

ZONING COMMITTEE MEETING
Wednesday, September 3, 2025 – 10:00 a.m.
Zoning Office Conference Room

Barron County Government Center
335 E. Monroe Avenue - Rm. 2106, Barron, Wisconsin

AGENDA

1. Call to order.
2. Acknowledgement of Public Posting Requirements
3. Approve Agenda
4. Public Comment
5. Approve August 6, 2025 meeting minutes.
6. Edit List Review – August expenses – discussion only (no motion required)
7. Amend Farmland Preservation Plan Map Areas: Towns of Cedar Lake
8. Fairways at Tagalong 5th Condominium Plat Addendum: Brad Gehring, Requestor – action item

9. Public Hearings:

12:35 p.m. – A rezoning request from the Agricultural-2 district to the Agricultural-1 district on property described as Prt Frac NW-SW Lyg N & E of Ref Ln in Vol 539 Pg 83, Frac SW-NW Lyg N & E of Ref Ln in Vol 539 Pg 83 Ex Lot 1 CSM14/49 & Ex OL 1 CSM 23/43 and SE-NW Ex E 70 Rds, consisting of 47.48 acres, located in Section 6, T36N, R10W, Town of Cedar Lake. Property owned by Laura L. & Daniel P. Ekstrom.

10. Resolution: 2025 Farmland Preservation Plan Update – action item
11. 2026 Zoning Office Budget – action item
12. Discussion: Zoning office activities and actions
13. Future Agenda Items:
14. Set next meeting date. October 1, 2025
15. 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

August 6, 2025 – 12:30 P.M.

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

Zoning Office Staff: Gifford, Collins.

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/Jenkins) to approve the agenda. Motion carried.

#4. Public Comment - None

#5. Minutes – The minutes of July 2, 2025 were presented; **motion:** (Thompson/Cook) to approve the minutes. Motion carried.

#6. Edit List – No questions or comments.

#7. Gopher Point Condominium Plat Addendum: David Roeser, Requestor. Gifford explained the requested amendments deal only with the island portion of the condo plat and noted some minor corrections are needed. He stated a second condo plat amendment will be needed to correct inconsistencies with several mainland units. Roeser answered committee questions. **Motion:** (Rogers/Cook) to conditionally approve the proposed condo plat amendment, provided the corrections are made; carried.

#8. Public Hearings–

(12:30 p.m.) **Tobie S. & Mary K. Yoder, owners – Town of Clinton, Lot Variance**

Kusilek read the public notice and Gifford presented a file review. The owner testified and Gifford provided a staff overview. Town Consideration Form read into the record. No public testimony or correspondence received. After Committee question, **motion:** (Jenkins/Rogers) to close testimony; carried. Committee discussion. **Motion:** (Rogers/Cook) to recommend approval of a reduced lot access of 33 feet; carried. **Motion:** (Cook/Jenkins) to close hearing; carried.

(12:40 p.m.) **Joseph H. & Pennie L. Molls, owners – Town of Almena, RR to Ag-2, 113.094 acres**

Kusilek read the public notice and Gifford presented a file review. The owners testified and Gifford provided a staff report. Town Consideration Form read into the record. Committee questions followed; no public testimony or correspondence received. **Motion:** (Cook/Rogers) to close testimony; carried. Committee discussion. **Motion:** (Cook/Thompson) to recommend approval of the request; carried. Kusilek closed hearing by unanimous consent.

#8. Discussion: Office Activities – Gifford provided an update. Cook asked if the meeting time could be moved to 10:00 a.m. After committee discussion, the consensus was to hold Zoning Committee meetings at 10:00 a.m. and day remains the first Wednesday of each month.

#10. Future Agenda Items:

#11. Next meeting date: September 3, 2024 at 10:00 a.m.

#12. Chair declared the meeting adjourned at 1:37 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: 08/14/2025

Vendor	Vendor Name	Line	Voucher	Account Description	Date	Description	Amount
139947	AGSOURCE COOPERATIVE SERVIC	1	C0092920	SOIL & WATER TESTING	08/14/2025	LAND SVCS - SWCD - SOIL	10.29
252190	HEY EVERYTHING OF BARRON LLC	1	C0092921	OFFICE SUPPLIES	08/14/2025	LAND SVCS - SWCD/LS VARIOUS	12.29
252190	HEY EVERYTHING OF BARRON LLC	2	C0092921	INVASIVE SPECIES CONTROL	08/14/2025	LAND SVCS - SWCD/LS VARIOUS	5.49
252190	HEY EVERYTHING OF BARRON LLC	3	C0092921	NEW EQUIPMENT	08/14/2025	LAND SVCS - SWCD/LS VARIOUS	4.19
225606	NEESER CHAD	1	C0092922	CONSERVATION PAYMENTS	08/14/2025	LAND SVCS - SWCD - 25MDV002	18,750.00
183261	PETERSON MONTY	1	C0092923	CONSERVATION PAYMENTS	08/14/2025	LAND SVCS - SWCD - 25MDV003	525.00
302	SWANT GRABER FORD	1	C0092924	VEHICLE EXPENSE-LAND SERVICES	08/14/2025	LAND SVCS - OIL CH/EDGE & '24	134.46
59463	HAYES INSTRUMENT COMPANY	1	C0092925	FIELD SUPPLIES	08/14/2025	LAND SVCS - LIO - FIELD	103.88
274259	APG MEDIA OF WISCONSIN LLC	1	C0092926	PUBLICATIONS	08/14/2025	LS - ZA - KAUFFMAN, REINDEER	134.49
744	CHETEK ALERT INC	1	C0092927	PUBLICATIONS	08/14/2025	LS - ZA - #3992 & #3994 PUB	116.41
1015	CUMBERLAND ADVOCATE	1	C0092928	PUBLICATIONS	08/14/2025	LS - ZA - WIEBE PUB NOTICE	42.10
289493	BUREAU OF CORRECTIONAL ENTE	1	C0092929	ADDRESS SIGNING	08/14/2025	LS - ZA - RURAL ADDRESS SIGNS	406.00
3565	DSPS FISCAL	1	C0092930	DUE TO STATE - SANITATION FEES	08/14/2025	LS - ZA - STATE SAN FEES JULY	2,300.00
Totals:							\$22,544.60

Department Approval

Admin Approval

MANUAL VOUCHERS/JOURNAL ENTRIES

DEPT	NAME	ACCOUNT	DESCRIPTION	AMOUNT
LS	BC HIGHWAY DEPT	220-12-53400-332-000	FUEL 6/7 - 7/4/25	\$523.83
LIO	WCTA	100-12-51715-999-292	Conf Reg - Treasurer	\$125.00

