

**ZONING COMMITTEE MEETING**  
**Wednesday, July 2, 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 June 4, 2025 meeting minutes
6. Edit List Review – June expenses – discussion only (no motion required)
7. Amend Farmland Preservation Plan Map Areas: Town of Barron
8. **Public Hearings:**  
12:35 p.m. – A rezoning request from the Agricultural-2 district to the Agricultural-1 district on property described as prt of NW-NW, consisting of 2 acres, located in Section 12, T34N, R12W, Town of Barron. Property owned by William H. & Shelly A. Balts.
9. 2025 Farmland Preservation Plan Draft Update Approval – action item
10. Discussion: Zoning office activities and actions
11. Future Agenda Items:
12. Set next meeting date. August 6, 2025
13. 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

June 4, 2025 – 12:30 P.M.

Present: Rogers, Jenkins, Kusilek, Cook.

Zoning Office Staff: Sukys, Collins.

Other: Jeff French.

Absent: Thompson.

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/Rogers) to approve the agenda. Motion carried.

#4. Public Comment - None

#5. Minutes – The minutes of May 7, 2025 were presented; **motion:** (Rogers/Jenkins) to approve the minutes. Motion carried.

#6. Edit List – Question answered.

#7. Narrows Point Condominium Plat Approval: Matt Shilts, Shilts Land Surveying – Sukys explained the condo plat review process and stated that the Declaration has not been submitted as of yet. Shilts and Sukys answered committee questions. **Motion:** (Rogers/Cook) to conditionally approve the proposed condominium plat provided the declaration meets Land Use Ordinance requirements; carried.

#8. 2025 Farmland Preservation Plan Update – Sukys presented the draft plan, explaining the requirement for the update every 10 years and review the draft plan. Committee questions and discussion followed, with their recommendations incorporated into the plan.

#9. Future Agenda Items: *2025 Farmland Preservation Plan Approval*

#10. Next meeting date: July 2, 2025 at 12:30 p.m.

#11. **Motion:** (Rogers/Cook) to adjourn the meeting at 1:33 p.m.; carried.

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Kim Russell-Collins, Secretary

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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: 06/12/2025

Vendor	Vendor Name	Line	Voucher	Account Description	Date	Description	Amount
273210	AMERY FREE PRESS	1	C0092217	OFFICE SUPPLIES	06/12/2025	LS - PUB NOTICE/STAPLES LK	68.50
80756	CHIPPEWA CO TREASURER	1	C0092218	CONFERENCE REGISTRATION	06/12/2025	LS/SWCD - W CENTRAL TOUR -	25.00
80756	CHIPPEWA CO TREASURER	2	C0092218	CONFERENCE REGISTRATION	06/12/2025	LS/SWCD - W CENTRAL TOUR -	25.00
80756	CHIPPEWA CO TREASURER	3	C0092218	CONFERENCE REGISTRATION	06/12/2025	LS/SWCD - W CENTRAL TOUR -	25.00
124273	ENGEL'S NURSERY	1	C0092219	TREE PURCHASES	06/12/2025	SWCD - SHIPPING/TREE	594.90
252190	HEY EVERYTHING OF BARRON LLC	1	C0092220	REPAIR & EXPENSE	06/12/2025	SWCD - EQUIP, AIS, CHETEK DAM	29.29
252190	HEY EVERYTHING OF BARRON LLC	2	C0092220	OFFICE SUPPLIES	06/12/2025	SWCD - EQUIP, AIS, CHETEK DAM	56.21
252190	HEY EVERYTHING OF BARRON LLC	3	C0092220	REPAIR & MAINTENANCE - CHETEK DAM	06/12/2025	SWCD - EQUIP, AIS, CHETEK DAM	49.54
263869	SEILER INSTRUMENT & MFG CO IN	1	C0092221	OFFICE SUPPLIES	06/12/2025	SWCD - #53678 PEN MAP SUBSER	1,000.00
274259	APG MEDIA OF WISCONSIN LLC	1	C0092222	PUBLICATIONS	06/12/2025	ZA - PUB NOT# 3986 & 3990	130.78
426	BELL PRESS INC	1	C0092223	PUBLICATIONS	06/12/2025	ZA - PUB NOTICE/HUMPHREY	69.88
744	CHETEK ALERT INC	1	C0092224	PUBLICATIONS	06/12/2025	ZA - PUB NOTICE/# 3987 & 3988	115.99
1015	CUMBERLAND ADVOCATE	1	C0092225	PUBLICATIONS	06/12/2025	ZA - NELNORDIC PUB NOTICE	42.87
289493	BUREAU OF CORRECTIONAL ENTE	1	C0092226	ADDRESS SIGNING	06/12/2025	ZA - RURAL ADDRESS SIGNS	573.00
3565	DSPS FISCAL	1	C0092227	DUE TO STATE - SANITATION FEES	06/12/2025	ZA - STATE SAN FEES/MAY 2025	2,700.00
Totals:							\$5,505.96

