

BOARD OF ADJUSTMENT MEETING

Monday, June 9, 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 #3986: William R. & Amelia D. Borntreger, property owners,
Request a special exception to establish two farm family businesses being a
bulk food store and a small band sawmill, in an Agricultural-1 district.
Property address: 2145 29 ½ Avenue, Sarona, Wisconsin

9:10 a.m. Appeal #3990: John & Ida Borntreger, property owners, Requests a
special exception for two farm family businesses being a sawmill and a buggy
wheel repair shop, in an Agricultural-1 district.
Property address: 2325 25th Avenue, Rice Lake, 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 29, 2025, 1:00 p.m.**

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

Vice Chair Hardie called the Board of Adjustment to order at 1:04 p.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: (Okey/North) to approve the minutes of May 12, 2025; carried.

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.

Hardie opened the hearing and read the public notice. The Board reviewed the file and received testimony from the applicant. **Motion:** (Kelsey/North) to include Appeals 1014 and 2766; carried. Gifford provided a staff overview. No correspondence or public testimony received. Town Consideration Form entered into testimony. After Board questions and discussion, **motion:** (Kelsey/Okey) to close testimony; carried 5-0. **Motion:** (Kelsey/Fall) to approve the special exception as presented with the following conditions:

1. All licenses and permits are obtained prior to operation, and all testimony, oral and written, is part of the decision.
2. Three additions to the building are approved as shown on Exhibit A.
3. Any future lighting shall be downward facing and any signage shall follow Land Use Ordinance regulations.

Motion carried 5-0.

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.

Hardie opened the hearing and read the public notice. The Board reviewed the file and received testimony from the applicant, who stated the laundry area portion of the building has been removed from the request. Gifford provided a staff report. No correspondence or public testimony received. Town Consideration Form entered into testimony. After Board questions, **motion:** (Okey/Kelsey) to close testimony; carried 5-0. **Motion:** (Kelsey/Okey) to approve the variance with the following conditions:

1. All licenses and permits are obtained prior to operation, and all testimony, oral and written, is part of the decision.

Motion carried 5-0.

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.

Hardie opened the hearing and read the public notice. The Board reviewed the file and received testimony from the agent, Mike Pych. Black provided a staff overview. **Motion:** (Kelsey/Okey) to include Appeal 2546; carried. No correspondence received; public testimony was received. Town Consideration Form entered into testimony. After Board questions, **motion:** (Okey/Fall) to close testimony; carried 5-0. **Motion:** (Okey/Fall) to approve the variance 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. The breezeway must be fully enclosed.
3. The addition can be located no closer than 40.7 feet from the centerline of the Town Road.

Motion carried 4-1 with Kelsey opposed.

Report from L.S. Director: N/A

Chair declared the meeting adjourned by unanimous consent 3:58 p.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, June 9, 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 establish two farm family businesses being a bulk food store and a small band sawmill, in an Agricultural-1 district, property described as part NE-SW, consisting of 37.75 acres, located in Section 3, T36N, R11W, Town of Oak Grove, Barron County, Wisconsin.

The Board of Adjustment reserves the right to view the property and may convene in executive session prior to rendering a decision. Contact Zoning Office staff at 715-537-6375 with questions regarding this appeal.

Property owner: William R. & Amelia D. Borntreger
Property address: 2145 29 ½ Avenue, Sarona, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 21st 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: William R. Borntrager
Address: 2145 29¹/₂ Ave.
City/State/ZIP: Sarona, Wisc. 54870
Daytime Phone: _____
Email: _____

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

SITE INFORMATION

Parcel I.D. Number: 032 - 0300 - 13 - 000 Township: Oak Grove

Property Address: 2145 29¹/₂ Ave. Lot Size: 37.75 Sq.Ft./Acres
Sarona, Wisc.

TYPE OF REQUEST:

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

Reason For Special Exception Request:

bulk food store for the community
flour, sugar, oatmeal, food accessories,
and small band sawmill (shed)

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.**

William R. Borntrager
Owner Signature

3 / 12 / 25
Date

Agent Signature

/ /
Date

OFFICE USE

Appeal # 3986 Hearing Date: 5 / 29 / 25 Previous Hearings: N/A
Name of Water Body: N/A Zoning Dist.: A1
Reviewed By: [Signature] Date 5 / 15 / 25

DATE RECEIVED:

RECEIVED

APR 16 2025

ORDINANCES RELATING TO HEARING

Applicant/Owner: William R. & Amelia D. Borntreger
Previous Appeals: N/A

Appeal: 3986

Request: A special exception to establish two farm family businesses being a bulk food store and a small band sawmill, in an Agricultural-1 district, in the Town of Oak Grove.