MANUAL VOUCHERS TOTAL: \$648.83

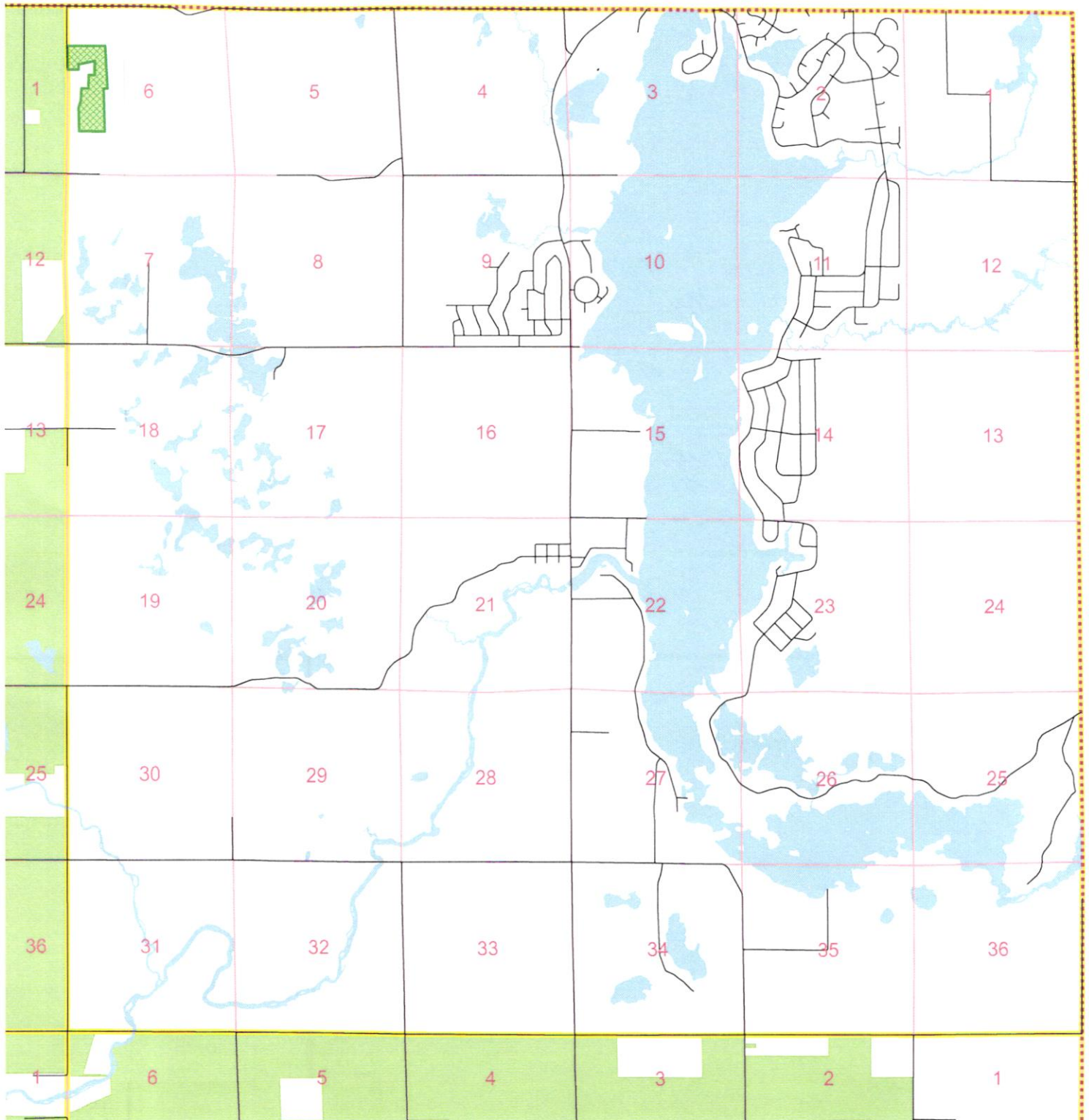
GRAND TOTAL: \$23,193.43

Land Services Total: \$658.29
Land Information Total: \$228.88
Soil & Water Conservation Total: \$19,307.26
Zoning Administration Total: \$2,999.00

FARMLAND PRESERVATION PLAN MAP

TOWN OF CEDAR LAKE

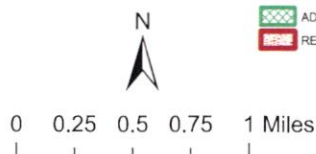
BARRON COUNTY



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



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

5th ADDENDUM TO PLAT OF FAIRWAYS AT TAGALONG CONDOMINIUM

A PARCEL OF LAND BEING A PART OF GL 4 AND A PART OF THE SE/SE OF SECTION 2 AND A PART OF THE NE/NE AND GL 1 OF SECTION 11, ALL BEING A PART OF TOWNSHIP 36 NORTH, RANGE 10 WEST, TOWN OF CEDAR LAKE, BARRON COUNTY, WISCONSIN

PROPERTY OWNER

FAIRWAYS AT TAGALONG CONDOMINIUM ASSOCIATION, INC.
A WISCONSIN CORPORATION
2853 29TH AVE, SUITE 3
BIRCHWOOD, WI. 54817

NOTE

TOTAL NUMBER OF HABITABLE UNITS IS 73. GARAGE UNITS ARE NOT HABITABLE. MAY BE ASSIGNED TO EXISTING HABITABLE UNITS WITHIN THIS CONDOMINIUM OR LEASED TO OWNERS OF UNITS IN CONDOMINIUM

AREA OF CONDOMINIUM

1,077,270 SQUARE FEET TOTAL AREA.
NO WATER FRONTAGE.
REQUIRED SQUARE AREA= 480480 SQUARE FEET

FLOOR PLANS

APPROXIMATE FLOOR PLANS AND APPROXIMATE AREAS OF UNITS ON SHEET 2 AND 3 OF PLAT.

UNIT NUMBERS

INDIVIDUAL UNIT NUMBERS ARE SHOWN ON SHEET 2 OF 2, WITH CORRELATING BUILDING NUMBERS AS SHOWN ON THIS SHEET, EXCEPT FOR UNITS 901-904 AND UNITS 701-704, WHICH ARE SHOWN ON THIS SHEET.

LEGEND

- = GOVERNMENT CORNER FOUND AS NOTED
- = MONUMENT, TIES VERIFIED
- = FOUND 3/4" REBAR
- = FOUND 1 1/4" 00 IP
- = COMPUTED POSITION
- = FOUND 3/4" TB
- ▲ = EXISTING WELL
- = UNDERGROUND PROPANE TANK
- = TELEPHONE UTILITY PED
- = ELECTRIC UTILITY PED
- = SEPTIC TANK (S) APPROX
- = GARAGE COLLECTION AREA
- () = RECORDED AS
- B000 = BUILDING NUMBER-INDIVIDUAL UNIT NUMBERS ARE SHOWN ON SHEET 2 OF 2
- G0000 = INDIVIDUAL HABITABLE UNIT NUMBER
- T0000 = EXISTING PRIMARY OR ALTERNATE SEPTIC DRAIN FIELD, APPROX
- OFFSTREET VEHICLE PARKING AREAS, TYPICAL AND WAYS-EXISTING
- CONDOMINIUM FOR GARAGE

NOTE

CONDOMINIUM PLAT CHANGES

1. ADDITION OF LOCATION OF FOOTPRINTS OF GARAGE STRUCTURES S600 AND S600
2. REMOVAL OF "RESERVED GARAGE AREA" NORTH EAST OF G6000 BUILDING, AS ACTUAL PLANNED LOCATION OF FUTURE GARAGES IS NOW SHOWN

NOTE

SUPPLEMENTAL INFORMATION OF UNITS

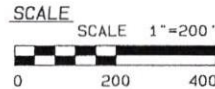
THERE ARE PAGES OF PHYSICAL DRAWINGS DEPICTING THE INDIVIDUAL UNITS AND THEIR INTERNAL LAYOUTS INCORPORATED HEREIN BY REFERENCE AS SUPPLEMENTAL INFORMATION TO THAT REQUIRED BY 703.09 WIS. STATS. THESE DRAWINGS ARE ON FILE WITH THE BARRON COUNTY ZONING OFFICE.

