

ZONING COMMITTEE MEETING
Wednesday, June 4, 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 May 7, 2025 meeting minutes.
6. Edit List Review – May expenses – discussion only (no motion required)
7. Narrows Point Condominium Plat Approval: Matt Shilts, Shilts Land Surveying
8. 2025 Farmland Preservation Plan Update – discussion item
9. Future Agenda Items: *2025 Farmland Preservation Plan Approval*
10. Set next meeting date. July 2, 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

May 7, 2025 – 12:30 P.M.

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

Zoning Office Staff: Gifford, Black (12:50 pm), Collins.

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

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

#4. Public Comment - None

#5. Minutes – The minutes of February 5, 2025 were presented; **motion:** (Cook/Jenkins) to approve the minutes. Motion carried.

#6. Edit Lists – No questions or comments.

#7. Public Hearings–

(12:30 p.m.) **Kevin P. & Robin C. Tripp, owners; Walt Organ, applicant – Town of Oak Grove, A-1 to Ag-2, 39.44 acres**

Kusilek read the public notice and Gifford presented a file review. The son of the applicant testified and Gifford provided a staff report. No correspondence or public testimony was received. Committee questions followed and discussion followed. **Motion:** (Rogers/Cook) to close testimony; carried.

Motion: (Rogers/Jenkins) to recommend denial of the request; carried. **Motion:** (Cook/Thompson) to close hearing; carried.

#8. Discussion: Office Activities – Gifford and Black updated the committee on a recent soils training held in Barron County, violations and permitting.

#10. Future Agenda Items: *2025 Farmland Preservation Plan Update*

#11. Next meeting date: June 4, 2025 at 12:30 p.m.

#12. Chair declared the meeting adjourned at 1:52 p.m. by unanimous consent.

Kim Russell-Collins, Secretary

Randall Cook, Committee Secretary

Minutes are not official until approved by the Zoning Committee

Payment Request Verification - Online Voucher

COUNTY OF BARRON

Batch Year: 25 Department:

Payment Request Date: 05/08/2025

Vendor	Vendor Name	Line	Voucher	Account Description	Date	Description	Amount
252190	HEY EVERYTHING OF BARRON LLC	1	C0091896	OFFICE SUPPLIES	05/08/2025	LS - VARIOUS 4/30/25 STMT	7.79
252190	HEY EVERYTHING OF BARRON LLC	2	C0091896	REPAIR & EXPENSE	05/08/2025	LS - VARIOUS 4/30/25 STMT	89.62
252190	HEY EVERYTHING OF BARRON LLC	3	C0091896	SUPPLIES	05/08/2025	LS - VARIOUS 4/30/25 STMT	56.07
6696	NOBLE'S TIRE SERVICE INC	1	C0091897	VEHICLE EXPENSE-LAND SERVICES	05/08/2025	LS - TIRES '14 F150/TREE	688.32
6696	NOBLE'S TIRE SERVICE INC	2	C0091897	REPAIR & EXPENSE	05/08/2025	LS - TIRES '14 F150/TREE	135.63
302	SWANT GRABER FORD	1	C0091898	VEHICLE EXPENSE-LAND SERVICES	05/08/2025	LS - OIL CN/GRAY F150 & EDGE	120.46
302	SWANT GRABER FORD	1	C0091899	VEHICLE EXPENSE-LAND SERVICES	05/08/2025	LS - '13 FORD/OIL CHANGE	98.73
274259	APG MEDIA OF WISCONSIN LLC	1	C0091900	PUBLICATIONS	05/08/2025	ZA - PUB NOT/GREENER, JTR,	191.40
426	BELL PRESS INC	1	C0091901	PUBLICATIONS	05/08/2025	ZA - PUB NOT/GROVE-JOHNSON	139.75
265721	EIDEN PAUL	1	C0091902	ACCOUNTS PAYABLE	05/08/2025	ZA- REFUND/SP NOT NEEDED	50.00
305855	SHANE SCOTT OR KAREN	1	C0091903	ZONING FEES AND PERMITS	05/08/2025	ZA - REFUND OF LUP FEE	350.00
289493	BUREAU OF CORRECTIONAL ENTE	1	C0091904	ADDRESS SIGNING	05/08/2025	ZA - RURAL ADDRESS SIGNS	256.00
3565	DSPS FISCAL	1	C0091905	DUE TO STATE - SANITATION FEES	05/08/2025	ZA - STATE SAN FEES/APRIL 2025	2,600.00
Totals:							\$4,783.77

Department Approval

Admin Approval

LOT 31 OF PITMAN'S POINT, ALSO A PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 17, T. 33 N., R. 10 W., TOWN OF CHETEK, BARRON COUNTY, WISCONSIN.

