

**BOARD OF ADJUSTMENT MEETING**

**Thursday, May 29, 2025 – 1:00 p.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:

**1:00 p.m.      Appeal #3989: Andrew W. & Marilyn E. Humphrey, property owners,**  
Request a special exception to establish a maple syrup production,  
distribution and equipment sales business in an Agricultural-1 district.  
**Property address:** 735 16 ½ Street, Dallas, Wisconsin

**1:10 p.m.      Appeal #3987: Ronald E. Groski & Carilee Sutton, property owners,**  
Request variance to construct a garage within the setbacks to the centerline  
and right-of-way of a Town Road, in a Recreational-Residential district.  
**Property address:** 966 23 ¾ Street, Chetek, Wisconsin

**1:20 p.m.      Appeal #3988: Efflandt Family Trust, property owner,** Request  
variance to construct an attached garage within the setbacks to the  
centerline and right-of-way of a Town Road, in a Recreational-Residential  
district.  
**Property address:** 869 23 7/8 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, North, Kelsey, Corporation Counsel, Deputy Corporation Counsel, County Clerk, County Administrator, Department of Natural Resources, Public posting

**Barron County Zoning  
Board of Adjustment  
May 12, 2025, 9:00 a.m.**

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

Vice Chair Hardie 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:** (North/Okey) to approve the minutes of April 28, 2025; carried.

**9:00 a.m. Appeal #3985 JTR Properties, LLC, property owner,** Requests a special exception to add a storage building to an existing business in a Business District.  
Hardie opened the hearing and read the public notice. The Board reviewed the file and received testimony from the applicant. **Motion:** (North/Fall) to include Appeal 3796; carried. Gifford provided a staff overview. No correspondence; public testimony received. Town Consideration Form entered into testimony. After Board questions and discussion, **motion:** (Okey/Bartlett) to close testimony; carried 5-0. **Motion:** (Okey/Bartlett) to approve the special exception to add a storage building as presented with the following conditions:

1. All licenses and permits are obtained prior to construction, and all testimony, oral and written, is part of the decision.
2. Any future lighting must be downward facing and efforts made to shroud/reduce the lighting around the fuel tanks from neighboring property owners.

Motion carried 5-0.

**Appeal #3981: Nelnordic Trust property owner; Todd Smith, Atty.,** Request a variance to allow a retaining wall constructed within the 75' setback to the OHWM of Beaver Dam Lake, in a Residential-1 district.

Hardie opened the hearing and read the public notice. The Board reviewed the file and received testimony from the applicant, his attorney and engineer. Gifford provided a staff report. **Motion:** (Fall/North) to include Appeal 3959; carried. No correspondence or public testimony received. Town Consideration Form entered into testimony. After Board questions and discussion, **motion:** (Okey/Fall) to adjourn the hearing for not more than 90 days and require the applicant to provide a mitigation plan for further discussion. Motion carried 5-0.

Report from L.S. Director: N/A

**Motion:** (Okey/North) to adjourn the meeting at 10:56 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 Thursday, May 29, 2025 at 1:00 p.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 maple syrup production, distribution and equipment sales business in an Agricultural-1 district, property described as NW-SE Ex Hwy ROW in 313/415 consisting of 37.61 acres, located in Section 26, 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 owners: Andrew W. & Marilyn E. Humphrey  
Property address: 735 16 ½ Street, Dallas, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 14<sup>th</sup> day of May, 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: Andy Humphrey  
Address: 735 16 E ST  
City/State/ZIP: Dallas WI 54733  
Daytime Phone: 715-418-3952  
Email: mapleman365@gmail.com

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

## SITE INFORMATION

Parcel I.D. Number: 028 - 2600 - 20 - 000 Township: Maple Grove

Property Address: \_\_\_\_\_ Lot Size: \_\_\_\_\_ Sq.Ft./Acres

## TYPE OF REQUEST:

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

## Reason For Special Exception Request:

Maple Syrup Production, Packing, Maple Equipment Sales,  
Wholesaling, Bottling

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.**

Chris Humphrey  
Owner Signature

4 / 17 / 25  
Date

Agent Signature

                      
Date

## OFFICE USE

Appeal # 3989 Hearing Date: 5 / 29 / 25 Previous Hearings: #1014  
#2766  
Name of Water Body: N/A Zoning Dist.: A-1  
Reviewed By: [Signature] Date 5 / 9 / 25

## DATE RECEIVED:

**RECEIVED**

**APR 17 2025**

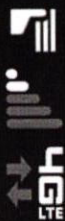
BARRON COUNTY ZONING OFFICE



8:41 AM



← HPSCAN\_2025...



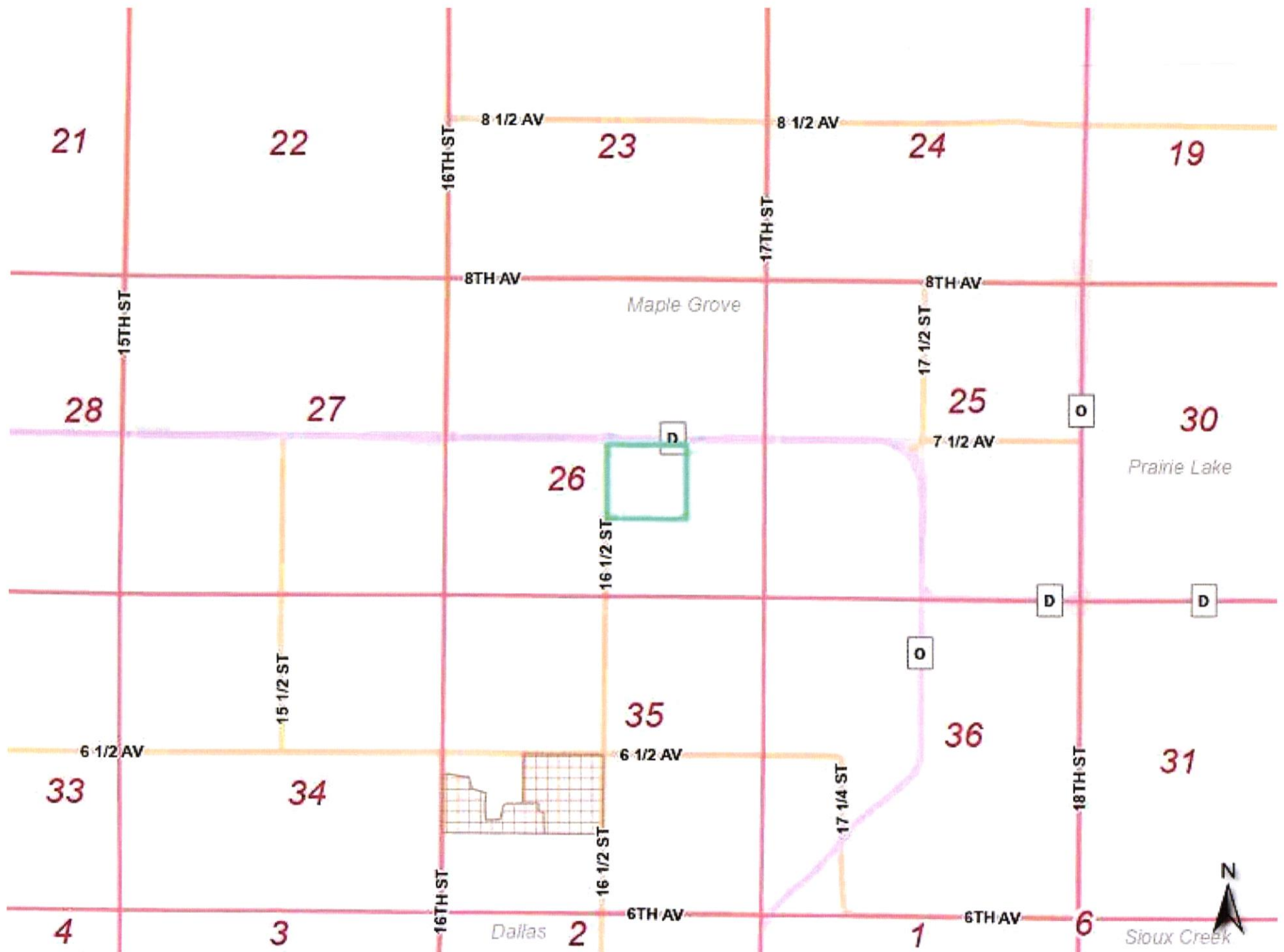
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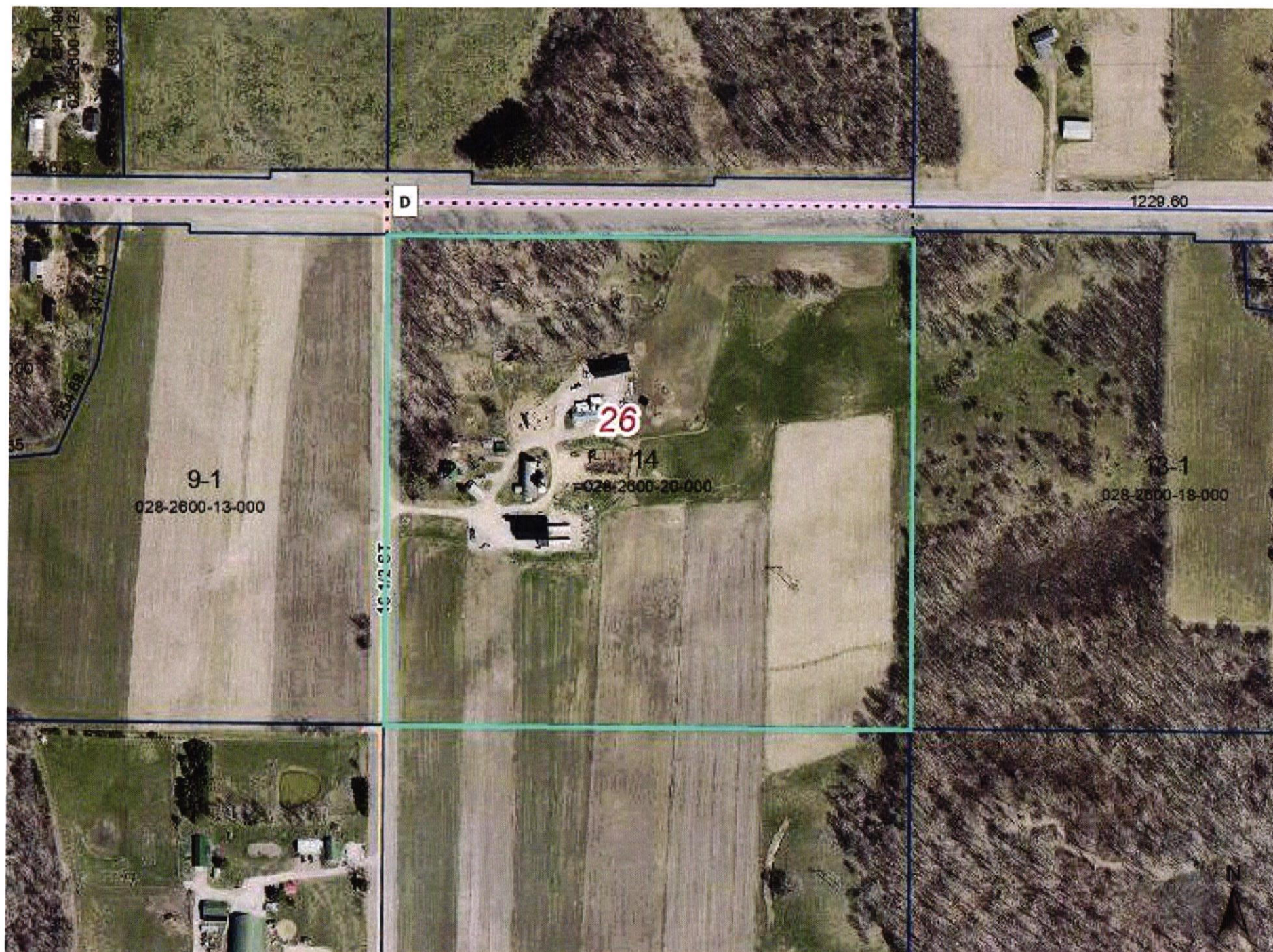
North



South









# ORDINANCES RELATING TO HEARING

**Applicant/Owner:** Andrew W. & Marilyn E. Humphrey  
**Previous Appeals:** #1014, 2766

**Appeal:** 3989

**Request:** A special exception to establish a maple syrup production, distribution and equipment sales business in an Agricultural-1 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.