Department Approval

Admin Approval

## MANUAL VOUCHERS/JOURNAL ENTRIES

DEPT	NAME	ACCOUNT	DESCRIPTION	AMOUNT
SWCD	DRAGONFLY GARDENS	100-12-56229-341-000	NATIVE PLANTS/SALE	\$8,560.00

MANUAL VOUCHERS TOTAL: \$8,560.00

GRAND TOTAL: \$14,065.96

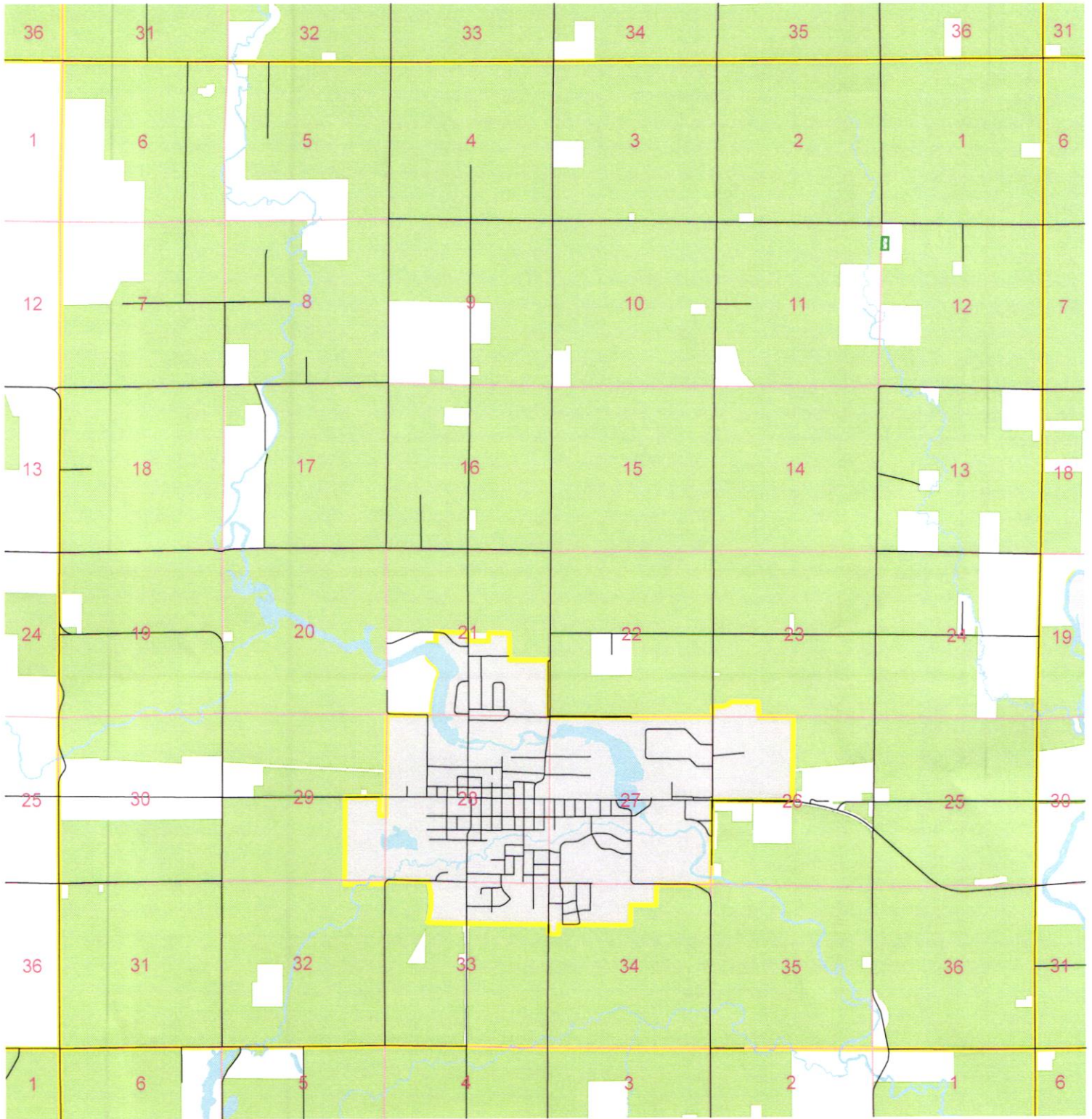
Land Services Total: \$143.50  
Land Information Total: \$0.00  
Soil & Water Conservation Total: \$10,289.94  
Zoning Administration Total: \$3,632.52