EASEMENT PROPERTY BOUNDARY COURSES

- E1 = N71°31'00"W 73.61'
- E2 = N98°42'04"W 41.36'
- E3 = N76°02'22"E 25.43'
- E4 = N21°15'14"E 102.68'
- E5 = N52°17'24"E 84.68'
- E6 = S77°20'40"E 41.49'
- E7 = S52°10'57"E 134.45'
- E8 = N88°46'22"E 100.88'
- E9 = N68°45'26"E 51.25'
- E10 = S28°38'22"E 17.89'

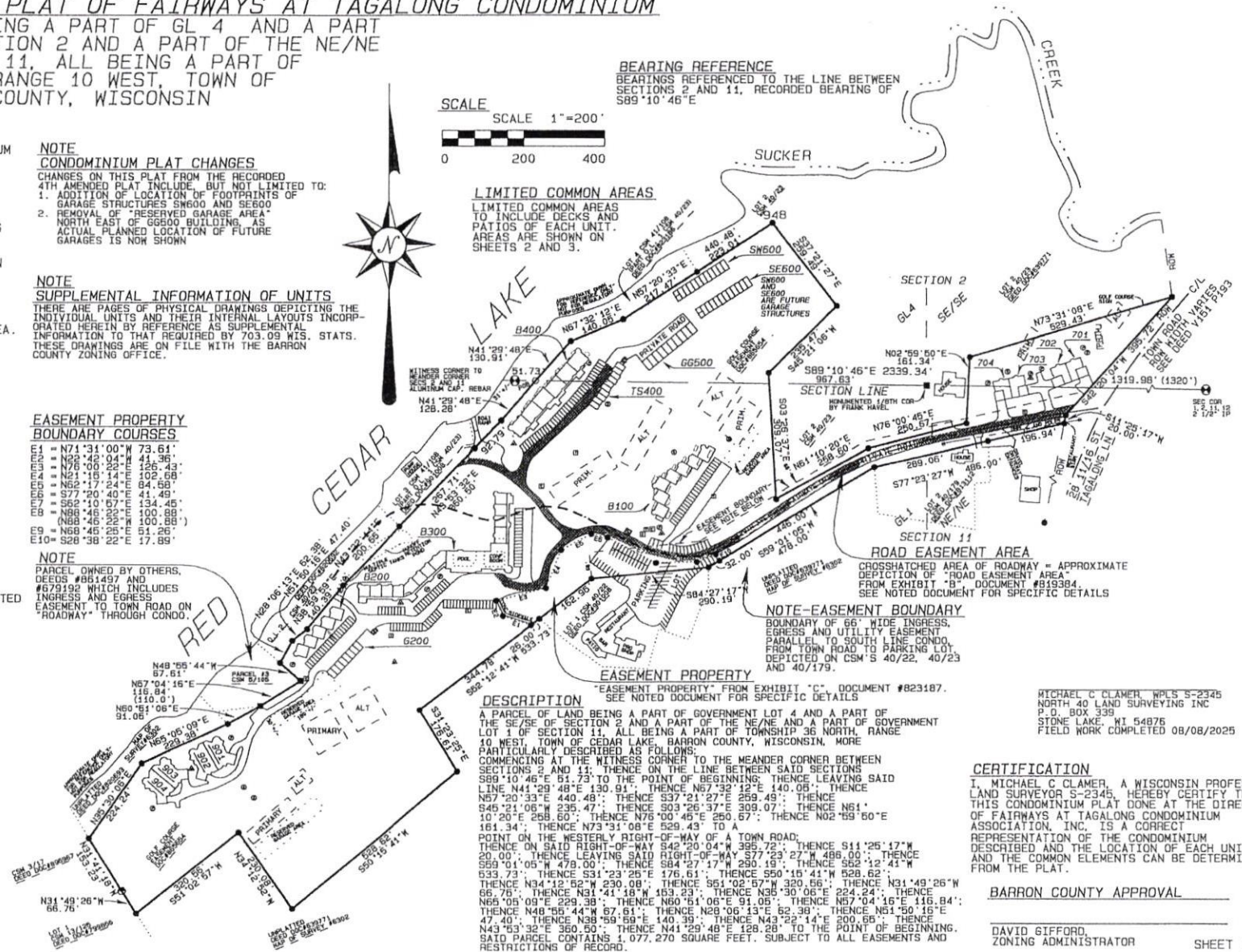
NOTE

PARCEL OWNED BY OTHERS, DEEDS #881497 AND #679192 WHICH INCLUDES INGRESS AND EGRESS EASEMENT TO TOWN ROAD ON "ROADWAY" THROUGH CONDO.



LIMITED COMMON AREAS

LIMITED COMMON AREAS TO INCLUDE DECKS AND PATIOS OF EACH UNIT. AREAS ARE SHOWN ON SHEETS 2 AND 3.



5th ADDENDUM TO PLAT OF FAIRWAYS AT TAGALONG CONDOMINIUM BARRON COUNTY, WISCONSIN

FLOOR PLANS

NOTE
AREAS NOW INCLUDE FINISHED AND UNFINISHED SPACES AS WELL AS LOFTS AND BASEMENT AREAS. DIMENSIONS APPROXIMATE ONLY. AREA DOES NOT INCLUDE DECKS



SCALE
1" = 50'
0 25 50 100

LEGEND

B000 = BUILDING NUMBER
G000
TS000
GG000

000 = HABITABLE UNIT NUMBER

DECK, PORCH OR PATIO- SEE NOTE ABOVE FOR MORE INFORMATION OF UNITS.

NOTE ALL UNITS
LIMITED COMMON ELEMENTS
LIMITED COMMON ELEMENTS WILL INCLUDE DECKS, PATIOS AND PORCHES OF EACH UNIT, NONE WILL EXCEED 15' WIDE FROM SIDES OF UNITS.

BUILDING B100

UNITS 101-114

EXISTING 14 UNIT

BUILDING IS 2 LEVELS,

2 - 3 BEDROOMS PER UNIT.

UPPER UNITS 101-107 (MAIN + LOFT)

LOWER UNITS 108-114 (MAIN + BASEMENT)

UNITS 101, 105, 107 = 1335 SQ FT

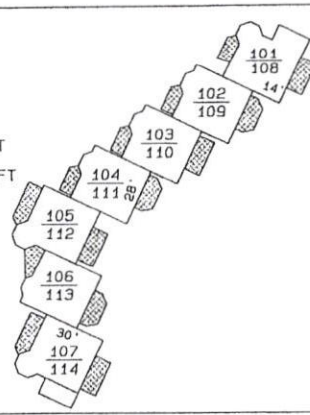
UNITS 102, 103, 104, 106 = 1305 SQ FT

UNIT 108 = 2280 SQ FT

UNITS 109, 110, 111, 113, = 1740 SQ FT

UNIT 112 = 1800 SQ FT

UNIT 114 = 2040 SQ FT



BUILDING B200

UNITS 201-210

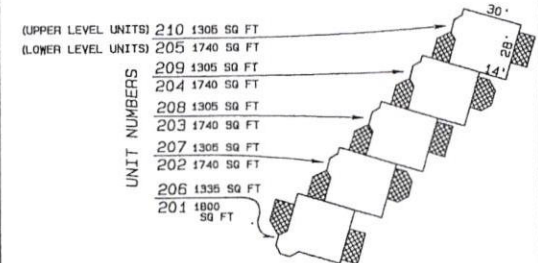
EXISTING 10 UNIT

BUILDING IS 2 LEVELS.