## **17.28 A-1 EXCLUSIVE AGRICULTURAL DISTRICT**

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

17.28	Exclusive Agricultural District
17.73(6)	Special Exception Uses

# VARIANCE and SPECIAL EXCEPTION TOWN CONSIDERATION FORM

*Instructions: This form must be completed and presented to the Town Board for their consideration of the proposed variance or special exception request. The completed form shall be submitted with the Barron County Board of Adjustment Application for Variance or Special Exception prior to scheduling your public hearing.*

**Section A** - to be completed by the property owner and/or agent;

Type of Request: ☐ Variance ☒ Special Exception

Town of Maple Grove

Owner: Andrew Humphrey

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

Property Address: 735 16 1/2 St. Hibdale Property Tax ID #: 028 - 2600 - 20 - 000

Explain Request: (must match explanation on application) building addition for maple syrup bottling facility, and inventory warehousing 48'x80' with a 32x88 lean to. and additional 32'x48' lean to adjacent.

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

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

**EXPLANATION OF TOWN BOARD DECISION:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: Apr. 15 2028

Signed:   
(Town Chairman)

OR Signed: \_\_\_\_\_  
(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 Thursday, May 29, 2025 at 1:10 p.m. in Room 2106 of the Barron County Government Center, 335 E. Monroe Ave., Barron, Wisconsin, relative to a proposal for a variance to the terms of the Barron County Land Use Ordinance as follows:

Requests a variance to construct a garage within the setbacks to the centerline and right-of-way of a Town Road, in a Recreational-Residential district on property described as Lot 13 Murmuring Pines, located in Section 13, T33N, R11W, town of Prairie Lake, 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: Ronald E. Groski and Carilee A. Sutton  
Property address: 966 23 <sup>3</sup>/<sub>4</sub> Street, Chetek, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 14<sup>th</sup> day of May, 2025.

Barron County Board of Adjustment  
Gary Nelson, Chairman



# 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: Ronald Groski & Carilee Sutton

Agent: \_\_\_\_\_

Address: 966 23<sup>3</sup>/<sub>4</sub> Street

Address: \_\_\_\_\_

City/State/ZIP: Chetek, WI 54728

City/State/ZIP: \_\_\_\_\_

Daytime Phone: 507 774 9343

Daytime: \_\_\_\_\_

Email: carilee.sutton@hotmail.com

Email: \_\_\_\_\_

## SITE INFORMATION

Parcel ID Number: 036 4220 08 000

Property Address: 966 23<sup>3</sup>/<sub>4</sub> Street, Chetek, WI 54728

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 \_\_\_\_\_

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

Describe project: Variance request as We wish to build 24' x 32' double garage w/laundry and storage. Current roadway setback, narrow lot size and location of septic and drain field prohibit alternates that would comply.

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 # 3987 Hearing Date: 5 / 29 / 25 Other appeals N/A

Name of Water Body: Piquie Lake Zoning Dist.: RR

Reviewed By: [Signature]

Date 5 / 9 / 25

DATE RECEIVED:

RECEIVED

APR 15 2025

BARRON COUNTY ZONING OFFICE

CC # 174509135

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.*

Under the above requirements, there would not be an unnecessary hardship. We request the variance as we wish to use this as a permanent residence to allow for a garage and laundry space. The illustrations attached demonstrate that the adjoining properties have garages outside of specs.

(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.*

The current septic and drain field prohibit the garage from being attached to the home, which would allow the garage to be within the allowable building space.

(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.*

We do not believe that there would be any detrimental or negative impact

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.

The location of the septic and drain field prohibit any alternates as all alternates would still need a variance.



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

Rotating the garage on the lot would still need a variance and would remove the majority of the existing green space. Reducing the size of the structure of the 2 car garage would still not fulfill the 63' setback requirement.

**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) **N/A**
- ✓ 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. **N/A**
- Mitigation Plan: Where proposed construction will impact setbacks to the ordinary highwater mark, a mitigation plan may be a requirement of variance approval. **N/A**

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

— SEE ATTACHMENT —

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.**

*Carlee Kuten*

Owner Signature

3 / 26 / 2025

Date

Agent Signature

Date

We are respectfully submitting a dimensional variance request for our property located at 966 23 ¾ Street, Chetek, WI (property id #036 4220 08 000). The variance would allow the construction of a standard 24'x32' standard garage w/ attached 10' x 10' bump out.

My husband and I are requesting a dimensional variance of 13' to allow for a 50' setback from the street center line rather than the required 63'. The variance request is due to the narrow nature of the lot as well as the location of the existing septic and drain field which prohibit the structure from being built within the 63' zoning setback.

We have reviewed options to maintain the 63' feet setback and find that all alternatives would still require a variance or relocation of the septic system at considerable cost.

As indicated by our presentation, the adjoining properties to the right and left of 966 23 ¾ Street have existing garages within their narrow lots. We feel the approval of the variance would provide a cohesiveness within the neighborhood as the current storage shed would be removed from the property to allow for the garage. The garage would provide automobile and storage necessary to maintain an improved aesthetic of the property and the neighborhood.

Thank you for your time and consideration of our request,

*Ronald Groski and Carilee Sutton*



## Neighbor to the WEST (Right) of Groski's





**Neighbor to the EAST (Left) of Groski's**





# SURVEYOR'S NOTES

1. No title search performed by Shilts Land Surveying, LLC.
2. No utilities located for this survey. There may be above and under ground utilities on this site.
3. This survey may be subject to other easements, restrictions, reservations, and water laws that exist through unrecorded means or by record.
4. The location shown on this map representing the approximate ordinary high water mark is shown for reference only.
5. Any land below the ordinary high water mark of a lake or navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
6. Completion date of fieldwork: 3/12/25

## LEGAL DESCRIPTION:

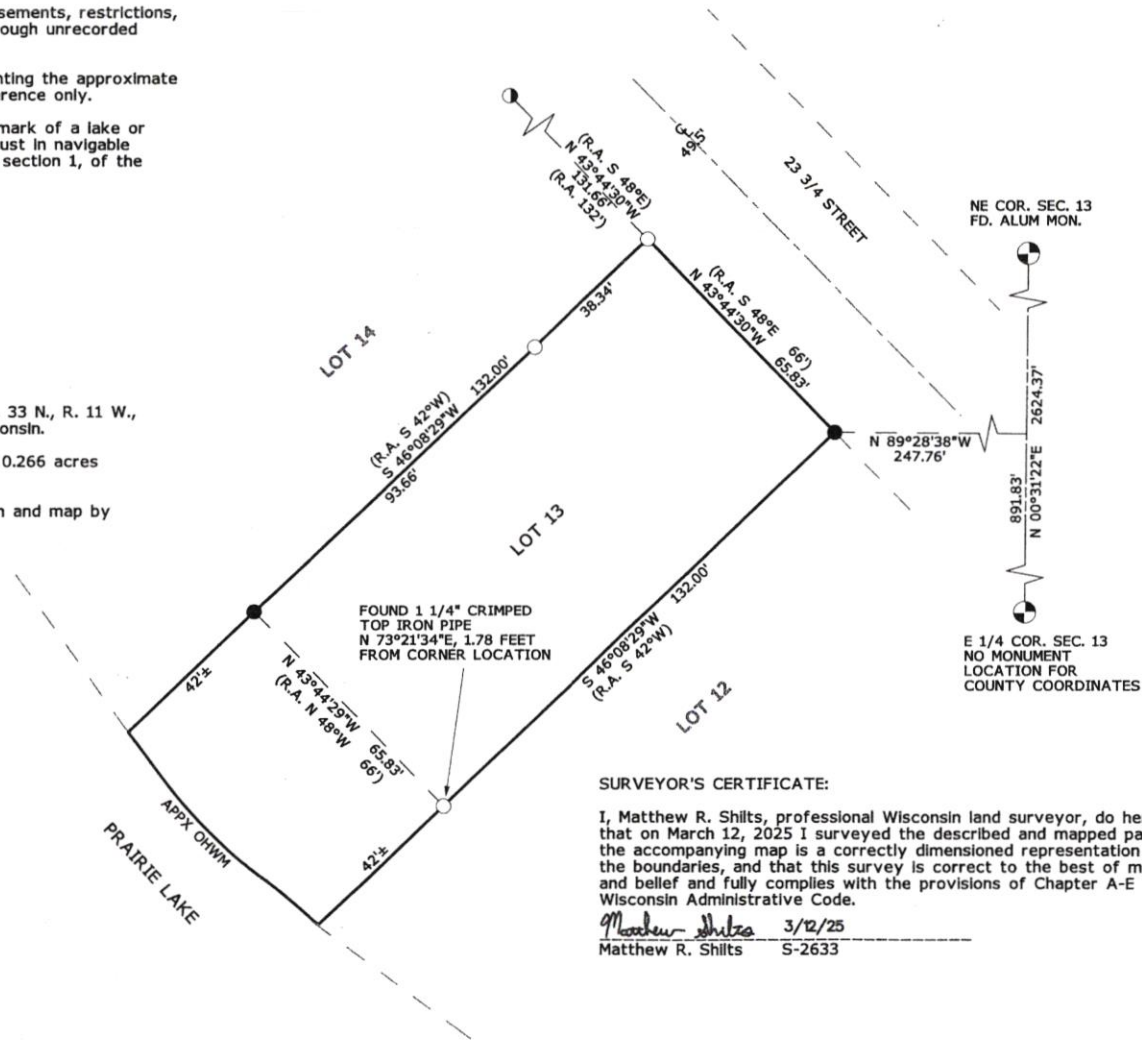
Lot 13 of Murmuring Pines;

a part of Government Lot 2 Section 13, T. 33 N., R. 11 W., Town of Prairie Lake, Barron County, Wisconsin.

Said parcel contains 11,575 square feet or 0.266 acres more or less.

That I have made this survey, land division and map by the direction of Ron Groski.