# FARMLAND PRESERVATION PLAN MAP

## TOWN OF BARRON

### BARRON COUNTY



#### PLAN AREA MAP AMENDMENTS 2025

CHANGE  
 ADD  
 REMOVE

 COUNTY BOUNDARY  
 SECTION  
 SURFACE WATER  
 TOWN BOUNDARY  
 CITY  
 VILLAGE  
 FARMLAND PRESERVATION AREA  
 NON-FARMLAND PRESERVATION AREA  
 ROAD

The Farmland Preservation Plan Maps supersede the Preferred Land Use Maps of the Barron County Comprehensive Plan when inconsistencies exist regarding non-agricultural development.



PREPARED BY: BARRON COUNTY  
 DEPARTMENT OF LAND SERVICES  
 AMENDED 07/02/2025



**RZ2025-3**

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, July 2, 2025 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 prt of NW-NW, consisting of 2 acres, located in Section 12, T34N, R12W, Town of Barron, from the Agricultural-2 to the Agricultural-1 district.

Property owned by William H. & Shelly A. Balts  
Applicant: Same

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 18<sup>th</sup> day of June, 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: William + Shelly Baits  
Address: 1670 17<sup>th</sup> Ave  
City/State/ZIP: Barron WI 54812  
Daytime Phone: 715 205 2990  
Email: billbaits@hotmail.com