1. No title search preformed by Shilts Land Surveying, LLC.

3. This survey may be subject to other easements, restrictions, reservations, and water laws that exist through unrecorded means or by record.

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.

7. Two off-street parking spaces will be provided for each unit as depicted on this sheet.

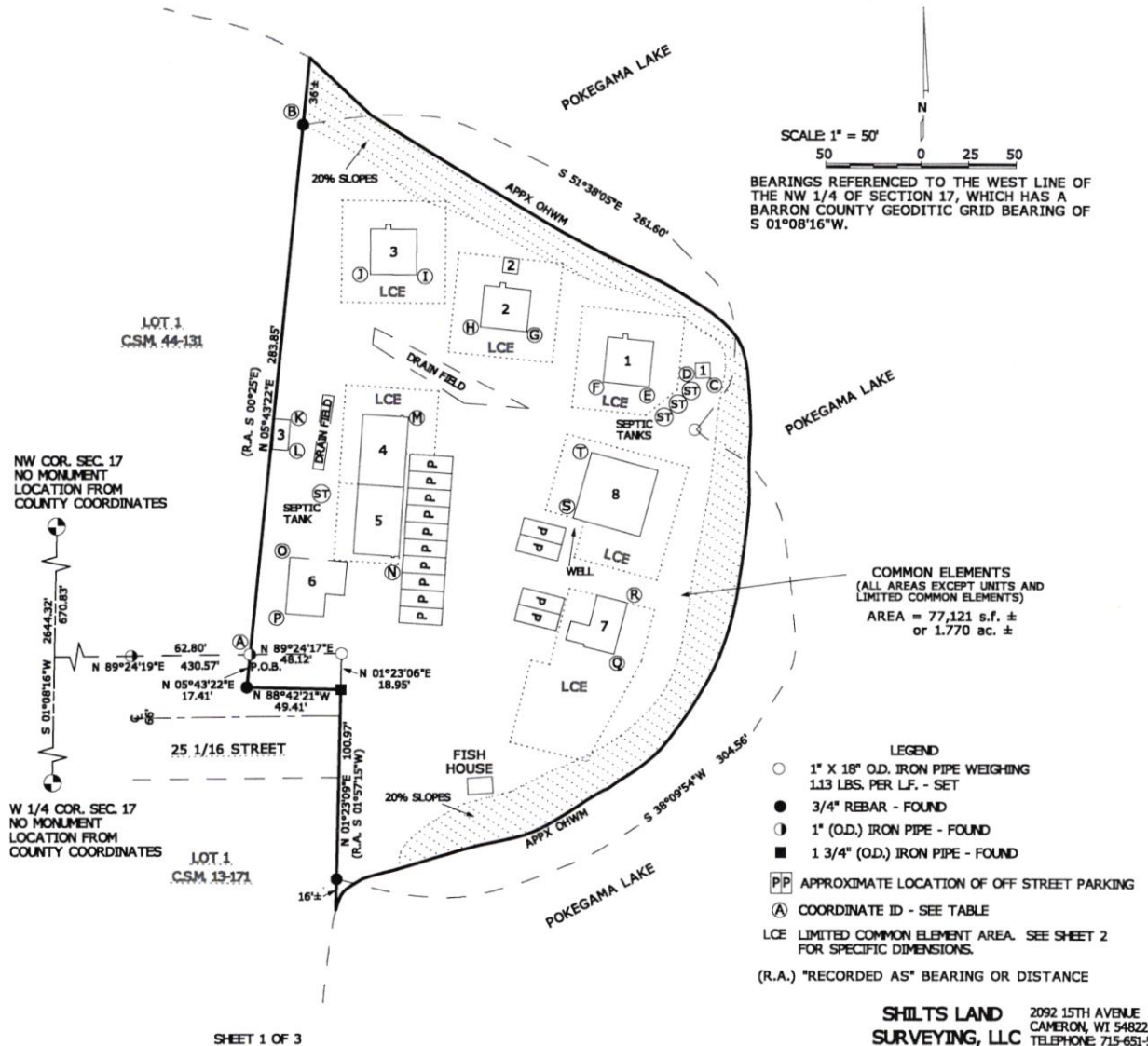
9. Pokegama Lake water frontage width of condominium = 694 feet more or less.