## **PLAT OF SURVEY** Lot 13 of Murmuring Pines, a part of Government Lot 2 of Section 13, T. 33 N., R. 11 W., Town of Prairie Lake, Barron County, Wisconsin.



## SURVEYOR'S CERTIFICATE:

I, Matthew R. Shilts, professional Wisconsin land surveyor, do hereby certify that on March 12, 2025 I surveyed the described and mapped parcel, that the accompanying map is a correctly dimensioned representation to scale of the boundaries, and that this survey is correct to the best of my knowledge and belief and fully complies with the provisions of Chapter A-E 7 of Wisconsin Administrative Code.

*Matthew Shilts* 3/12/25  
Matthew R. Shilts S-2633



## PREPARED FOR:

RON GROSKI  
966 23 3/4 ST  
CHETEK, WI 54728

# Ron Groski/Carilee Sutton Garage

966 23 ¾ Street, Chetek, WI

507-273-2771

Parcel # 036 4220 08 000



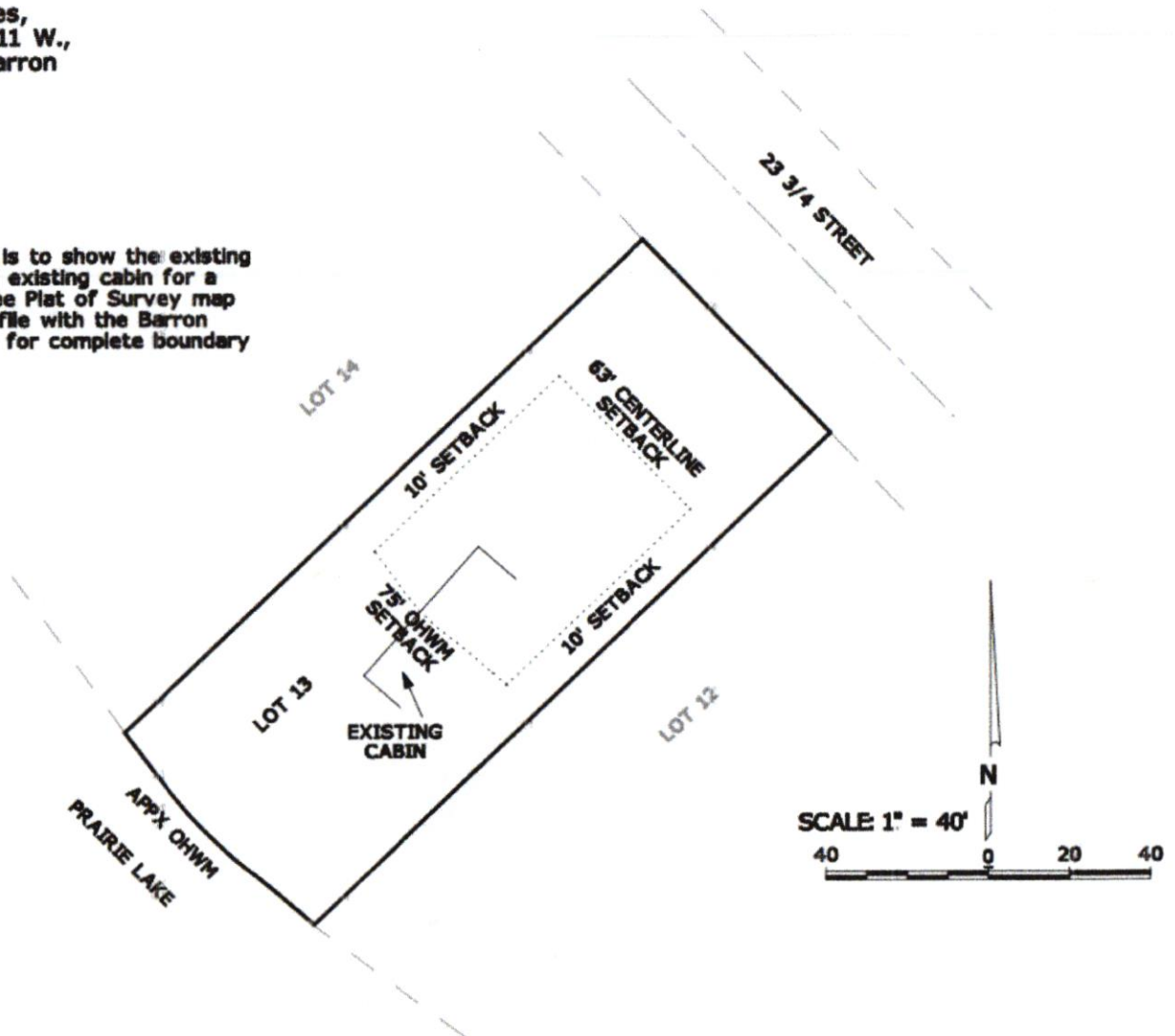


# EXHIBIT MAP

Lot 13 of Murmuring Pines,  
Section 13, T. 33 N., R. 11 W.,  
Town of Prairie Lake, Barron  
County, Wisconsin.

## NOTES

1. The intent of this map is to show the existing setback locations and the existing cabin for a future building project. See Plat of Survey map by me dated 3/12/25 on file with the Barron County Surveyor's Office for complete boundary information.



SCALE: 1" = 40'  
40 0 20 40

## PREPARED FOR:

RON GROSKE  
966 23 3/4 STREET  
CHETEK, WI 54728

SHEET 1 OF 1

SHILTS LAND  
SURVEYING, LLC  
2092 15th AVENUE  
CAMERON, WI 54822  
TELEPHONE: 715-681-54

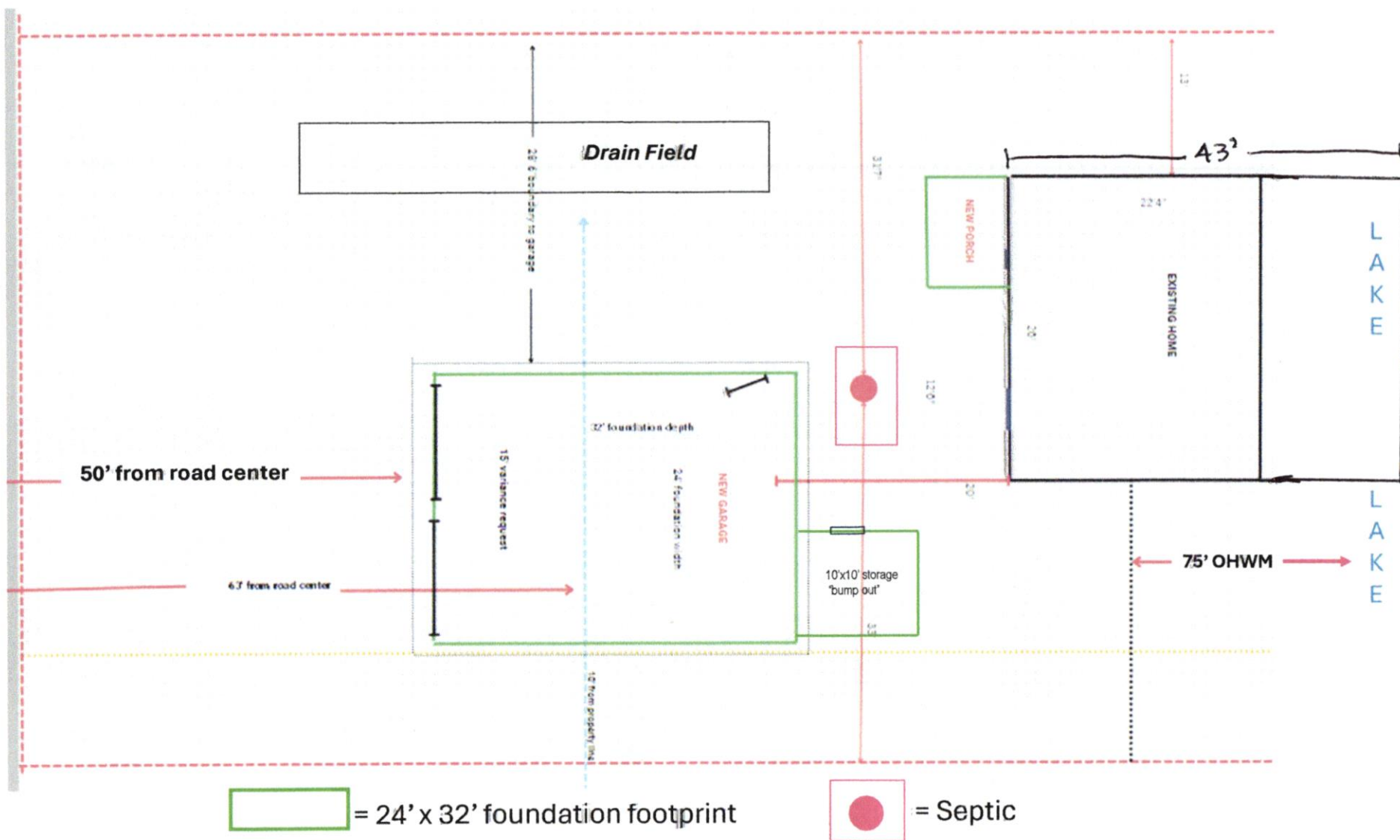




**NOTE: Existing storage shed will be removed from property**



ROADWAY  
--23 3/4 Street--  
ROADWAY





ROADWAY

--23 3/4 Street--

ROADWAY

**ROTATION OF THE  
STRUCTURE WILL  
NOT ALLOW FOR  
COMPLIANCE.**

57' from road center

63' from road center

36' 6"

Drain Field

NEW GARAGE

24' foundation width

14' 4" minimum 22'

10' from property line

NEW PORCH


EXISTING HOME


12'