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

## SITE INFORMATION

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

Parcel I.D. Number: 006 -1200 -10 -011 Township: Barron

Property Address: 17<sup>th</sup> Ave Current Parcel Size: 20 Acres

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

2 acres on 20 acre parcel to

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

To have a 25 acre Ag-1 parcel(s) to allow  
for a new home

## 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

4 / 30 / 25  
Date

\_\_\_\_\_  
Applicant/Agent's Signature

/ /  
Date

Fee: \$500.00 Paid 6715

Hearing # R2025-3

Date/County Clerk Submission: 6/12/25 KR

Reviewed by: [Signature] Date: 6/12/2025

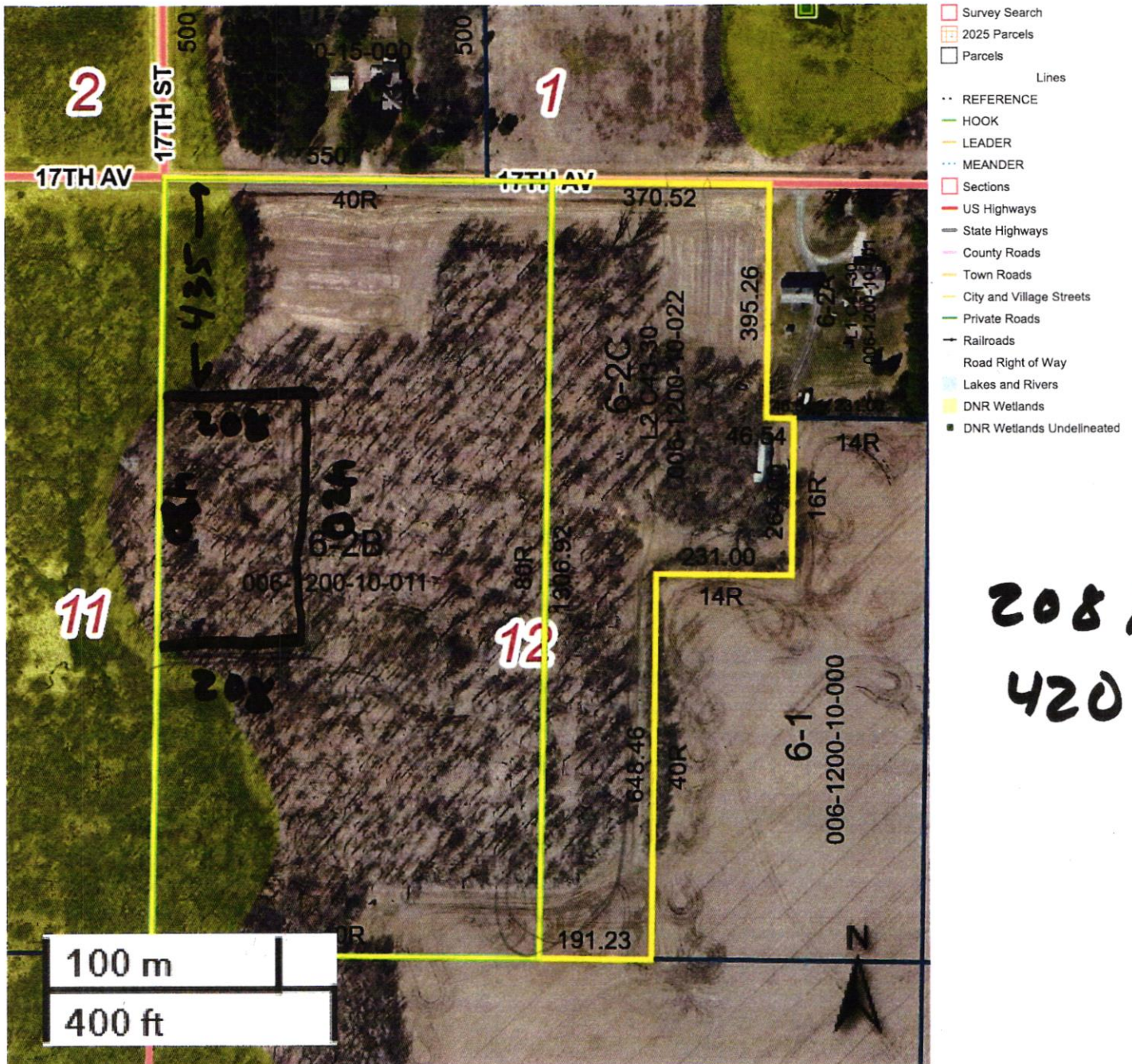
Date Received:

RECEIVED

APR 30 2025

BARRON COUNTY ZONING OFFICE





DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

This layer shows general locations of wetland areas and does not identify all wetlands. Accurate boundary determinations can only be made by a professional.