2 TO 3 BEDROOMS PER UNIT.

UPPER UNITS 206-210 (MAIN + LOFT)

LOWER UNITS 201-205 (MAIN + BASEMENT)



BUILDING B400

UNITS 410-433

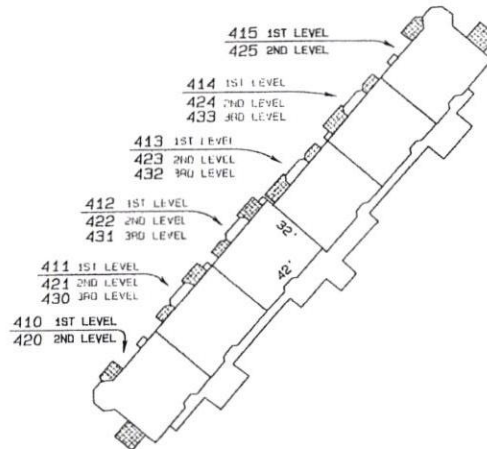
EXISTING 16 UNIT

BUILDING IS 3 LEVELS,

2 BEDROOMS PER UNIT.

UNITS 411-414, 421-424 AND 430-433, 1426 SQ FT EACH.

UNITS 410, 415, 420 AND 425, 1421 SQ FT EACH.



BUILDING B300

UNITS 301-325

EXISTING 25 UNIT

UNIT 325, 3 LEVELS, NO BEDROOMS, 11,158 SQ FT

LOWER UNITS 309-324, 1 LEVEL

UPPER UNITS 301-308, 2 LEVELS (MAIN + LOFT)

1 TO 3 BEDROOMS PER UNIT.

UNIT 301 = 2030 SQ FT

UNITS 302, 303, 305-307, 318, 319 = 1356 SQ FT

UNIT 304 = 1500 SQ FT

UNITS 308, 320 = 1384 SQ FT

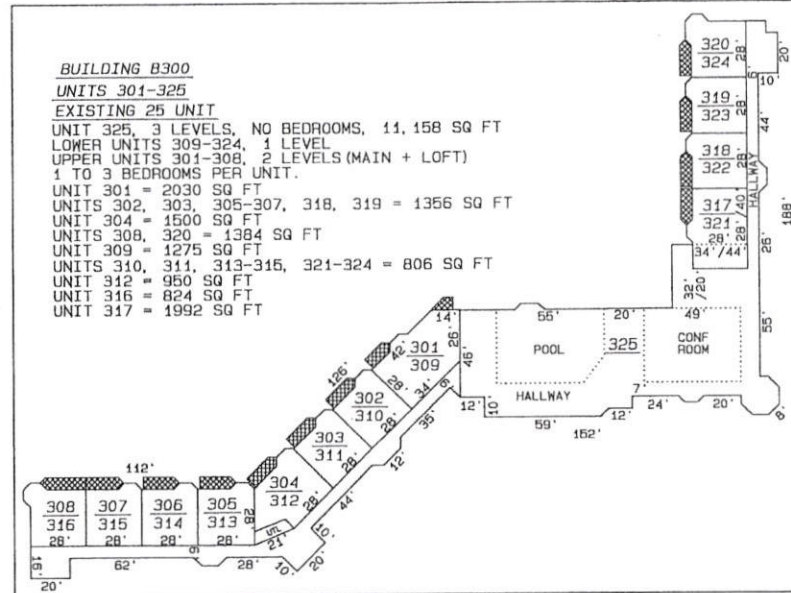
UNIT 309 = 1275 SQ FT

UNITS 310, 311, 313-315, 321-324 = 806 SQ FT

UNIT 312 = 950 SQ FT

UNIT 316 = 824 SQ FT

UNIT 317 = 1992 SQ FT



5th ADDENDUM TO PLAT OF FAIRWAYS AT TAGALONG CONDOMINIUM
BARRON COUNTY, WISCONSIN

FLOOR PLANS



NOTE
AREAS INCLUDE FINISHED AND UNFINISHED SPACES AS WELL AS LOFTS AND BASEMENT AREAS. DIMENSIONS APPROXIMATE ONLY. AREA DOES NOT INCLUDE DECKS

SCALE
1" = 50'
0 25 50 100

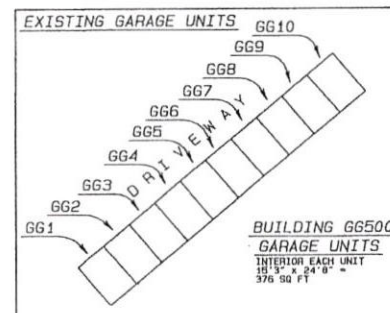
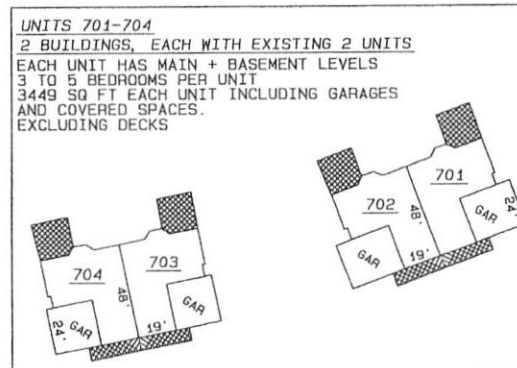
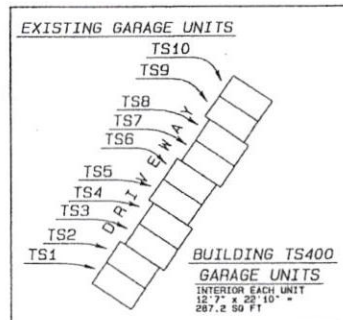
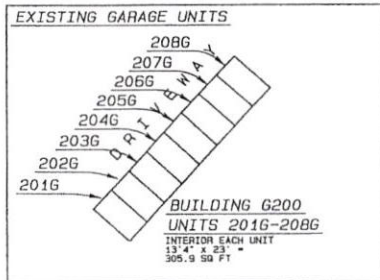
LEGEND

B000 = BUILDING NUMBER
G000
TS000
GG000

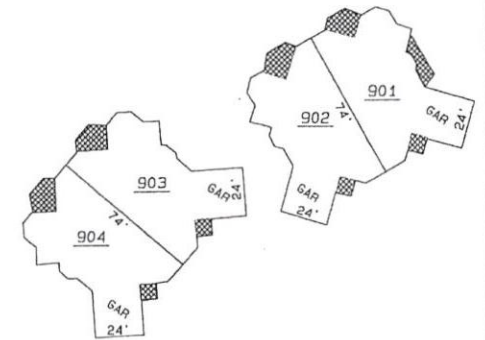
000 = HABITABLE UNIT NUMBER

■ = DECK, PORCH OR PATIO- SEE NOTE ABOVE FOR MORE INFORMATION OF UNITS.