75' OHWM

L  
A  
K  
E

L  
A  
K  
E

 = 24' x 32' foundation footprint

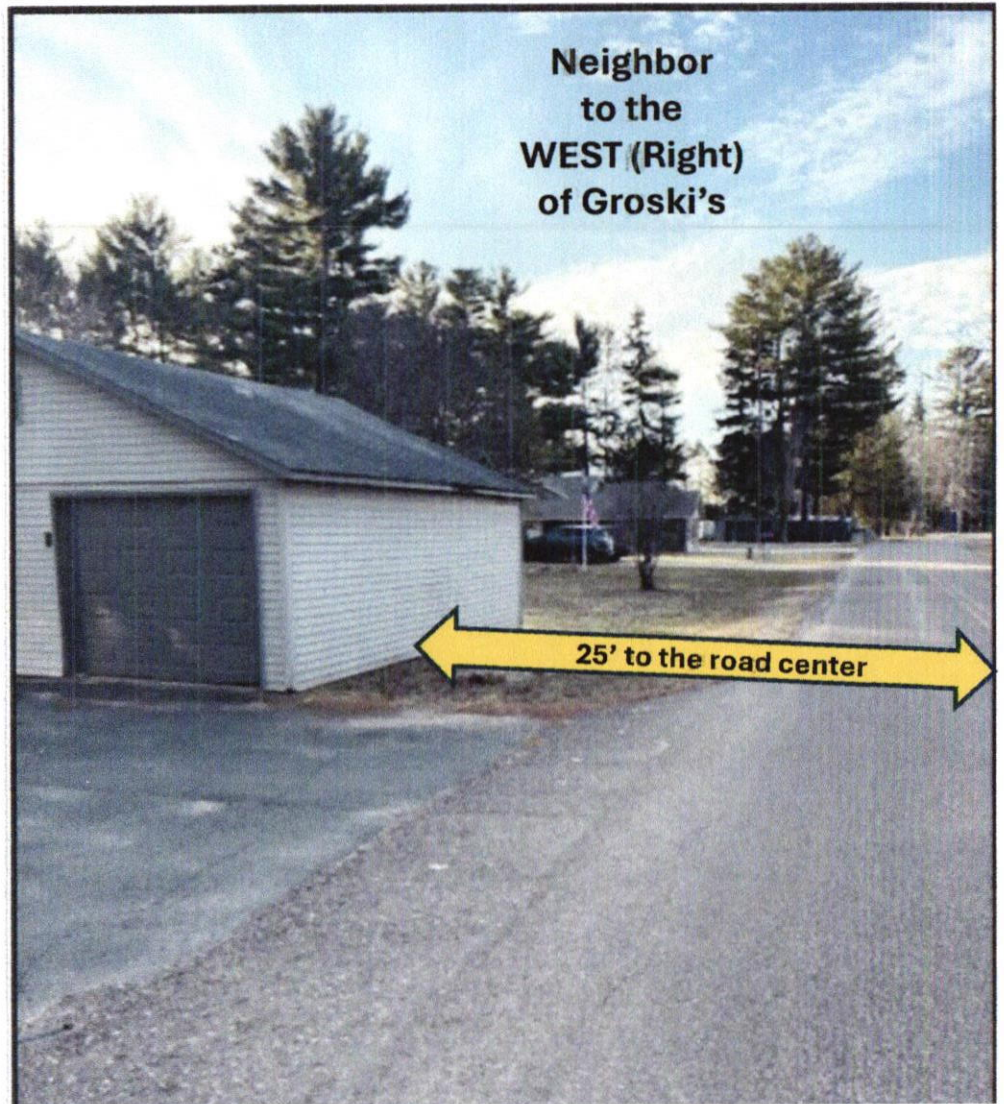
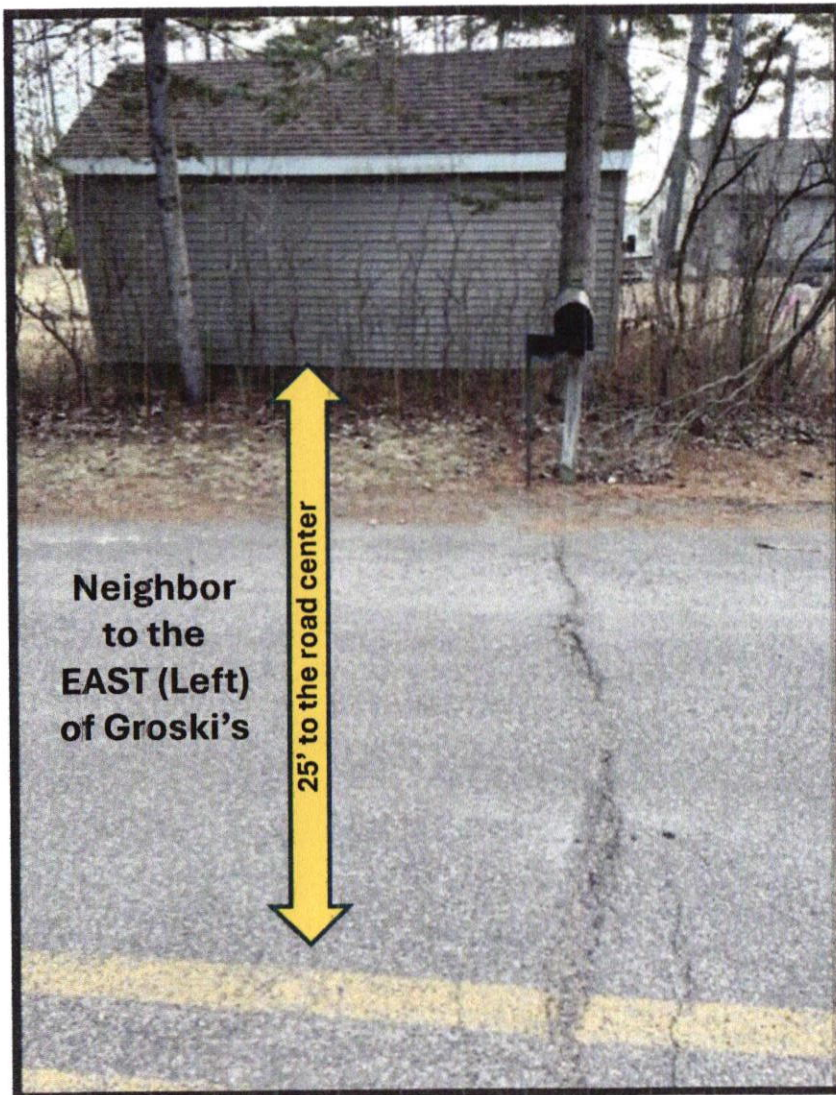
 = Septic



#### **DESIRED GARAGE SPEC:**

- Goal is to mimic the illustration below, within budget
- Asphalt roof
- 24' wide x 32' garage + 10' x 10' right rear storage bump out on floating slab, 2"x6"x10' high side walls with 2' FRONT roof overhang and 1' roof overhang on sides and rear.
- (2) Single 18' w x 8' h garage doors, (1) 6' x 8' utility garage in rear, (1) standard service door and (3) standard windows.







# ORDINANCES RELATING TO HEARING

**Applicant/Owner:** Ronald E. Groski & Carilee A. Sutton

**Appeal:** 3987

**Previous Appeals:** N/A

**Request:** Requests a variance to construct a garage within the setbacks to the centerline and right-of-way of a Town Road, in a Recreational-Residential district, located in the Town of Prairie Lake.

**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.

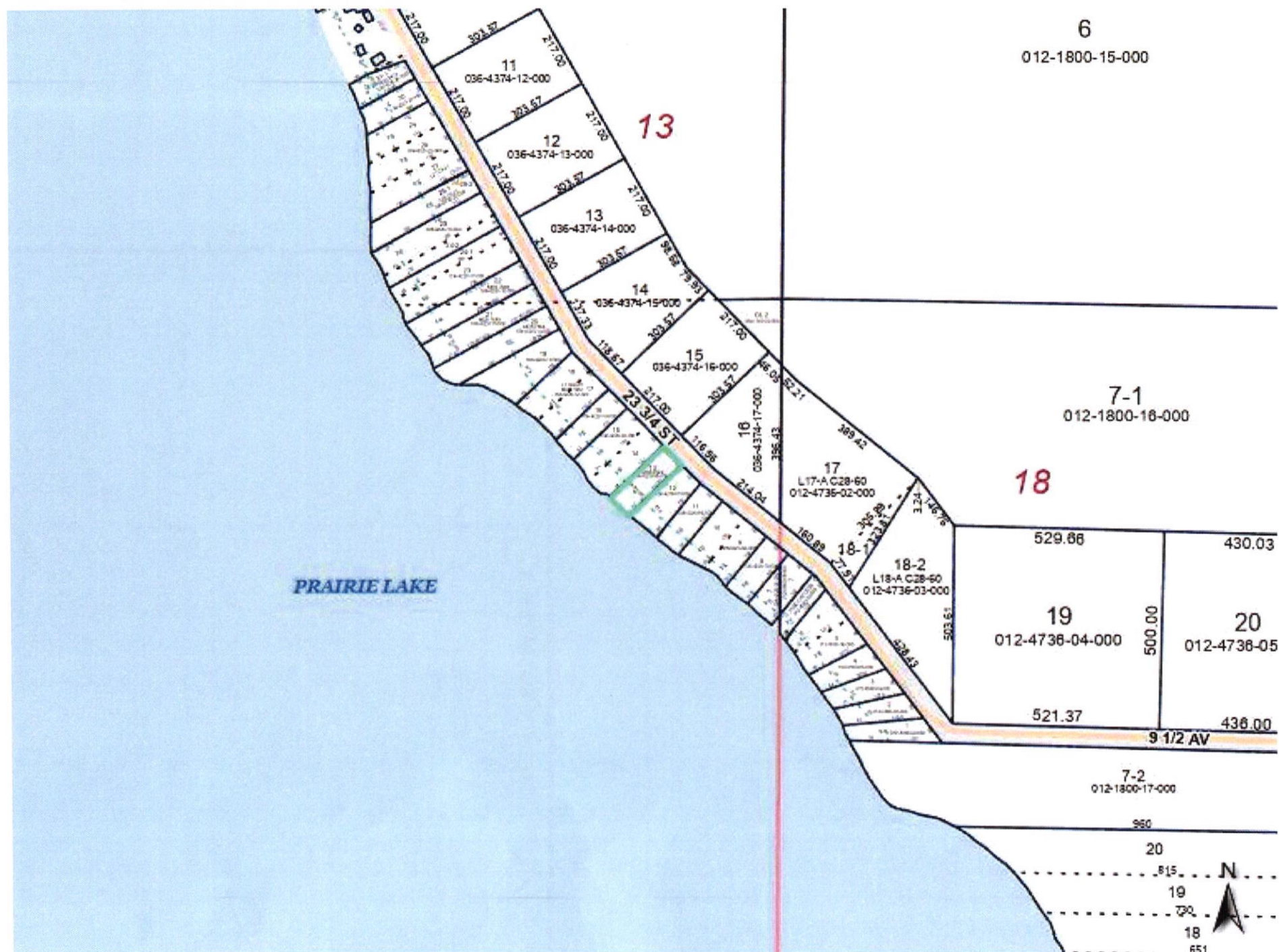
## **Section 17.41 SHORELAND OVERLAY AREA**

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.

### **Ordinances relating to this Appeal:**

- |          |                                   |
|----------|-----------------------------------|
| 17.36    | Recreational-Residential District |
| 17.41    | Shoreland Overlay District        |
| 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 Chetek, Wisconsin

Owner: Ronald Groski & Carilee Sutton

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

Property Address: 966 23 3/4 Street Property Tax ID #: 036-4220-08 000

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

EXPLANATION OF TOWN BOARD DECISION:

Town Board is in favor. No issues.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: 4/9/25

Signed: [Signature]  
(Town Chairman)

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

Joe Howard  
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 Thursday, May 29, 2025 at 1:20 p.m. in Room 2106 of the Barron County Government Center, 335 E. Monroe Ave., Barron, Wisconsin, relative to a proposal for a variance to the terms of the Barron County Land Use Ordinance as follows:

Requests a variance to construct an attached garage within the setbacks to the centerline and right-of-way of a Town Road, in a Recreational-Residential district on property described as Lot 56 Cartwrights Point Ex part in Rdwy in 352/403 & Ex OL 1 CSM #7023, located in Section 24, T33N, R11W, Town of Prairie Lake, 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: Efflandt Family Trust  
Property address: 869 23 7/8 Street, Chetek, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 14<sup>th</sup> day of May, 2025.