This layer shows general locations of wetland areas and does not identify all wetlands. Accurate boundary determinations can only be made by a professional.

Date created: 5/27/2025

Last Data Uploaded: 5/27/2025 8:29:55 AM

Developed by

**SCHNEIDER**  
GEOSPATIAL

*New Submission*

**RECEIVED**

**JUN 12 2025**

**BARRON COUNTY ZONING OFFICE**







## Staff Rezoning Summary

(Returned to Zoning Office with  
Town Consideration Form)

PETITIONER: William and Shelly Balts

Town: Barron

Parcel #006-1200-10-011

Agent: William and Shelly Balts

Current 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.

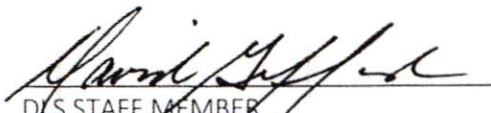
Requested Zoning District: **EXCLUSIVE AGRICULTURAL – 1 (A-1)** Section 17.28

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.

### STAFF REVIEW

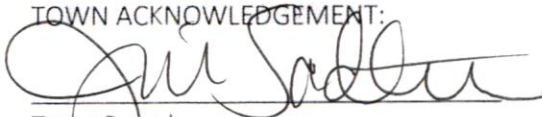
- The property is currently zoned Agricultural 2
- The parcel, at the request of Mr. Balts, was rezoned out of the Agricultural 1 district to the Agricultural 2 district in November of 2011
- The proposal is to rezone two (2) acres in the SW corner to the Agricultural 1 district. (dimensions of the proposed area have not been provided)
- The request to rezone the two acres is to acquire additional Agricultural 1 property allowing Mr. Balts to construct a new home on other property currently zoned Agricultural 1 which requires 25 acres.
- The rezoning of the two (2) acres from the Agricultural 2 district would leave 18 acres in the Ag 2 district allowing the location of a new home. (17 acre minimum in the Ag 2 district)
- The 20 acre parcel consists of approximately 14.5 acres in forest, 2.25 acres farm field and 2.75 acres of wetland.
- The area proposed to be rezoned is primarily located in an area of the property mapped as wetland.
- The rezoning of property identified as wetland into the Exclusive Agricultural District is not consistent with the intent of the district. Property currently used for tillage or forest would be more in line with the intent.



