

ZONING COMMITTEE MEETING
Wednesday, October 1, 2025 – 10:00 a.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 September 3, 2025 meeting minutes.
6. Edit List Review – September expenses – discussion only (no motion required)

7. Public Hearings:

10:00 a.m. – A rezoning request from the Agricultural-2 district to the Recreational-Residential district on property described as Prt SE-NE shown as Lot 2 CSM 42/67, consisting of approx. 2.23 acres, located in Section 1, T32N, R11W, Town of Sioux Creek. Property owned by Amanda Kelch.

10:10 a.m. – A rezoning request from the Recreation-Residential district to the Agricultural-2 district on property described as that Prt NE-NW shown as Lot 2 CSM 31/18, consisting of 5.23 acres, located in Section 30, T34N, R10W, Town of Sumner. Property owned by Joseph & Jennifer Isaacs.

8. Resolution to Approve the 2025 Farmland Preservation Map Amendments – action item
9. Discussion: Zoning office activities and actions
10. Future Agenda Items:
11. Set next meeting date. November 5, 2025
12. 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

September 3, 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 August 6, 2025 were presented; **motion:** (Cook/Thompson) to approve the minutes. Motion carried.

#6. Edit List – No questions or comments.

#7. FPP Map Area Amendment – Gifford explained the need to update the plan map area. **Motion:** (Rogers/Cook) to approve the proposed amendment; carried.

#8. Fairways at Tagalong 5th Condominium Plat Addendum: Brad Gehring, Requestor. Gifford explained the requested amendments, stating the additional structures will need BOA approval but that the committee could conditionally approve the amendment. Gehring answered committee questions. **Motion:** (Cook/Thompson) to conditionally approve the proposed condo plat amendment, provided BOA approval is obtained; carried.

#9. Public Hearings–

(12:35 p.m.) **Laura L. & Daniel P. Ekstrom, owners – Town of Cedar Lake, Ag-2 to A-1, 47.48 acres**

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

#10. Resolution: 2025 Farmland Preservation Plan Update – No committee questions. **Motion:** (Cook/Thompson) to approve the resolution; carried.

#11. 2026 Zoning Office Budget – After committee questions, **motion:** (Jenkins/Rogers) to approve the 2026 Zoning Office budget; carried.

#12. Discussion: Office Activities – Gifford discussed permitting levels, ongoing violations and staff resignation.

#13. Future Agenda Items:

#14. Next meeting date: October 1, 2025 at 10:00 a.m.

#15. Chair declared the meeting adjourned at 1:35 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: 09/11/2025

Vendor	Vendor Name	Line	Voucher	Account Description	Date	Description	Amount
44423	AUTO VALUE BARRON	1	C0093195	VEHICLE EXPENSE-LAND SERVICES	09/11/2025	LS - WIPER BLADES - EDGE	21.99
6696	NOBLE'S TIRE SERVICE INC	1	C0093196	VEHICLE EXPENSE-LAND SERVICES	09/11/2025	LS - '14 F-150/BATTERY	224.95
139947	AGSOURCE COOPERATIVE SERVIC	1	C0093197	SOIL & WATER TESTING	09/11/2025	LS - SWCD - MDV SOIL TESTS	72.03
139947	AGSOURCE COOPERATIVE SERVIC	2	C0093197	SOIL & WATER TESTING	09/11/2025	LS - SWCD - MDV SOIL TESTS	10.29
318159	FIRMATEK LLC	1	C0093198	EQUIPMENT (DRONE)	09/11/2025	LS - SWCD - ANNUAL DRONE	3,332.52
318159	FIRMATEK LLC	2	C0093198	PREPAID EXPENDITURES	09/11/2025	LS - SWCD - ANNUAL DRONE	6,664.98
252190	HEY EVERYTHING OF BARRON LLC	1	C0093199	INVASIVE SPECIES CONTROL	09/11/2025	LS - SWCD - PESTICIDE SUPPLIES	1.25
319520	WATER & ENVIRONMENTAL ANALY	1	C0093200	PROF SERVICES - WATER QUALITY STUDY	09/11/2025	LS - SWCD/PH - WATER QUALITY	1,548.00
274259	APG MEDIA OF WISCONSIN LLC	1	C0093201	PUBLICATIONS	09/11/2025	LS - ZA - TAGALONG, EKSTROM	136.78
426	BELL PRESS INC	1	C0093202	PUBLICATIONS	09/11/2025	LS - ZA - YODER PUB NOTICE	49.62
426	BELL PRESS INC	2	C0093202	OFFICE SUPPLIES	09/11/2025	LS - ZA - PERMIT PAPER	23.00
1686	HALCO PRESS	1	C0093203	PUBLICATIONS	09/11/2025	LS - ZA - MOLLS PUB NOTICE	53.16
289493	BUREAU OF CORRECTIONAL ENTE	1	C0093204	ADDRESS SIGNING	09/11/2025	LS - ZA - RURAL ADDRESS SIGNS	212.00
158291	NEXT ENERGY SOLUTIONS INC	1	C0093205	ZONING FEES AND PERMITS	09/11/2025	LS - ZA - REFUND/LUP NOT	100.00
296694	WI DEPT OF SAFETY & PROFESSIO	1	C0093206	DUE TO STATE - SANITATION FEES	09/11/2025	LS - ZA - STATE SAN FEES/AUG	2,400.00
Totals:							\$14,850.57

Department Approval

Admin Approval

MANUAL VOUCHERS/JOURNAL ENTRIES

DEPT	NAME	ACCOUNT	DESCRIPTION	AMOUNT
LS	BC HIGHWAY DEPT	220-12-53400-332-000	FUEL 8/2 - 8/29/25	\$680.43

MANUAL VOUCHERS TOTAL: \$680.43

GRAND TOTAL: \$15,531.00

Land Services Total: \$927.37
Land Information Total: \$0.00
Soil & Water Conservation Total: \$11,629.07
Zoning Administration Total: \$2,674.56

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, October 1, 2025 at 10:00 a.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 that Prt SE-NE shown as Lot 2 CSM 42/67, consisting of approx. 2.23 acres, located in Section 1, T32N, R11W, Town of Sioux Creek, from the Agricultural-2 to the Recreational-Residential district.