Barron County Board of Adjustment  
Gary Nelson, Chairman



# 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: SCOTT & WENDI EFFLANDT

Agent: \_\_\_\_\_

Address: 809 OAK BRANCH DRIVE

Address: \_\_\_\_\_

City/State/ZIP: GEORGETOWN TX 78633

City/State/ZIP: \_\_\_\_\_

Daytime Phone: 254-220-3517

Daytime: \_\_\_\_\_

Email: STALLION0608@GMAIL.COM

Email: \_\_\_\_\_

## SITE INFORMATION

Parcel I.D. Number: 036 - 4066 - 66 - 000

Property Address: 869 - 23 7/8 ST, CHETEK WI 54728

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: HOUSE)

☐ Dwelling

☐ Accessory Structure

☐ Fence

☐ Retaining Wall

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

☒ Other: ATTACHED GARAGE

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? \_\_\_\_\_

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

Describe project: GARAGE (27'x26'), 2 STORY, GABLE ROOF (29' ELEV)  
ATTACHED TO HOUSE BY BREEZEWAY (10'x8') ON  
NW CORNER OF PARCEL/LOT.

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 # 3888 Hearing Date: 5 / 29 / 25 Other appeals # 2546

Name of Water Body: Prairie Lake Zoning Dist.: 2R

Reviewed By: [Signature] Date 5 / 9 / 25

DATE RECEIVED:  
**RECEIVED**

APR 17 2025

BARRON COUNTY ZONING OFFICE

**Variance Criteria**

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

*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.*

**- SEE ATTACHED**

(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.*

**- SEE ATTACHED**

(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.*

**- SEE ATTACHED**

**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.

**- SEE ATTACHED**



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

- SEE ATTACHED

**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.

ATTACHEMENT TO: Variance Application of Scott & Wendi Efflandt  
for: 869 23-7/8<sup>th</sup> St, Chetek WI 54728

Variance Criteria:

(1) Unnecessary Hardship: Complying with the ordinances, in the absence of a variance, precludes the construction of a garage, creating an unnecessary hardship for residents of this property. The extreme weather conditions of the North Woods require a garage structure to:

- a) ensure the readiness of essential equipment such as an auto and snow blower.
- b) Provide for the security of private property such as lawn and recreational equipment.
- c) Protect hazardous materials (e.g., fuel, cleaning supplies) from being compromised by the weather and harming the environment.

(2) Unique Physical Characteristics: As one of the original properties when Cartwright Point was platted over 100 years ago, the real property and infrastructure have developed in unforeseen ways. The lot is 0.36 acres, with no options for a garage without a variance. The eastern third of the parcel is governed by the 75' OHWM setback (inaccessible from the road), and the western third falls within the right-of-way/centerline setback. Our house sits on the small slice of land between these two restrictions.

(3) Public Interest: Approval of a variance for the proposed garage would have a negligible effect on the public interest. Foremost, it would not increase the burden on the infrastructure or obstruct access to the area. Because Cartwright Point (where this parcel is located) is a narrow peninsula, the proposed garage would not obstruct any current residents' site lines of the lake. The proposed garage would not be the tallest or highest building in the neighborhood.

Alternatives:

(A) Alternatives that comply: No location on this parcel allows for the construction of a garage without a variance.

(B) Alternatives that require a lesser variance: There are 4 other less desirable options for building the garage with a variance.

1&2) Building a garage on the NE and SE portions of the parcel require a variance to the OHWM setback and would lack access to the road.

3) Building a garage on the south side of the house requires a variance to the property line setback and would block access to east (lakeside) portion of the parcel.

4) Building a garage on the SW portion requires the same requested variance to right-of-way/centerline setback and would stop the ongoing replacement of the 1970 septic system.



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

N \*SEE ATTACHED "PLOT PLAN V3."

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.

Owner Signature

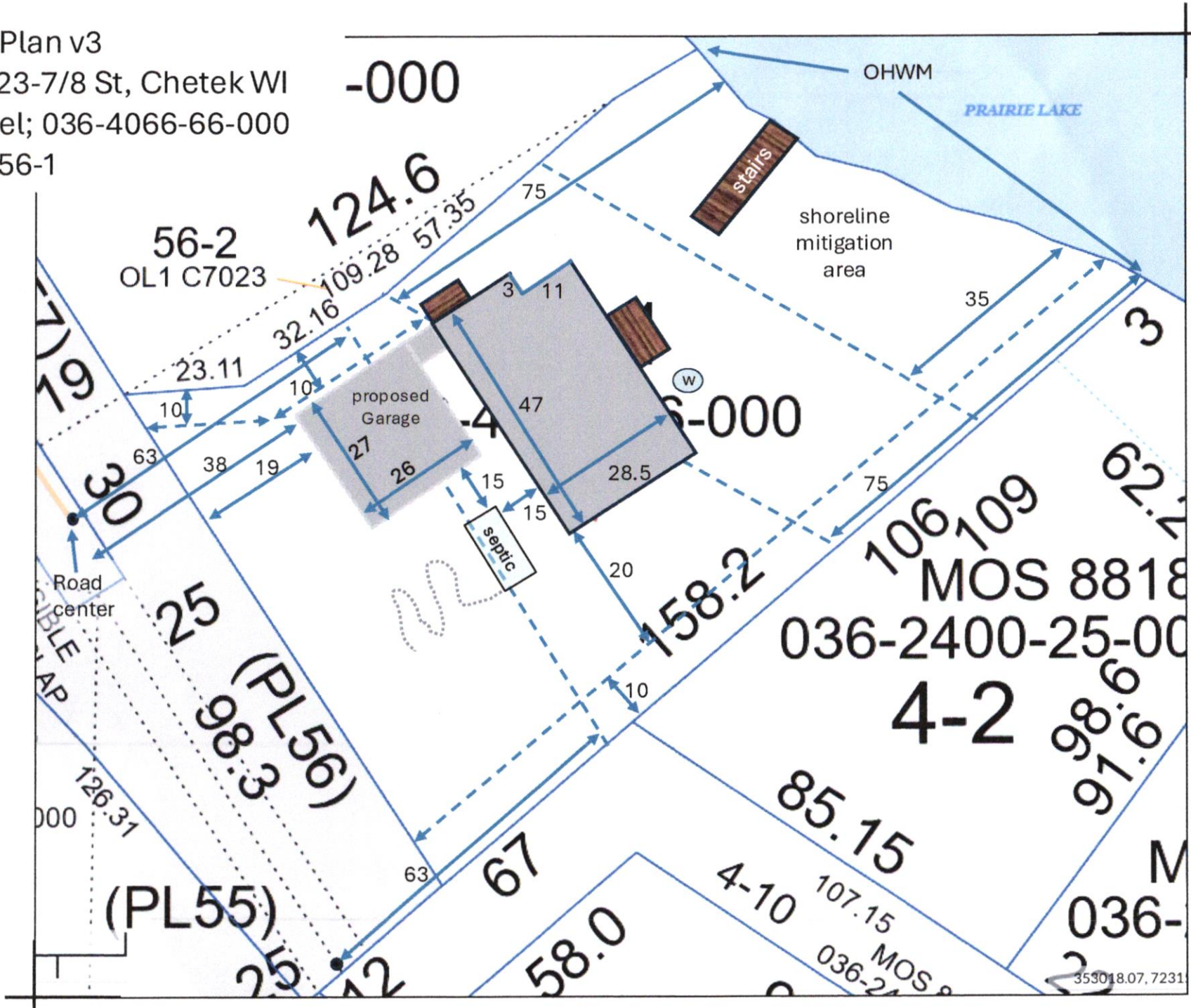
Date

APR / 15<sup>th</sup> / 2025

Agent Signature

Date

Plot Plan v3  
869 23-7/8 St, Chetek WI  
Parcel; 036-4066-66-000  
Lot: 56-1



- a. Building dimensions, w/o 1' roof overhang
- b. Breezeway 10'x8' enclosed
- c. Best GIS view with 2012 aerial (L), and 2024 aerial (R)



# SCOTT EFFLANDT

809 Oak Branch Drive, Georgetown, TX 78633 | 254-220-3517 | stallion0608@gmail.com

**15 April 2025**

Barron County Board of Adjustment  
ATTN: Kim Collins  
Barron County Zoning Office  
355 E. Monroe Ave, #2104  
Barron, WI 54812  
715-537-6198

RECEIVED  
APR 17 2025  
BARRON COUNTY ZONING OFFICE

## **Dear Barron County Board of Adjustment:**

My wife Wendi and I would like to petition the county for a variance to our property's right-of-way/centerline setback to build an attached garage. This would allow us to better enjoy the property better at 869 23-7/8 St, Chetek, WI 54728; protect the environment; and secure our personal property. We have been vacationing at the Chain of Lakes since the late 80s and now look forward to using our house on Prairie Lake to enjoy the area even more. Without a variance, there is no way to add a garage to the property. Please see the attached petition for a full description and receive the check for the \$500 fee.

Mr. Marshal Black, of Barron County Zoning, recommendations are reflected in this submission. On 09 April 2025 we received approval of the requested variance from the Town Board of Prairie Lake. This variance request for a garage build is being pursued in conjunction with three other actions: a) relocating/replacing the septic system to support 4 bedrooms, b) relocating/drilling a new well, and c) implementing a shoreline mitigation plan. Do not hesitate to contact me with questions or advice. I look forward to attending the Board's meeting in May. When I know the date of the board's meeting, I will travel in advance to the North Woods to lay out on the site for an inspection by Barron County Zoning.

Thank you

  
Scott Efflandt

# Change request for: Architectural Design #21856DR



## Specifications

- Traditional styling (see picture)
- Dimension 27' wide x 26' length
- Ridge height maximum 29'
- Roof pitch minimum 5/12
- Slab foundation
- Garage door to 16' x 8'
- 2"x6" exterior wall
- Internal stairway
- No arched windows
- Service door flush with garage door (no recess)
- Modified per proposed floorplan
- Complies with Wisconsin UDC

[https://docs.legis.wisconsin.gov/code/admin\\_code/sps/safety\\_and\\_buildings\\_and\\_environment/320\\_325/321](https://docs.legis.wisconsin.gov/code/admin_code/sps/safety_and_buildings_and_environment/320_325/321)

Scott Efflandt  
[stallion0608@gmail.com](mailto:stallion0608@gmail.com)  
Wisconsin, United States



# Change Request, v3

## AD #21856DR

### Mud Room

#### Specifications

- Dimensions 8' x 8'
- Fully enclosed
- 1' roof overhang on N & S walls to align with the garage and the house.
- The ceiling height is 8'
- Roofline extends from the house
- Exterior siding continuous with garage and house.