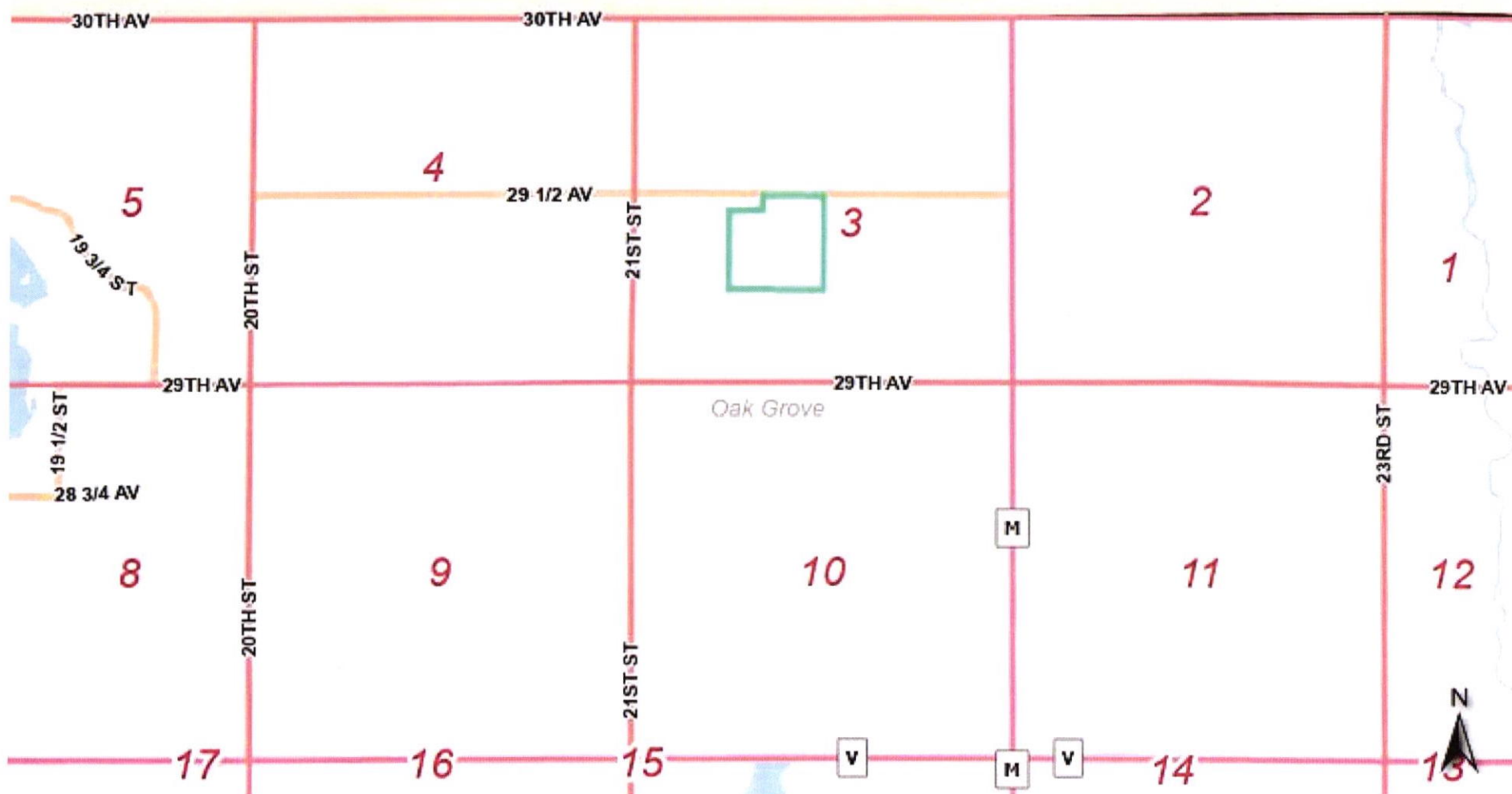
Purpose Section 17.02: This chapter is declared to be for the purpose of promoting the public health, safety and general welfare.