  
DLS STAFF MEMBER

5/14/2025  
DATE

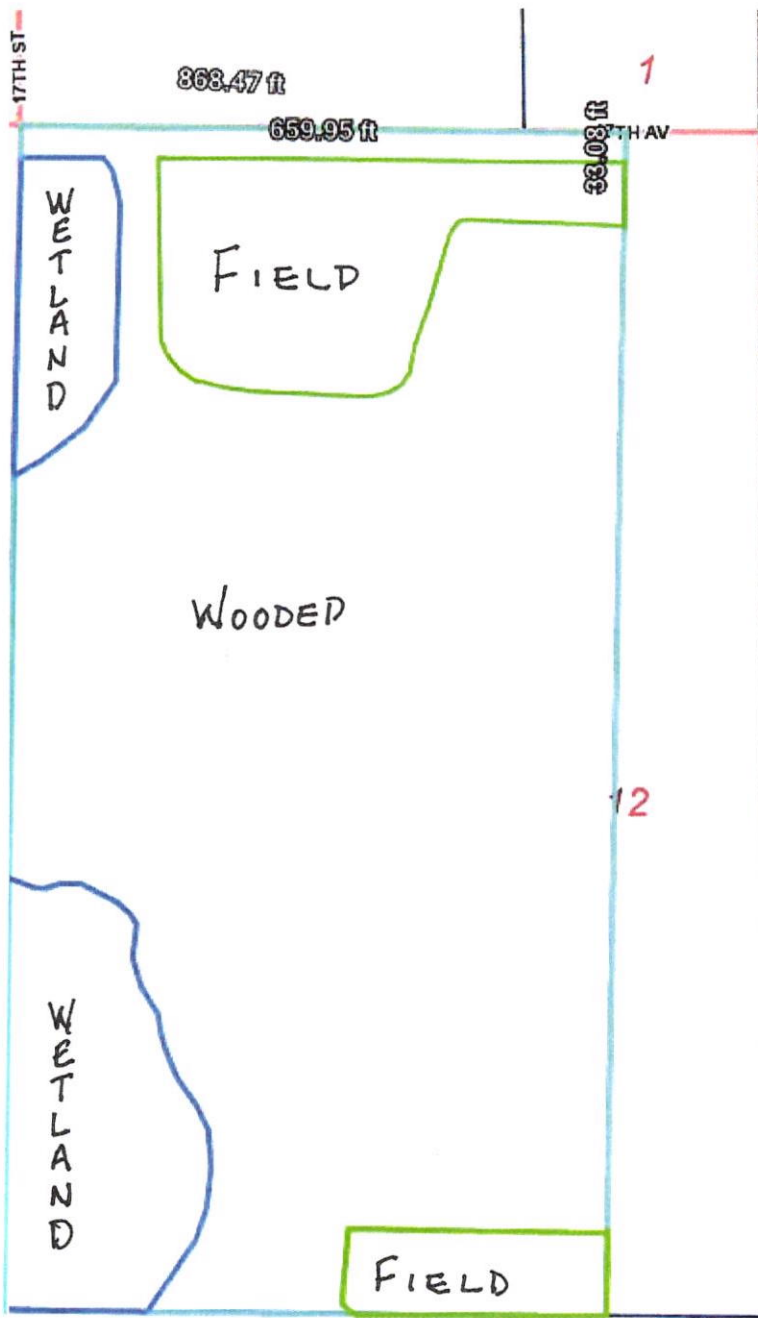
TOWN ACKNOWLEDGEMENT:

  
Town Board

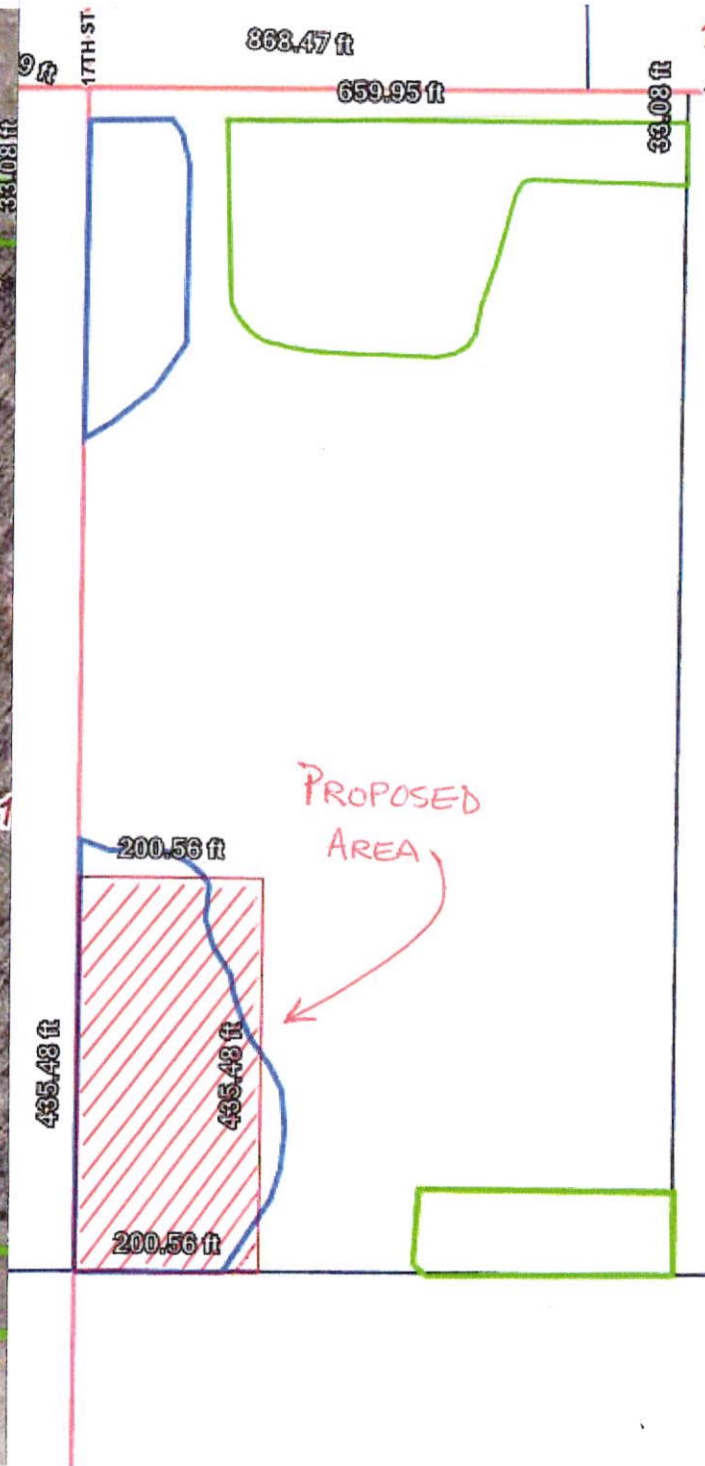
6/10/2025  
Date

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





BILL BALTS  
 006.1200.10.011  
 20.0 ACRE PARCEL





**BARRON COUNTY ZONING COMMITTEE  
BARRON, WISCONSIN  
ACTION AND REPORT**

**FINDINGS OF FACT:**

Having heard the testimony and considered the evidence presented, the Zoning Committee determines the facts of this case to be:

Filing Date: April 30, 2025

File # 006-1200-10-011

Hearing Date: **July 2, 2025**

Petitioner: **William & Shelly Balts**

Owner: William H. & Shelly A. Balts – 1670 17<sup>th</sup> Avenue, Barron, WI 54812  
(Name and Address)

1. The petitioner is the owner/lessee/mortgagee of the following described property, which is the subject of the petition to rezone the following: prt of NW-NW, consisting of 2 acres, located in Section 12, T34N, R12W, **Town of Barron**, Barron County, Wisconsin.
2. The petitioner requests to rezone from the **Agricultural-2 district to the Agricultural-1 district.**
3. The present use of the property is: vacant land.
4. Petitioner purpose of the rezoning request is: to have a 25 acre Ag-1 parcel(s) to allow for a new home.
5. Per Section 17.81(3)(a) of the Land Use Ordinance, the committee finds that:

Based on the following findings of fact, the Committee Recommends the **APPROVAL/DENIAL** of the petition to rezone:

- 1.)
- 2.)
- 3.)
- 4.)
- 5.)

Is the Committee's decision consistent with the County Plan? Yes \_\_\_\_\_ No \_\_\_\_\_

**Barron County Zoning Committee:**

Signed: \_\_\_\_\_  
Committee Chairperson

Attest: \_\_\_\_\_  
Committee Secretary

Dated: \_\_\_\_\_

(Signed by Committee Chairperson \_\_\_\_\_ on \_\_\_\_\_.)  
Committee action is not final until approved by County Board Resolution.







## 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 Barnes Parcel I.D. #: 006-1200-10-011  
Owner: William Shelly Balts Applicant/Agent: \_\_\_\_\_  
Property Address: N/A 17<sup>th</sup> Ave  
Present Zoning District: Ag-2 Proposed Zoning District: Ag-1  
Area to be rezoned: ☐ Entire Parcel ☒ Other: 2 Acres  
Explain your request: To participate in Ag covenant  
on parcel 006-0200-18-000

**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: 6-10-2025

Signed: \_\_\_\_\_  
(Town Chair.)

OR Signed: [Signature]  
(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.*