House

Garage

Mud Room

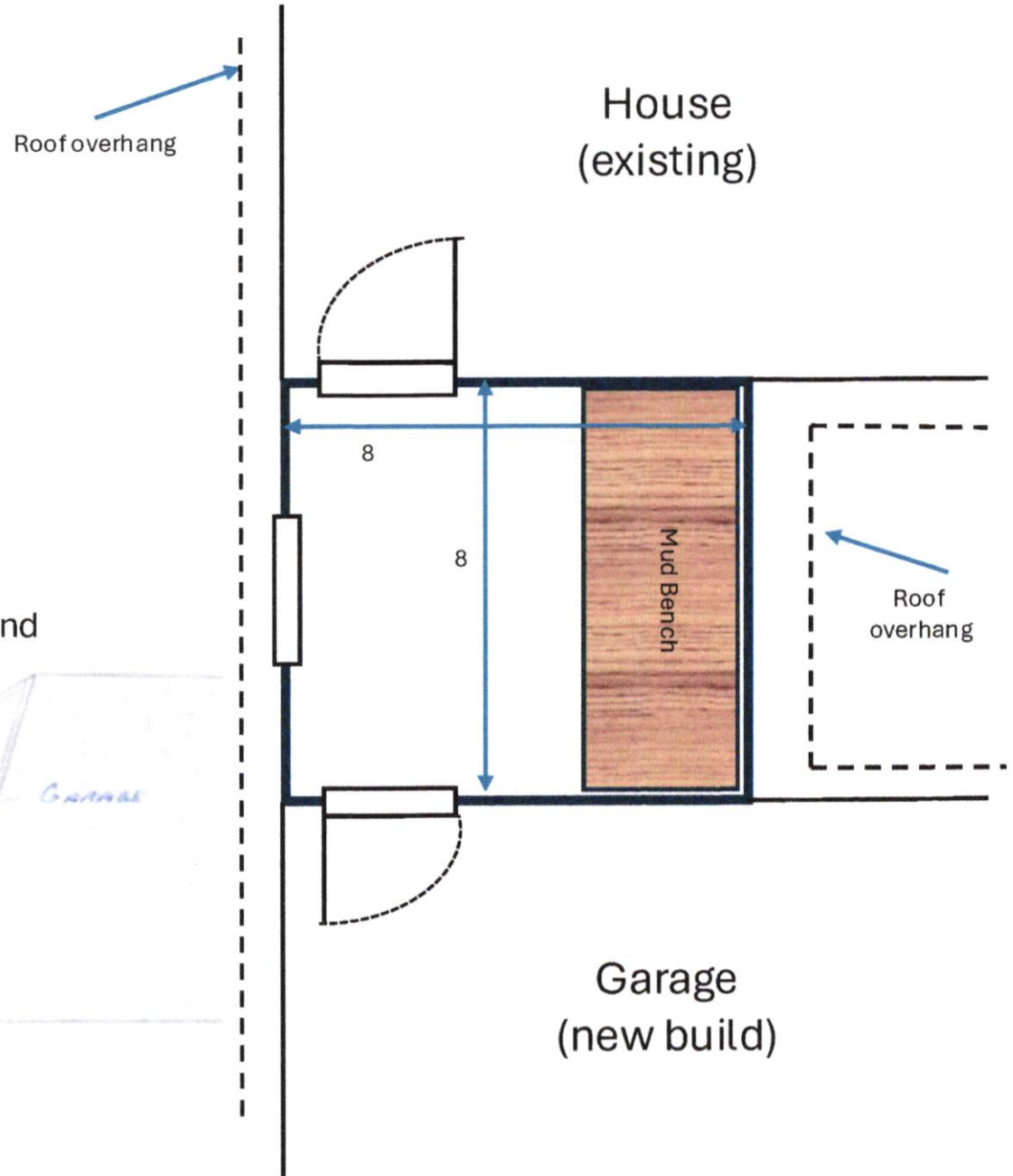
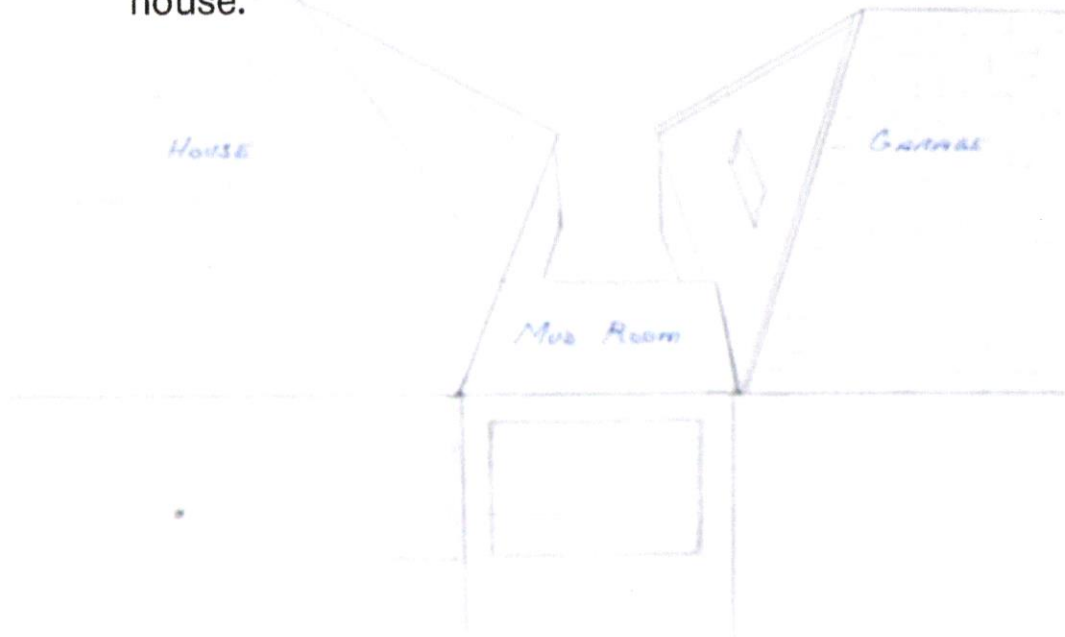
Roof overhang

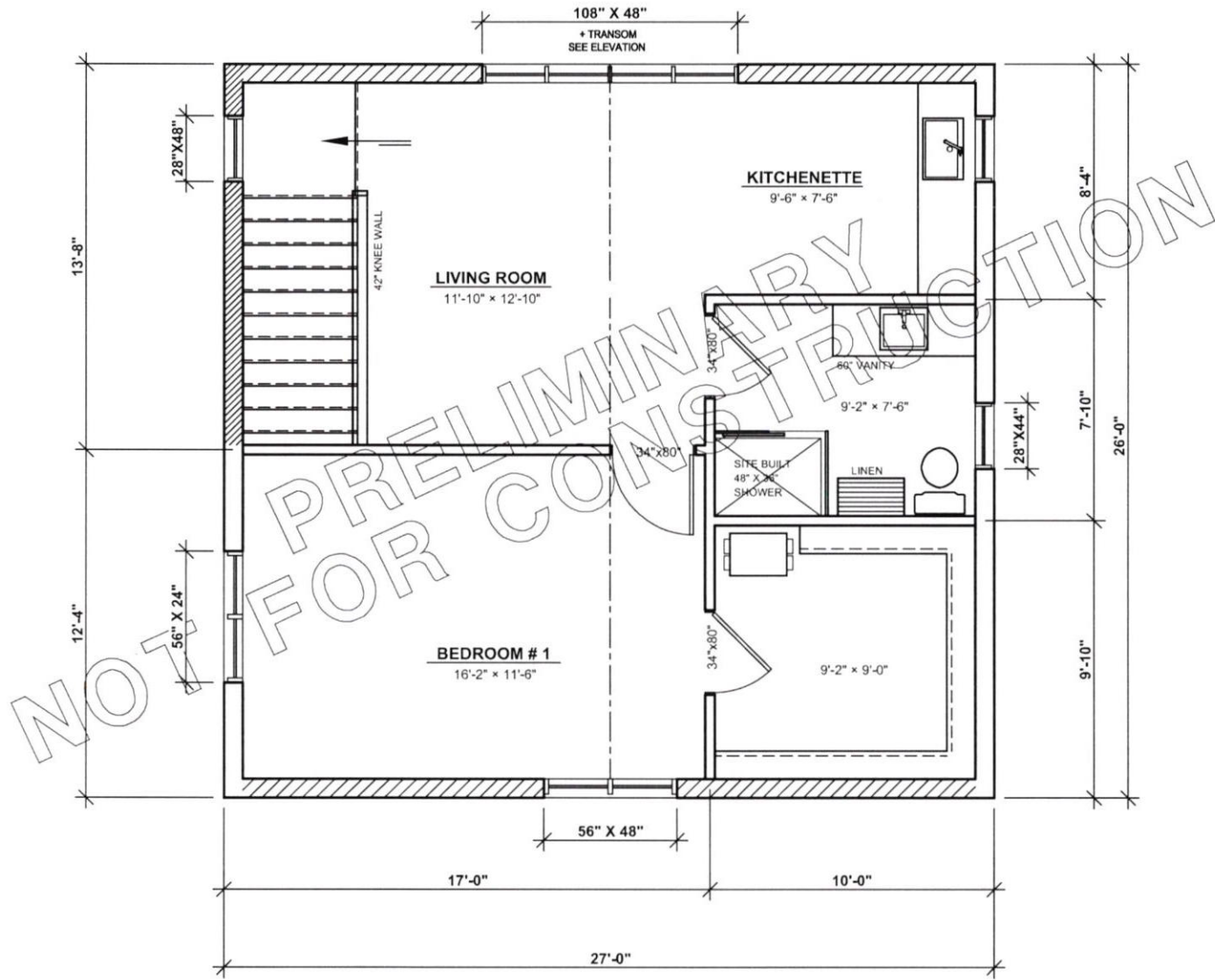
House  
(existing)