COORDINATE TABLE

POINT	NORTHING	EASTING
A	78594.625	359247.807
B	78867.065	359276.111
C	78732.326	359489.286
D	78732.044	359481.791
E	78727.352	359457.045
F	78729.915	359432.881
G	78756.691	359392.908
H	78759.249	359368.743
I	78787.082	359335.537
J	78787.374	359311.239
K	78709.744	359269.201
L	78693.497	359267.891
M	78711.176	359331.148
N	78636.949	359326.077
O	78636.578	359268.998
P	78606.675	359266.585
Q	78594.938	359438.666
R	78612.472	359445.625
S	78657.418	359471.152
T	78692.525	359426.766

PREPARED FOR:

SHEET 1 OF 3



LOT 31 OF PITMAN'S POINT, ALSO A PART OF THE NW 1/4 OF
THE NW 1/4 OF SECTION 17, T. 33 N., R. 10 W., TOWN OF CHETEK,
BARRON COUNTY, WISCONSIN.



JENNIFER FIPPINGER
985 25 1/16 STREET
CHETEK, WI 54728

**SHILTS LAND
SURVEYING, LLC** 2092 15TH AVENUE
CAMERON, WI 54822
TELEPHONE: 715-651-5476

NARROWS POINT CONDOMINIUM

LOT 31 OF PITMAN'S POINT, ALSO A PART OF THE NW 1/4 OF
THE NW 1/4 OF SECTION 17, T. 33 N., R. 10 W., TOWN OF CHETEK,
BARRON COUNTY, WISCONSIN

OWNER CERTIFICATE OF DEDICATION

As owner, Jennifer Fippinger, I hereby certify that I caused the land described on this condominium plat to be surveyed, divided, mapped and dedicated as represented on this plat, that it is a correct representation of the condominium described, and the identification and location of each unit and common elements can be determined from the plat.

WITNESS the hand and seal of said owner(s) this _____ day of _____, 2025.

In the presence of:

Owner:

Witness _____

Jennifer Fippinger, Owner (seal)

STATE OF _____)
_____) ss
COUNTY)

Personally came before me this _____ day of _____, 2025, the above named Jennifer Fippinger, to me known to be the same persons who executed the foregoing instrument and acknowledge the same.

(Notary Seal)

Notary Public

My commission expires _____

TOWN OF CHETEK APPROVAL

Resolved, that this Narrows Point Condominium Plat is hereby approved by the Town Board of the Town of Chetek.

Town Chairman _____

Date

BARRON COUNTY ZONING APPROVAL

Resolved, that this Narrows Point Condominium Plat is hereby approved by the Barron County Zoning Administrator on behalf of the Barron County Zoning Committee.

Zoning Administrator _____

Date

PREPARED FOR:

JENNIFER FIPPINGER
985 25 1/16 STREET
CHETEK, WI 54728

CONSENT OF CORPORATE MORTGAGEE

Ladysmith Federal Savings and Loan, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, do hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of Jennifer Fippinger, owner.

IN WITNESS WHEREOF, the said Ladysmith Federal Savings and Loan, N.A., has caused these presents to be signed by Sara Taylor, its Vice President, this _____ day of _____, 2025.

In the presence of:

Ladysmith Federal Savings and Loan:

Witness _____

Sara Taylor, Vice President (seal)

STATE OF _____)
_____) ss
COUNTY)

Personally came before me this _____ day of _____, 2025, Sara Taylor, its Vice President, of the above named corporation, and acknowledge that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal)

Notary Public

My commission expires _____

LEGAL DESCRIPTION

Lot 31 of Pitman's Point and a part of the NW 1/4 of the NW 1/4 of Section 17, T. 33 N., R. 10 W., Town of Chetek, Barron County, Wisconsin, more particularly described as follows:

Commencing at the Northwest Corner of said Section 17;
thence S 01°08'16"W, 670.83 feet;
thence N 89°24'19"E, 430.57 feet to the Point of Beginning;

thence N 05°43'22"E, 283.85 feet to a meander corner located S 05°43'22"W, 36 feet more or less from the ordinary high water mark of Pokegama Lake;
thence S 51°38'05"E, along a meander line, 261.60 feet;
thence S 38°09'54"W, along a meander line, 304.56 feet to a meander corner located N 01°23'09"E, 16 feet more or less from the ordinary high water mark of Pokegama Lake;
thence N 01°23'09"E, 100.97 feet;
thence N 88°42'21"W, 49.41 feet;
thence N 05°43'22"E, 17.41 feet to the Point of Beginning.
Also including all those lands lying between the side lot lines, the meander line, and the ordinary high water mark of Pokegama Lake.

SURVEYOR'S CERTIFICATE

I, Matthew R. Shilts, professional Wisconsin land surveyor, do hereby certify that this survey was prepared by me, that it is a correct representation of the condominium described, and the identification and location of each unit and the common elements can be determined from the plat.

Matthew R. Shilts S-2633