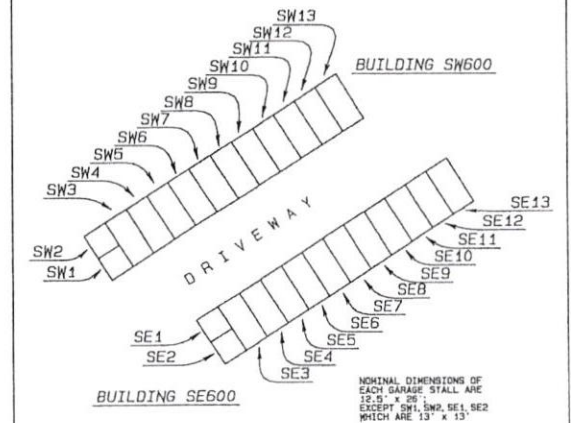
NOTE ALL UNITS
LIMITED COMMON ELEMENTS
LIMITED COMMON ELEMENTS WILL INCLUDE DECKS, PATIOS AND PORCHES OF EACH UNIT



UNITS 901-904
2 BUILDINGS, EACH WITH EXISTING 2 UNITS
EACH UNIT HAS MAIN + BASEMENT LEVELS
3 TO 5 BEDROOMS PER UNIT
5654 SQ. FT. EACH UNIT INCLUDING GARAGES, UNFINISHED AREAS AND COVERED SPACES.
EXCLUDES DECKS



FUTURE GARAGE STRUCTURES



RZ2025-5

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, September 3, 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 Frac NW-SW Lyg N & E of Ref Ln in Vol 539 Pg 83, Frac SW-NW Lyg N & E of Ref Ln in Vol 539 Pg 83 Ex Lot 1 CSM14/49 & Ex OL 1 CSM 23/43 and SE-NW Ex E 70 Rds, consisting of 47.48 acres, located in Section 6, T36N, R10W, Town of Cedar Lake, from the Agricultural-2 to the Agricultural-1 district.

Property owned by Laura L. & Daniel P. Ekstrom
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 20th day of August, 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: Laura Ekstrom

Applicant/Agent: _____

Address: 2973 24th St.

Address: NA

City/State/ZIP: Birchwood, WI 54817

City/State/ZIP: _____

Daytime Phone: 715-651-1996

Daytime Phone: _____

Email: clauraekstrom@gmail.com Email: _____

SITE INFORMATION

Current Zoning District Ag 2 Proposed Zoning District Ag 1

see Back Parcel I.D. Number: 010-0600-09-000 Township: Cedar Lake

Property Address: 2973 24th St. Birchwood, WI Current Parcel Size: 18.180^{sq.} Acres
52.48

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

NA

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

To create ⁸⁴a separate parcel if I should need to
sell my 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.

Laura Ekstrom
Property Owner's Signature

07/15/2025
Date

Applicant/Agent's Signature

/ /
Date

Fee: \$500.00 Paid _____

Hearing # _____

Date/County Clerk Submission: _____

Reviewed by: _____ Date: _____

Date Received:

RECEIVED

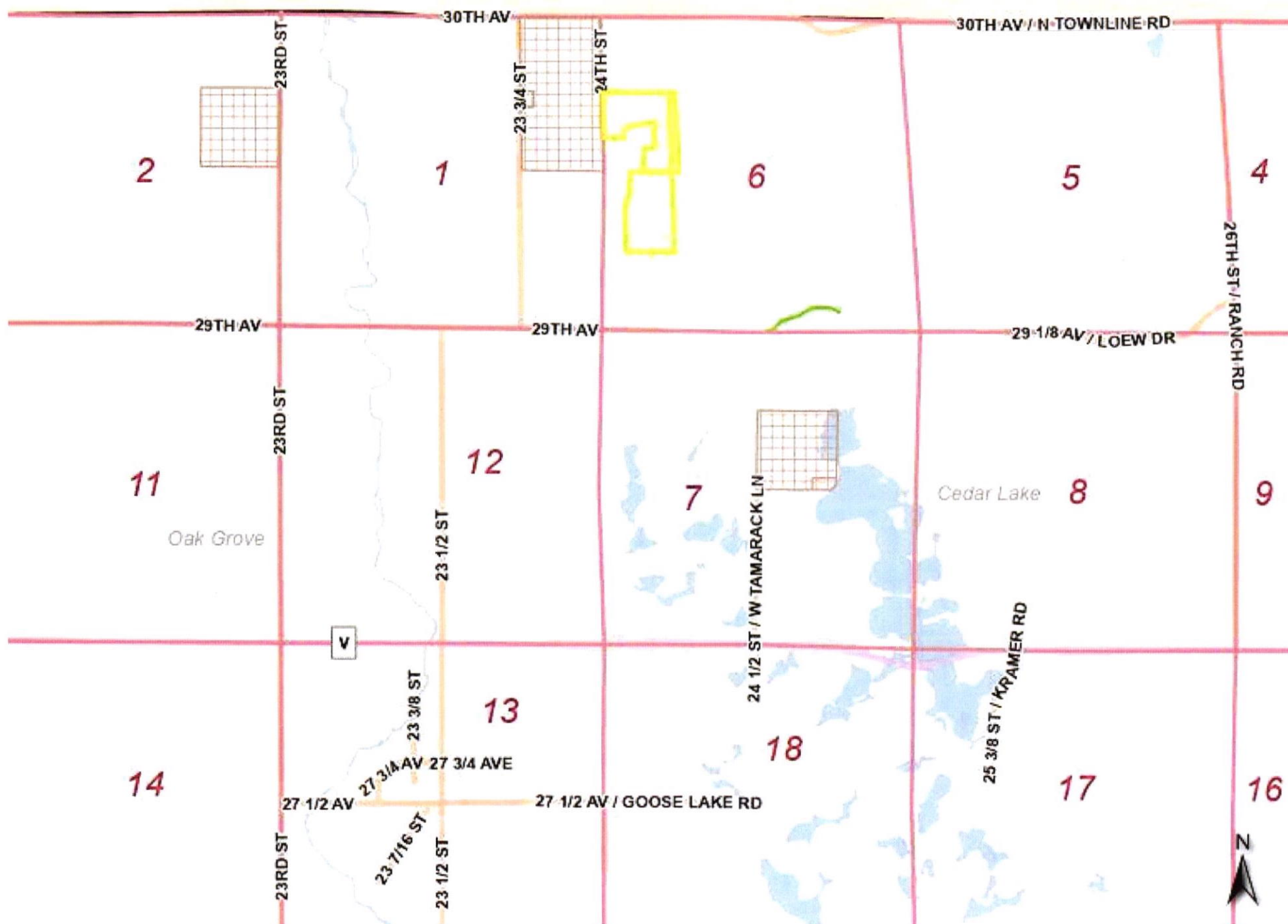
JUL 23 2025

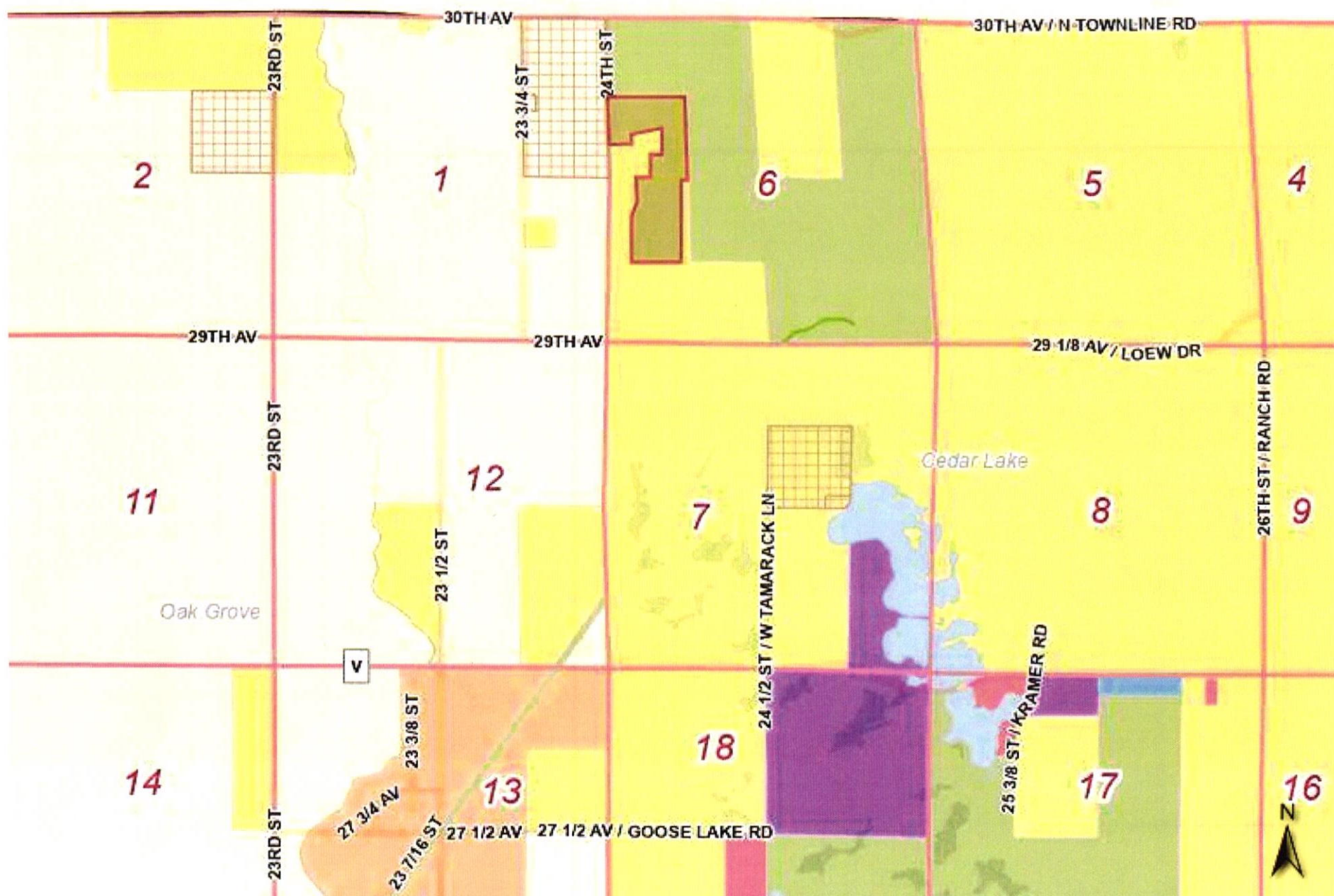
BARRON COUNTY ZONING OFFICE

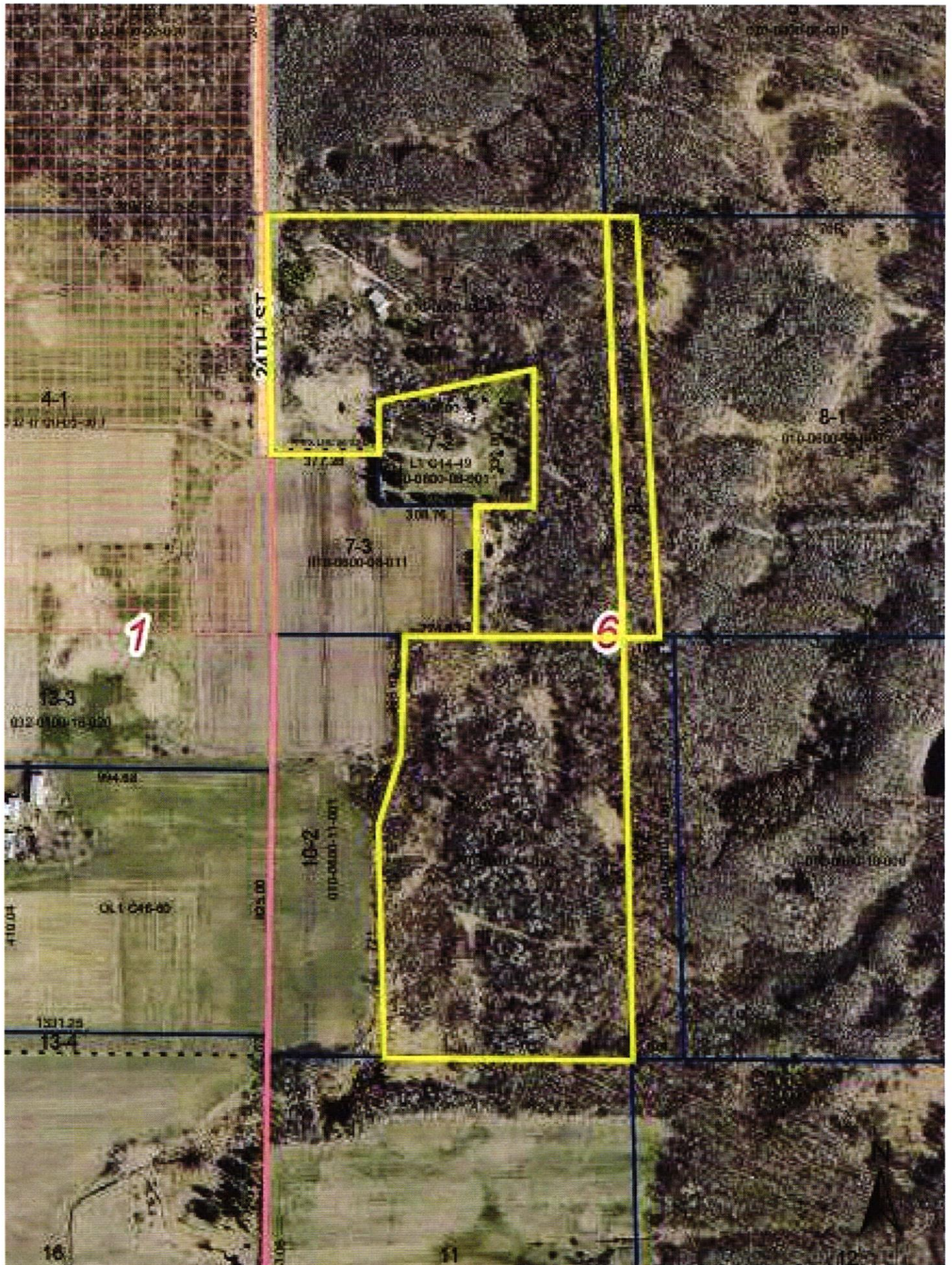
parcels # 010-0600-10-001 (Removed from request 7/30/25)

parcel # 010-0600-11-000

Laura Ekstrom 7-15-2025







Staff Rezoning Summary
(Returned to Zoning Office with
Town Consideration Form)

PETITIONER: Laura Ekstrom Town: Cedar Lake
Parcel # 010-0600-08-000, 010-0600-09-001, 010-0600-11-000

Agent: Laura Ekstrom

Current Zoning District: **AGRICULTURAL-2 (AG-2)** Section 17.37

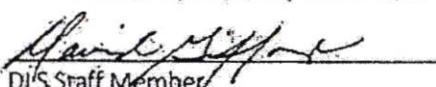
The Agricultural-2 District is created to maintain and protect agricultural lands historically used for farming or forestry, but which are not included with the A-1 District. Because of location, soil characteristics, relatively low intensity of agricultural operation, topography and other reasons, these 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.