Intent Section 17.03: It is the general intent of this chapter to regulate and restrict the use of structures, lands, shoreland and waters; regulate and restrict lot coverage, population distribution and density and the size and location of all structures so as to lessen congestion in and promote the safety and efficiency of the streets and highways; secure safety from fire, flooding, panic and other dangers; provide adequate light, air, sanitation and drainage; prevent overcrowding; avoid undue population concentration; facilitate the adequate provision of public facilities and utilities; stabilize and protect property values; further the appropriate use of land and conservation of natural resources; preserve and promote the beauty of the community; prevent and control water pollution; protect spawning grounds, fish and aquatic life; preserve shoreland cover; and implement the county's general plan or county plan components. It is further intended to provide for the administration and enforcement of this chapter and to provide penalties for its violation.

17.28 A-1 EXCLUSIVE AGRICULTURAL DISTRICT

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

17.28	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 Oak Grove

Owner: William R. Borntrager

Applicant/Agent: _____

Property Address: 2145 29th Ave. Property Tax ID #: 032-0300-13-000

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:

Back to the County within 30 Days
Saw mill to be inside Bldg.
Savings to be controlled & contained
Muffler on Power Unit.
Store to meet Zoning Requirements

Date: 4/14/25

Signed: [Signature]
(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 Monday, June 9, 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 two farm family businesses being a sawmill and a buggy wheel repair shop, in an Agricultural-1 district, property described as part of NE-NW, consisting of 32.107 acres, located in Section 36, T36N, R11W, Town of Oak Grove, Barron County, Wisconsin.

The Board of Adjustment reserves the right to view the property and may convene in executive session prior to rendering a decision. Contact Zoning Office staff at 715-537-6375 with questions regarding this appeal.

Property owner: John & Ida Borntreger

Property address: 2325 25th Avenue, Rice Lake, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 21st 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: John C. Bortnegger

Agent: _____

Address: 2325 25th Ave.

Address: _____

City/State/ZIP: Rice Lake, Wi. 54868

City/State/ZIP: _____

Daytime Phone: _____

Daytime Phone: _____

Email: _____

Email: _____

SITE INFORMATION

Parcel I.D. Number: 032 - 3600 - 06 - 010 Township: Oak Grove

Property Address: 2325 25th Ave. Rice Lake Lot Size: _____ Sq.Ft./Acres
Wi. 54868

TYPE OF REQUEST:

☐ Dwelling ☐ Tourist Rooming House ☒ Business ☐ Campground ☐ Mineral Extraction
☐ Livestock Enlargement ☐ Other Sawmill and buggy wheel repairing

Reason For Special Exception Request:

Sawmill as Farm Family Business and
buggy wheel repairing shop

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.**

John C. Bortnegger
Owner Signature

03 / 31 / 2025
Date

Agent Signature

Date

OFFICE USE

Appeal # 3990 Hearing Date: 6 / 9 / 25 Previous Hearings: N/A

Name of Water Body: N/A Zoning Dist.: A-1

Reviewed By: [Signature] Date 5 / 15 / 25

DATE RECEIVED:

RECEIVED

APR 22 2025

BARRON COUNTY ZONING OFFICE

Att. Kim Collins. N.

2325

2542 Ave.
Rice Lake

Road

Drive way

House.

buggy
wheel
repairs
business

Shed.

Sawmill
Business

Livestock
Barn

ORDINANCES RELATING TO HEARING

Applicant/Owner: John & Ida Borntreger
Previous Appeals: N/A

Appeal: 3990

Request: A special exception to establish two farm family businesses being a sawmill and a buggy wheel repair shop, in an Agricultural-1 district, in the Town of Oak Grove.

