proposed Zoning District: Ag-2
Area to be rezoned: ☒ Entire Parcel ☐ Other: _____
Explain your request: We want to sell the North 20 Acres

Section B – to be completed by the Town

☒ The property owner/applicant appeared before the Town Board and we have been informed of their request.

TOWN CONSIDERATION: ☒ NOT OPPOSED ☐ OPPOSED

Proposed driveway(s) location will meet township standards. ☐ Yes ☐ No ☐ N/A

TOWN BOARD COMMENTS:

Date: 4/14/25
Signed: [Signature] OR Signed: _____
(Town Chair.) (Town Clerk)

❖ Only the signature of the Chair or the Clerk is required.

Towns, please return the completed TCF and Staff Rezoning Summary to the applicant for final submittal to the Zoning office.

Note: This form is not intended, and shall not be used, to meet the requirements § 59.69(5)(e)(3), Wis. Stats.