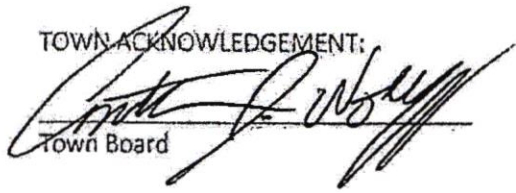
STAFF REVIEW

- The property is currently zoned Agricultural-2.
- The proposal is to rezone three (3) parcels consisting of a total of 47.49 acres to the Agricultural 1 district.
- The requested rezoning would allow the separation of the current dwelling on less than the 17 acres required in the Agricultural-2 district.
- In March 2002, the density for dwellings in the Agricultural-2 district was changed from one dwelling per 11 acres to one dwelling per 17 acres.
- On April 13, 2015, Land Use Permit 22822 was issued to construct a dwelling on PID #010-0600-08-000, which consists of 21.37 acres.
- With the rezoning of 47.49 acres to the Agricultural-1 district, an Agricultural Preservation Covenant could be utilized to locate the current dwelling on a smaller acreage.


DLS Staff Member


Date

TOWN ACKNOWLEDGEMENT:


Town Board


Date

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

TOWN CONSIDERATION FORM (TCF) FOR REZONING

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

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

010-0600-11-000
010-0600-10-001
010-0600-09-001

Town of Cedar Lake

Parcel I.D.#: 010-0600-08-000

Owner: Laura Ekstrom

Applicant/Agent: _____

Property Address: 2973 24th St. Birchwood, WI 54817

Present Zoning District: A9.2

Proposed Zoning District: A9.1

Area to be rezoned: ☒ Entire Parcel

☐ Other _____

Explain your request: To create 2 separate parcels, I should need to sell my home.

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:

NONE

Date: 8-20-25

Signed: [Signature]
(Town Chair)

OR Signed: _____
(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.

RECEIVED

Note: This form is not intended, and shall not be used, to meet the requirements of § 39.69(5)(b)3., Wis. Stats.

JUL 23 2025

RAVICH COUNTY ZONING OFFICE



State of Wisconsin
Governor Tony Evers

Department of Agriculture, Trade and Consumer Protection
Secretary Randy Romanski

Dave Gifford, Director
Barron County
Department of Land Services
Via email
dave.gifford@co.barron.wi.us

Re: Certification of the Barron County Farmland Preservation Plan

Dear Dave:

Attached is a department order certifying Barron County's Farmland Preservation Plan under s. 91.16, Wis. Stats. To complete the certification process, please forward proof of final adoption of the plan, in the form certified, by December 31, 2025.

We look forward to working with you in the future on farmland preservation in Barron County. If you have any questions, feel free to contact me.

Sincerely,

Tim Jackson
Farmland Preservation Program
608-224-4630

Wisconsin - America's Dairyland

2811 Agriculture Drive • PO Box 8911 • Madison, WI 53708-8911 • Wisconsin.gov

An equal opportunity employer

2000 acres out of the A-1 zoning district (thus far) with pre-2016 Land Use Ordinance standards for minimum lot sizes. A “Right to Farm” statement is required on all Certified Survey Maps approved in the A-1 district, stating that agricultural operations should be expected in the area and owners of these lots shall not cause interference with such operations. Agricultural Preservation Covenants are recorded at the Register of Deeds so the documents will be included with title searches, and the covenant areas are shown as a map layer on the county GIS website with the aim of making these areas readily apparent.

Farmland Preservation Program

Two options are available which provide WI resident landowners the ability to participate and obtain income tax credits through the Farmland Preservation Program: Farmland Preservation Zoning or a voluntary 15-year FPP Agreement in an Agricultural Enterprise Area (AEA). At present, only the Farmland Preservation Zoning option is utilized by county landowners through the county Land Use Ordinance’s comprehensive zoning. Of the county’s 25 towns, 17 have adopted county zoning, and 16 contain certified Farmland Preservation Plan (FPP) areas which correspond with the A-1 Exclusive Agriculture zoning district. Additional FPP areas in unzoned towns have been designated on lands which have a history of agricultural use. Zoning staff is available to discuss adoption of county zoning by unzoned towns and certification of additional FPP areas to allow participation through Farmland Preservation Zoning. The Soil & Water Conservation Department (SWCD) staff provides continual outreach regarding available program options for landowners; and for those who are not within county-zoned areas, there has been increased interest in AEAs. An AEA can be developed in FPP areas through a defined petitioning process with a minimum of 5 eligible petitioners/landowners within the proposed boundary. AEAs do not create zoning and all FPP agreements are voluntary. SWCD staff is available to assist any petitioners with this process.

Barron County currently has 188 certified participants in the Farmland Preservation Program with compliance being met on over 67,500 acres. Tax credit is being claimed on 50,140 acres for annual landowner tax credits of \$501,407. Farmland Preservation Plan participants must meet state standards/prohibitions in order to receive a Certificate of Compliance which allows for FPP tax credit. These standards and prohibitions consist of the following:

- Meet tolerable soil loss on cropped fields and pastures
- Annually develop and follow a DATCP-approved nutrient management plan
- Avoid tilling within 20 feet of the edge of the bank of surface waters
- Prevent direct runoff from feedlots or stored manure from entering waters of the state
- Limit livestock access to streambank or lakeshore in order to maintain vegetative cover
- Maintain manure storage facilities to prevent leaks or overflow
- Close idle manure storage facilities that are no longer in use
- No stacking of manure within water quality management areas (300' to a stream / 1000' to a lake)

Approved Change

2000 acres out of the A-1 zoning district (thus far) with pre-2016 Land Use Ordinance standards for minimum lot sizes. A “Right to Farm” statement is required on all Certified Survey Maps approved in the A-1 district, stating that agricultural operations should be expected in the area and owners of these lots shall not cause interference with such operations. Agricultural Preservation Covenants are recorded at the Register of Deeds so the documents will be included with title searches, and the covenant areas are shown as a map layer on the county GIS website with the aim of making these areas readily apparent.