Mud Bench

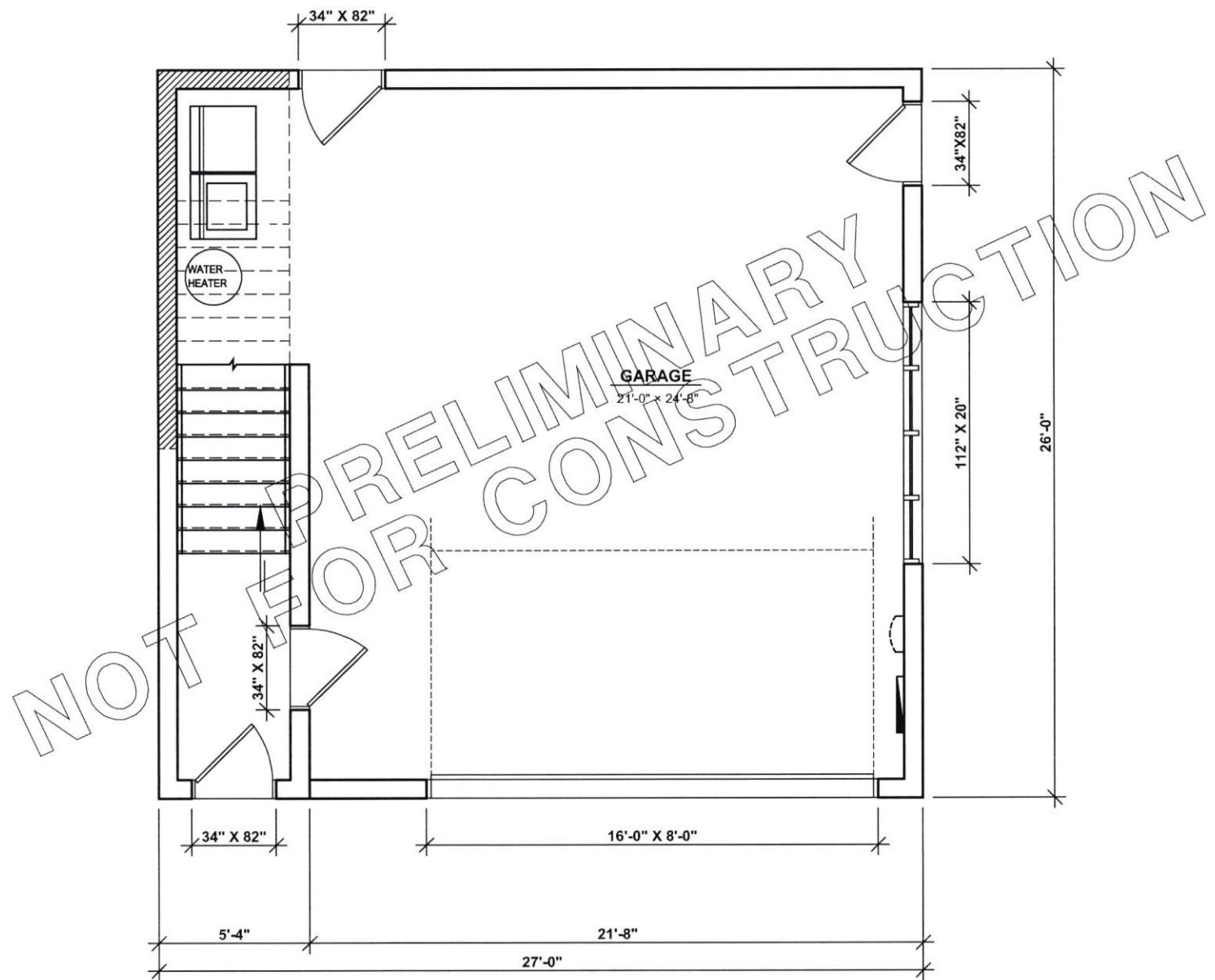
Roof  
overhang

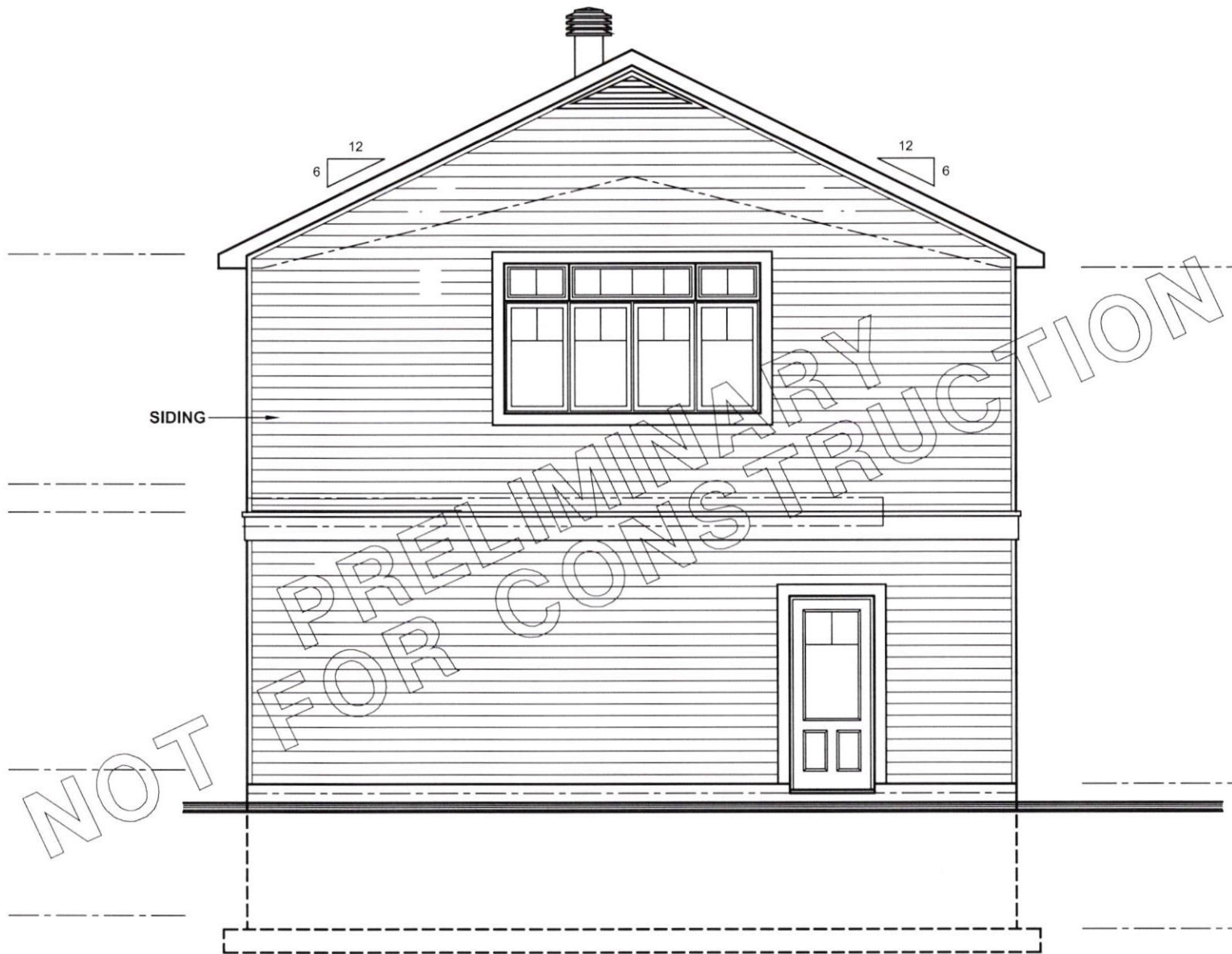
Garage  
(new build)