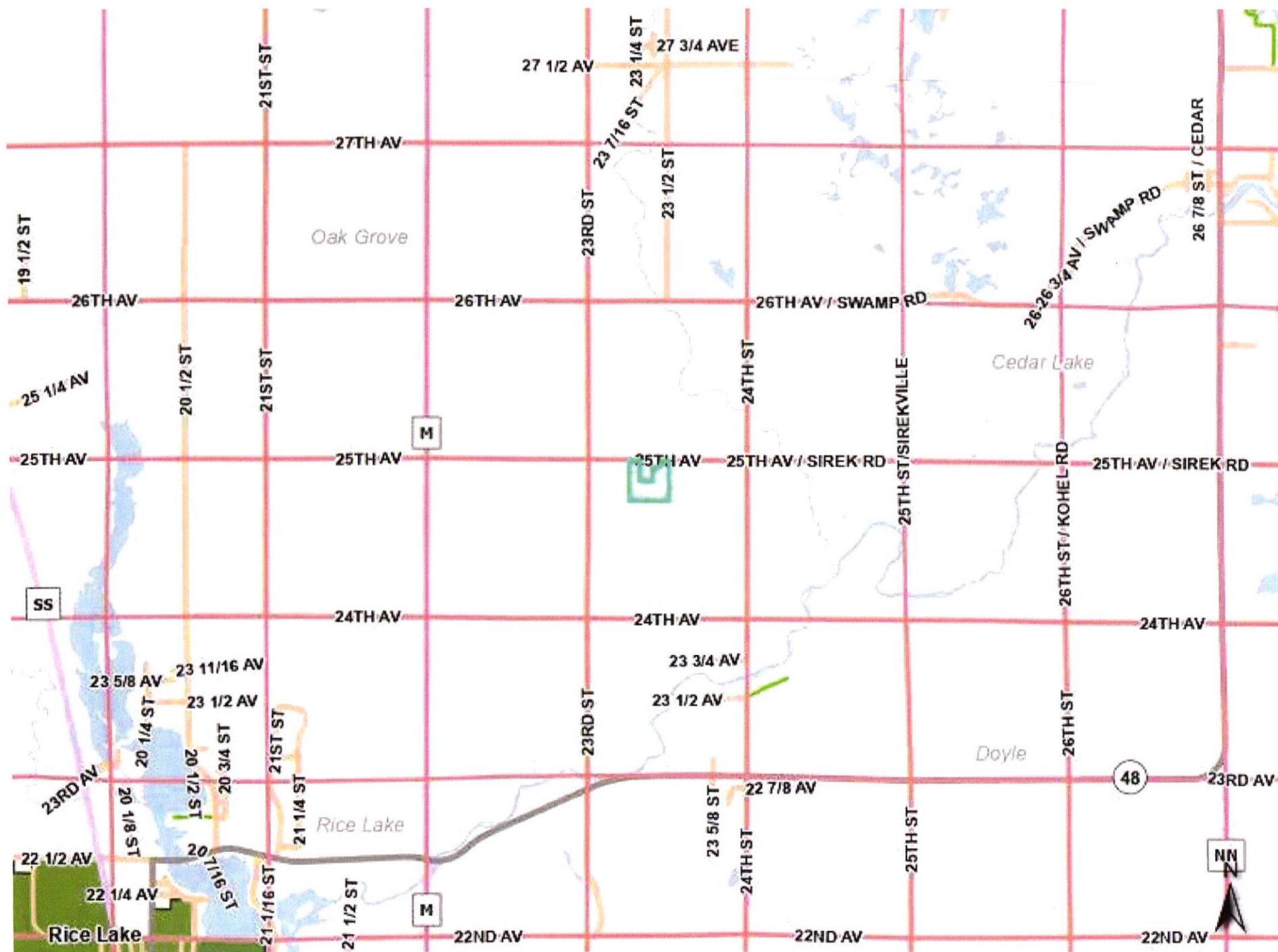
Purpose Section 17.02: This chapter is declared to be for the purpose of promoting the public health, safety and general welfare.

Intent Section 17.03: It is the general intent of this chapter to regulate and restrict the use of structures, lands, shoreland and waters; regulate and restrict lot coverage, population distribution and density and the size and location of all structures so as to lessen congestion in and promote the safety and efficiency of the streets and highways; secure safety from fire, flooding, panic and other dangers; provide adequate light, air, sanitation and drainage; prevent overcrowding; avoid undue population concentration; facilitate the adequate provision of public facilities and utilities; stabilize and protect property values; further the appropriate use of land and conservation of natural resources; preserve and promote the beauty of the community; prevent and control water pollution; protect spawning grounds, fish and aquatic life; preserve shoreland cover; and implement the county's general plan or county plan components. It is further intended to provide for the administration and enforcement of this chapter and to provide penalties for its violation.

17.28 A-1 EXCLUSIVE AGRICULTURAL DISTRICT

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

17.28	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 Oak Grove

Owner: John C. Borntrager

Applicant/Agent: _____

Property Address: 2325 25th Ave Property Tax ID #: 032-3600-06-010

Explain Request: (must match explanation on application) _____

Sawmill as farm family business and
buggy wheel repair shop

Section B— to be completed by the Township

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

EXPLANATION OF TOWN BOARD DECISION:

Must Return to the County within 30 Days
Saw mill must be inside a Bldg.
Shavings must be controlled and contained
Muffler on the Power Unit.
Pallet Manufacturing?

Date: 4/14/25

Signed: [Signature]
(Town Chairman)

OR Signed: _____
(Town Clerk)

Print Name

Print Name

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