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Barron County currently has 188 certified participants in the Farmland Preservation Program with compliance being met on over 67,500 acres. **There are 50,140 acres eligible for potential annual landowner tax credits of \$501,407.** Farmland Preservation Plan participants must meet state standards/prohibitions in order to receive a Certificate of Compliance which allows for FPP tax credit. These standards and prohibitions consist of the following:

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BARRON COUNTY RESOLUTION NO. 2025

2025 Barron County

Farmland Preservation Plan Update – 2025

TO THE BARRON COUNTY BOARD OF SUPERVISORS:

1
2 **WHEREAS**, pursuant to Section 91.10 of the Wisconsin Statutes, Barron County
3 is authorized to prepare, update, and adopt a Farmland Preservation Plan in accordance
4 with the aforementioned Statute; and
5

6 **WHEREAS**, the attached Farmland Preservation Plan provides a vision and
7 guidelines for future growth, development, and land preservation in Barron County; and
8

9 **WHEREAS**, the Barron County Farmland Preservation Plan has been prepared by
10 county staff under the supervision of the Barron County Extension/Land Conservation and
11 Zoning Committees including input from a public open house and meetings; and
12

13 **WHEREAS**, the Extension/Land Conservation and Zoning Committees ____ the
14 adoption of the Barron County Farmland Preservation Plan on September 2, 2025 and
15 September 3, 2025; and
16

17 **WHEREAS**, the Extension/Land Conservation and Zoning Committees have the
18 authority to recommend that the Barron County Board of Supervisors adopt the County's
19 Farmland Preservation Plan under Section 66.1001(4)(b); and
20

21 **WHEREAS**, the Zoning Committee has the authority to recommend that the
22 Barron County Board of Supervisors amend Barron County's Comprehensive Plan under
23 Section 66.1001(4)(b); and
24

25 **WHEREAS**, the Barron County Farmland Preservation plan text and maps are
26 hereby certified by the Wisconsin Department of Agriculture, Trade and Consumer
27 Protection under s. 91.16, of the Wisconsin State Statutes on July 25, 2025, contingent
28 upon Barron County Board of Supervisors adoption of the plan; and
29

30 **NOW, THEREFORE, BE IT RESOLVED**, that pursuant to Sections 91.16 of the
31 Wisconsin State Statutes that the Barron County Board of Supervisors hereby adopt the
32 2025 update of the Barron County Farmland Preservation Plan.
33

34 **BE IT FURTHER RESOLVED** that the Barron County Farmland Preservation
35 Plan be incorporated into the Barron County Comprehensive Plan; Chapter Two,
36 Agricultural, Natural and Cultural Resources.
37

38
39 **BE IT FURTHER RESOLVED**, that publication of this resolution may occur
40 through posting in accordance with Section 985.02 of the Wisconsin Statutes.
41

BARRON COUNTY RESOLUTION NO. 2025

2025 Barron County

Farmland Preservation Plan Update – 2025

OFFERED THIS 15th day of September, 2025.

<p>Number of readings required: One (<input checked="" type="checkbox"/>) Two ()</p> <p>Vote required for passage: Majority (<input checked="" type="checkbox"/>) 2/3 Entire Board (20) ()</p> <p>Source of funding: Budgeted () General Fund () Grant () Contingency () Other (<input checked="" type="checkbox"/>) Details: N/A</p> <p>Fiscal impact: - Current year total amount: \$ - 0 - - Future years total amount: \$ - 0 - - Effect on tax levy – current year - \$ - 0 - - Effect on tax levy – future years - \$ - 0 -</p> <p>Fiscal impact reviewed by County Finance Department</p> <p>_____ Jodi Busch, Finance Director</p> <p>Approved as to form by:</p> <p>_____ Jeffrey French, Administrator</p> <p>_____ Samantha Mohns, Deputy Corporation Counsel</p>	<p>_____ Randall Cook Extension/Land Conservation Committee Chair</p> <p>_____ Audrey Kusilek Zoning Committee Chair</p> <p>(The Committee Chair signature verifies the action taken by the Committee.)</p> <p>Board Action: Adopted () Failed () Tabled ()</p> <p>Motion: () to approve. Carried.</p>
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ZONING BUDGET - 2026	2024 Actual	2024 Budget	2025 Budget	2025 Current Actual	2026 Budget Request
100-12-44410-000-000 ZONING FEES AND PERMITS	249,919	235,000	235,000	110,405	240,000
TOTAL REVENUES	249,919	235,000	235,000	110,405	240,000
100-12-56010-000-000 LAND SERVICES - GENERAL					
100-12-56010-111-000 SALARIES	700,060	741,724	738,848	370,740	749,766
100-12-56010-112-000 OVERTIME @ 1.5	-	-	-	-	-
100-12-56010-113-000 OVERTIME @ STRAIGHT TIME	-	-	-	-	-
100-12-56010-151-000 SOCIAL SECURITY	39,966	45,987	44,631	20,718	46,485
100-12-56010-152-000 EMPLOYER RETIREMENT	47,299	51,179	50,030	23,947	53,983
100-12-56010-154-000 HEALTH & LIFE INSURANCE	239,176	246,820	252,540	129,999	265,053
100-12-56010-156-000 WORKER'S COMPENSATION	12,216	19,917	17,581	13,510	15,911
100-12-56010-157-000 EDUCATION & TRAINING	1,467	750	750	720	750
100-12-56010-159-000 MEDICARE INSURANCE	9,347	10,755	10,438	4,845	10,872
100-12-56010-164-000 EMPLOYER 401 CONTRIBUTION MGT CONF	1,200	-	1,200	600	1,200
100-12-56010-225-000 TELEPHONE	5,746	7,100	7,000	2,677	7,000
100-12-56010-249-000 REPAIR & EXPENSE	-	1,000	1,000	-	1,000
100-12-56010-310-000 OFFICE SUPPLIES	5,992	9,300	9,000	1,248	8,200
100-12-56010-311-000 POSTAGE	5,970	5,750	6,200	3,794	7,000
100-12-56010-322-000 SUBSCRIPTIONS	-	100	-	-	-
100-12-56010-324-000 ASSOCIATION/MEMBERSHIP DUES	2,748	3,500	3,750	2,085	3,750
100-12-56010-325-000 CONFERENCE REGISTRATION	2,002	3,500	3,750	1,312	3,750
100-12-56010-332-000 TRAVEL & EXPENSE	1,455	3,500	3,000	1,321	3,000
100-12-56010-813-000 NEW EQUIPMENT	1,247	6,350	6,300	275	6,300
	1,075,893	1,157,232	1,156,018	577,790	1,184,020
RPL wage/fringe transferred to Treasurer's Dept for 2025.					
22-100-12-56400-000-000 ZONING					
22-100-12-56400-141-000 ZONING COMMITTEE	4,081	4,500	4,500	773	4,500
22-100-12-56400-149-000 BOA- PER DIEM & MILEAGE	6,418	5,000	5,000	2,236	5,000

ZONING BUDGET - 2026	2024 Actual	2024 Budget	2025 Budget	2025 Current Actual	2026 Budget Request
22-100-12-56400-151-000 SOCIAL SECURITY	0	400	400	0	400
22-100-12-56400-159-000 MEDICARE INSURANCE	152	100	100	44	100
22-100-12-56400-212-000 LEGAL FEES	380	775	775	0	775
22-100-12-56400-321-000 PUBLICATIONS	3,339	6,500	6,500	978	6,500
22-100-12-56400-999-000 ASSIGNED RES - FPP COMPLIANCE MONITOR	862	0	7,836	0	0
	15,232	17,275	25,111	4,031	17,275
TOTAL EXPENDITURES	1,091,126	1,174,507	1,181,129	581,820	1,201,295