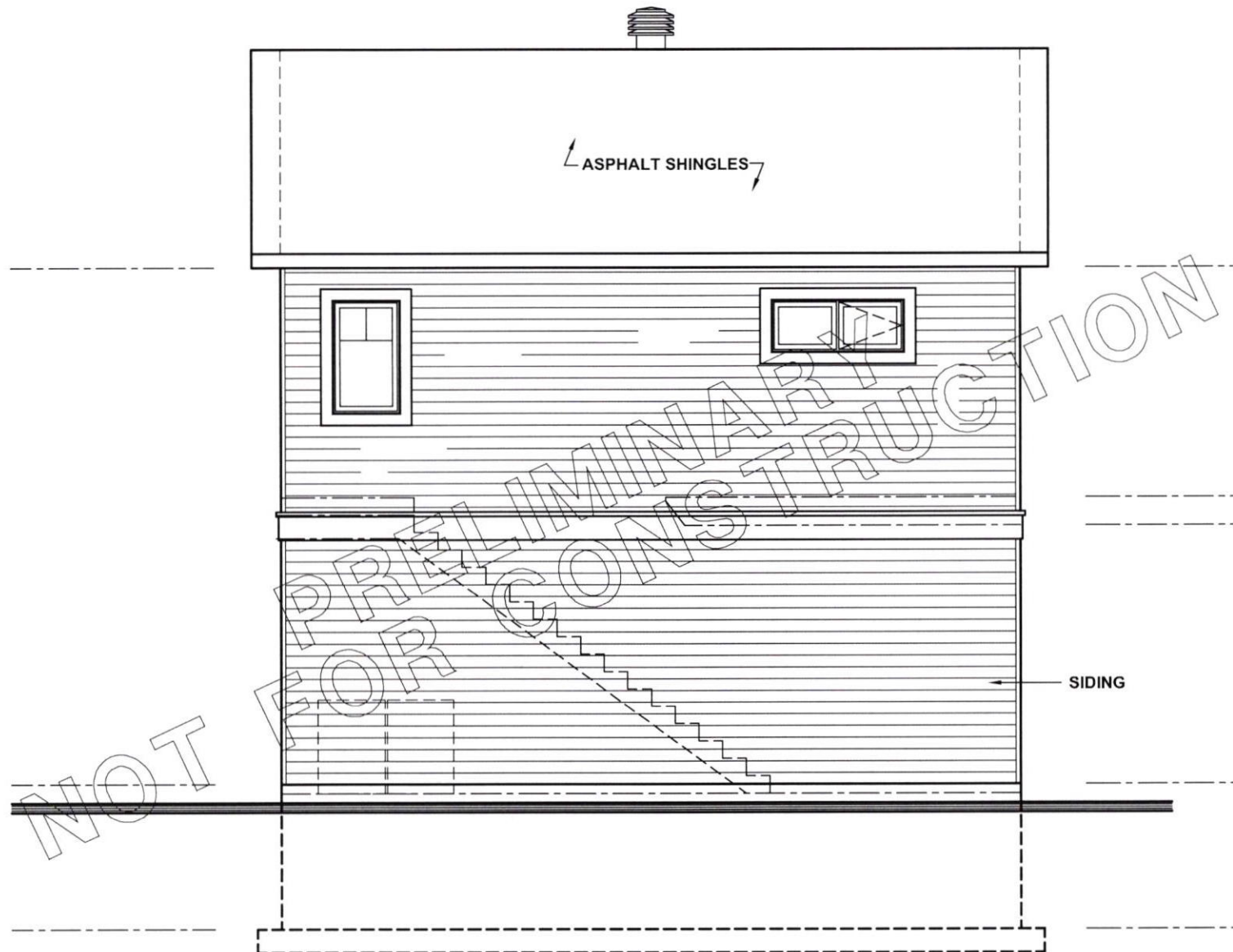


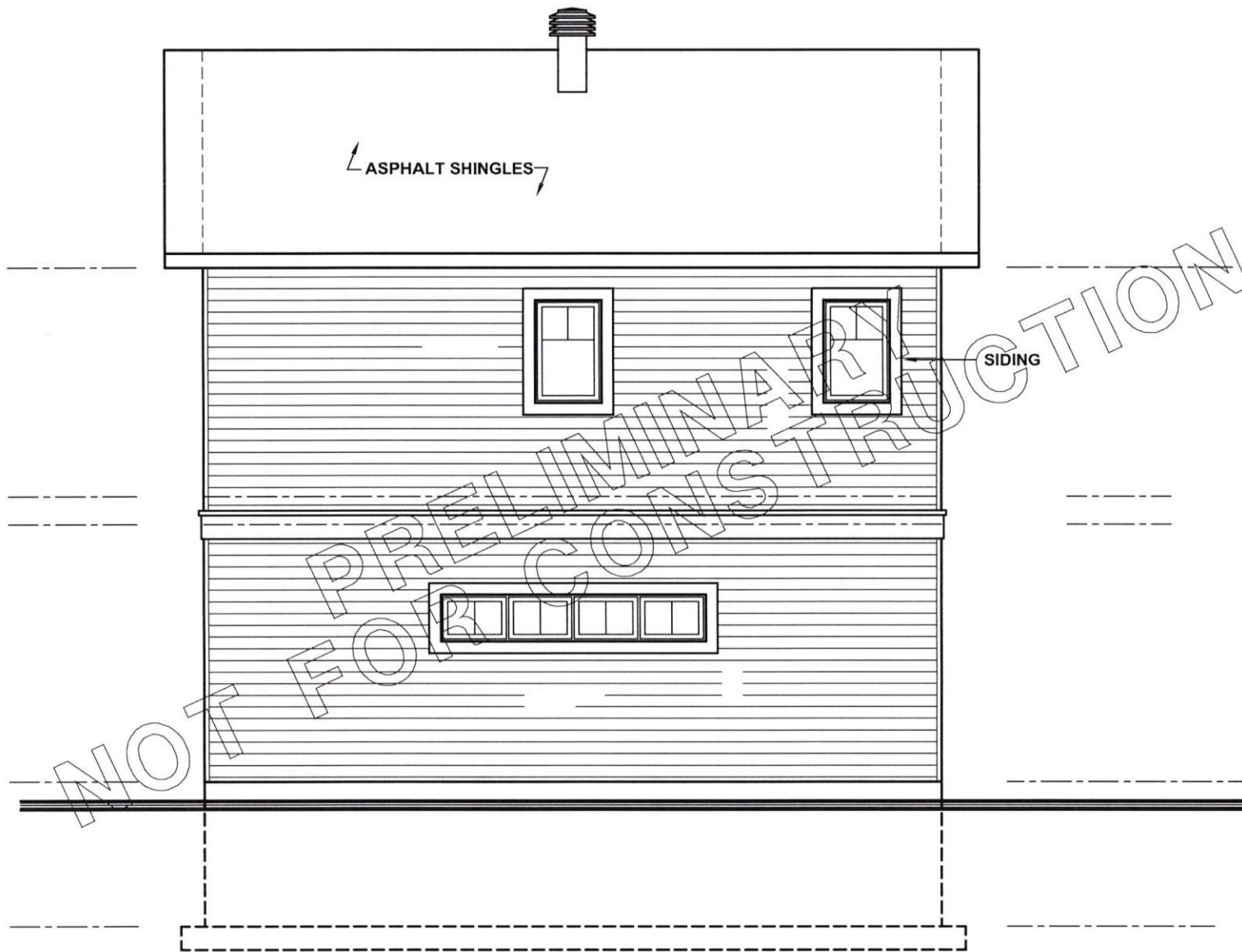




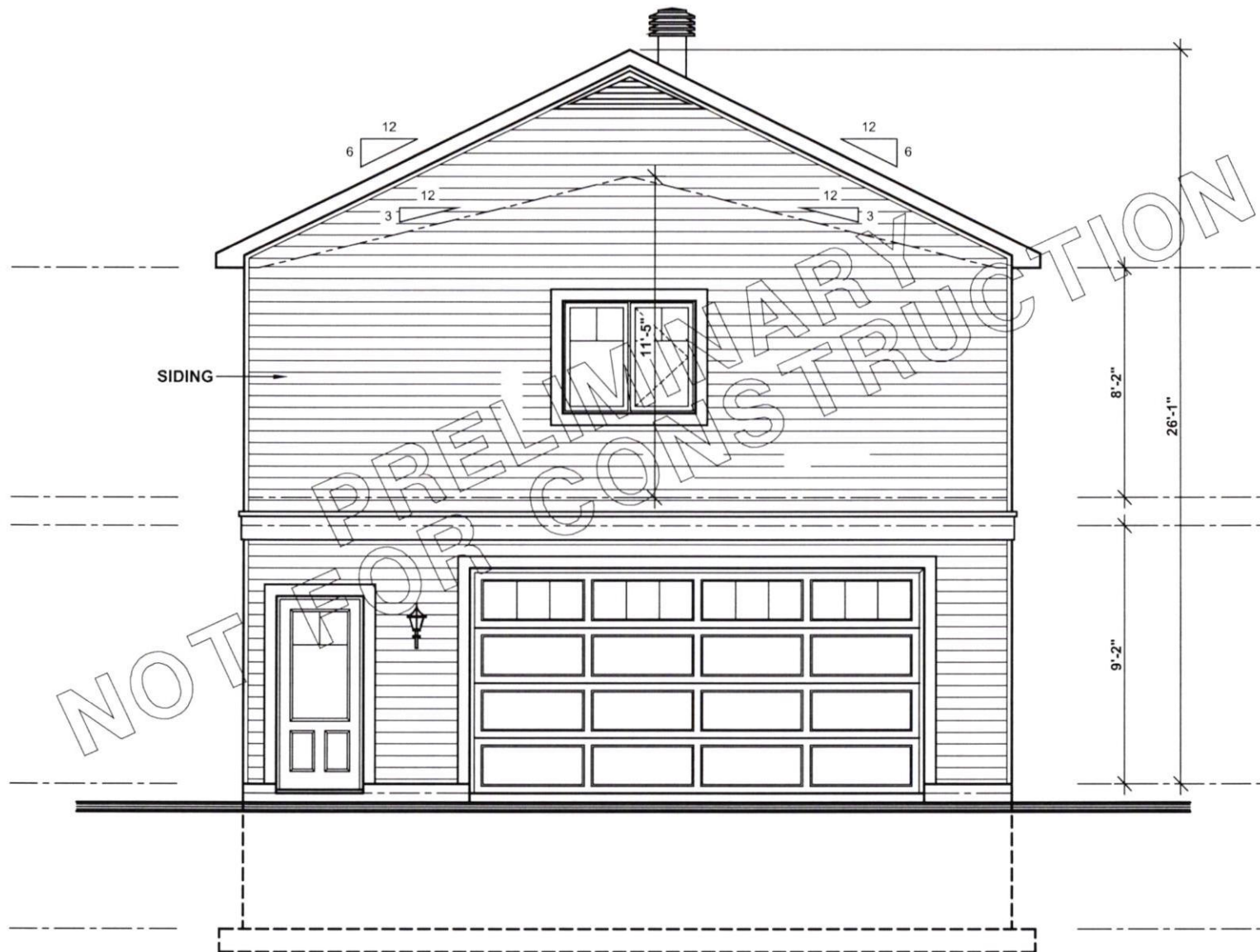


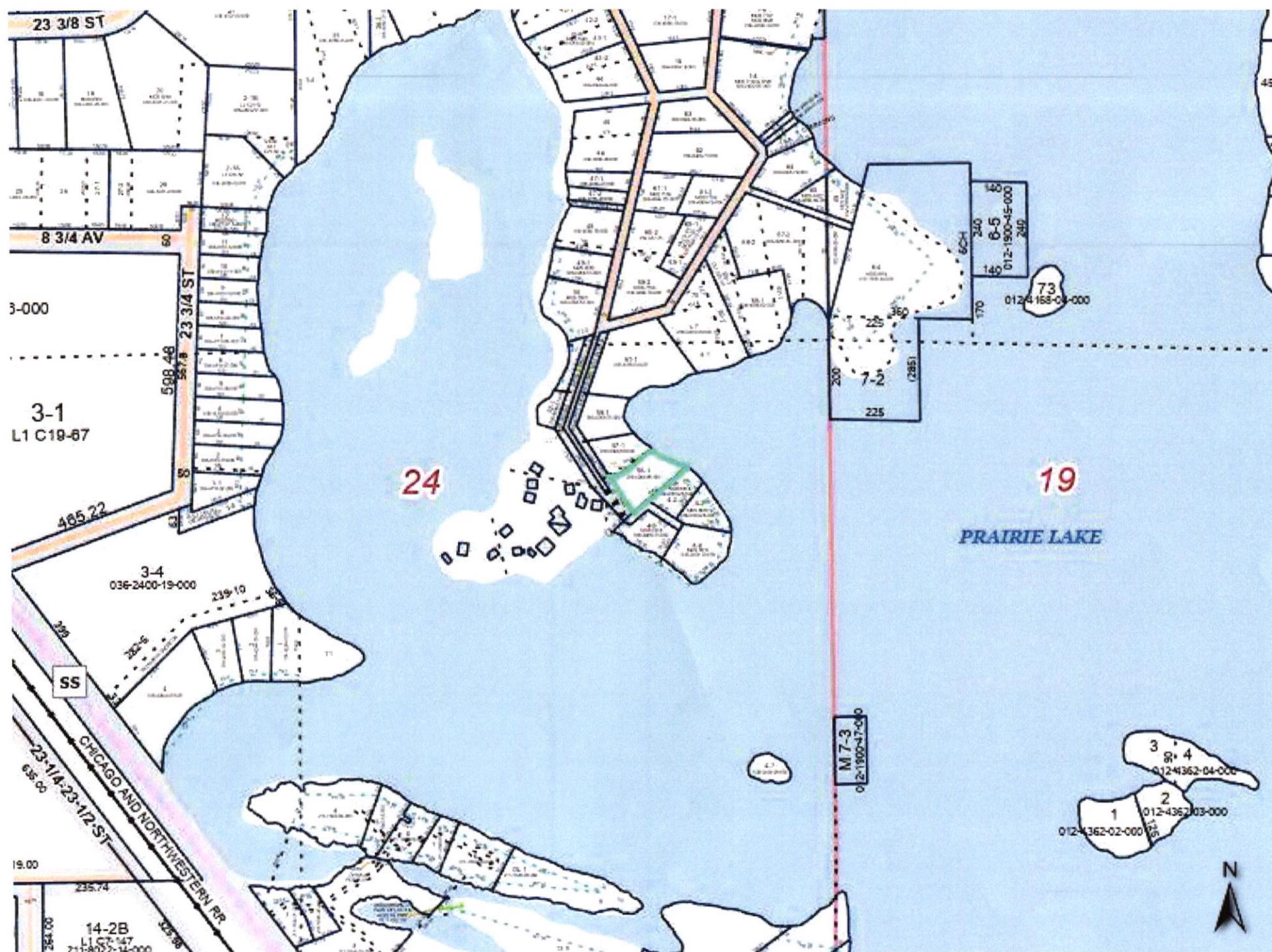


















# ORDINANCES RELATING TO HEARING

**Applicant/Owner:** Efflandt Family Trust  
**Previous Appeals:** #2546

**Appeal:** 3988

**Request:** Requests a variance to construct an attached garage within the setbacks to the centerline and right-of-way of a Town Road, in a Recreational-Residential district, located in the Town of Prairie Lake.

**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.

### **Ordinances relating to this Appeal:**

17.36	Recreational-Residential District
17.41	Shoreland Overlay District
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 to the Board of Supervisors Board on the same day as the request is made. The Board of Supervisors will then forward the request to the Planning and Zoning Board.*

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

Type of Request: ☒ Variance ☐ Special Exception

Town of PRAIRIE LAKE

Owner: SCOTT & WENDI EFFLANDT

Applicant Agent: SCOTT EFFLANDT

Property Address: 869-23 1/8 ST, CHETEK Property Tax ID #: 036-4066-66 000

Explain Request: map match explanation as indicated RIGHT OF WAY / CENTERLINE VARIANCE FOR GARAGE (26' x 27'), 2 STORY, GABLE ROOF (29' ELEV) ATTACHED TO HOUSE VIA BREEZEWAY (10' x 8') ON NW CORNER OF PARCEL / LOT.

## Section B - to be completed by the Board:

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

## EXPLANATION OF TOWN BOARD DECISION:

No issues at this time.

Date

4/9/2025

Signed

*[Signature]*

Town Chairman

OR Signed

Town Clerk

Print Name

*[Signature]*

Print Name

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