Property owned by Amanda Kelch

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 17th day of September, 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: Amanda Kelch Applicant/Agent: _____
Address: 590 24th St. Address: _____
City/State/ZIP: Chetek, WI 54728 City/State/ZIP: _____
Daytime Phone: 715 338-5660 Daytime Phone: _____
Email: camp@chetekriver.com Email: _____

SITE INFORMATION Current Zoning District AG-2 Proposed Zoning District RR
Parcel I.D. Number: 040 - 0100 - 16 - 020 Township: Snow Creek
Property Address: 590 24th St. Chetek Current Parcel Size: 2.23 Acres

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

AG-2 to RR - Rezoning 2.23 excluding
the flood plain

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

expanding campground

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 REQUIREMENTS FOR APPLYING FOR A REZONING. I UNDERSTAND THAT MY APPLICATION MAY BE RETURNED IF INFORMATION IS INCOMPLETE OR ILLEGIBLE.

Amanda Kelch
Property Owner's Signature

8.26.2025
Date

Amanda Kelch
Applicant/Agent's Signature

8.26.2025
Date

Date Received:

RECEIVED

AUG 26 2025

BARRON COUNTY ZONING OFFICE

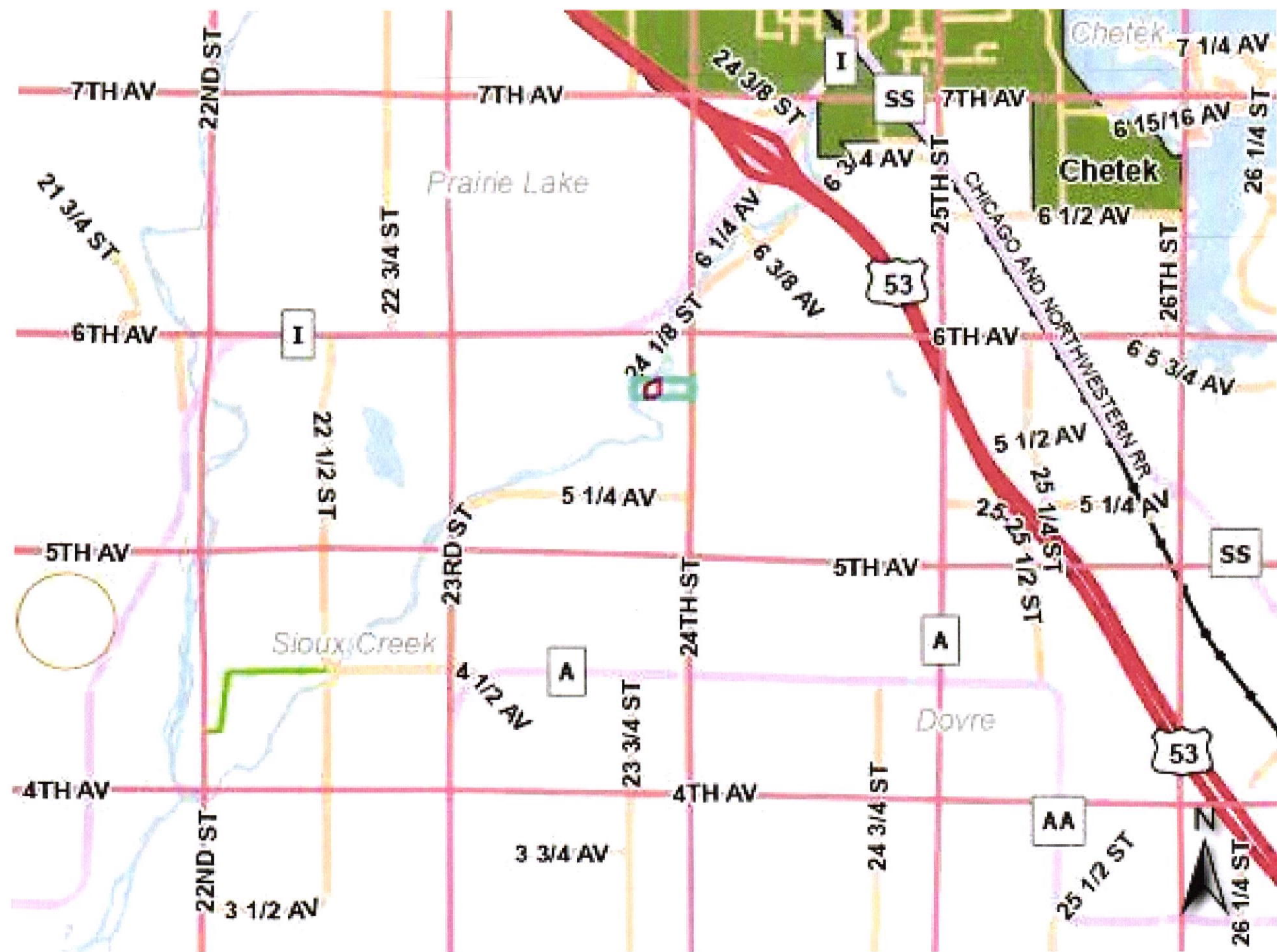
Fee: \$500.00 Paid 2985

Hearing # 222025-7

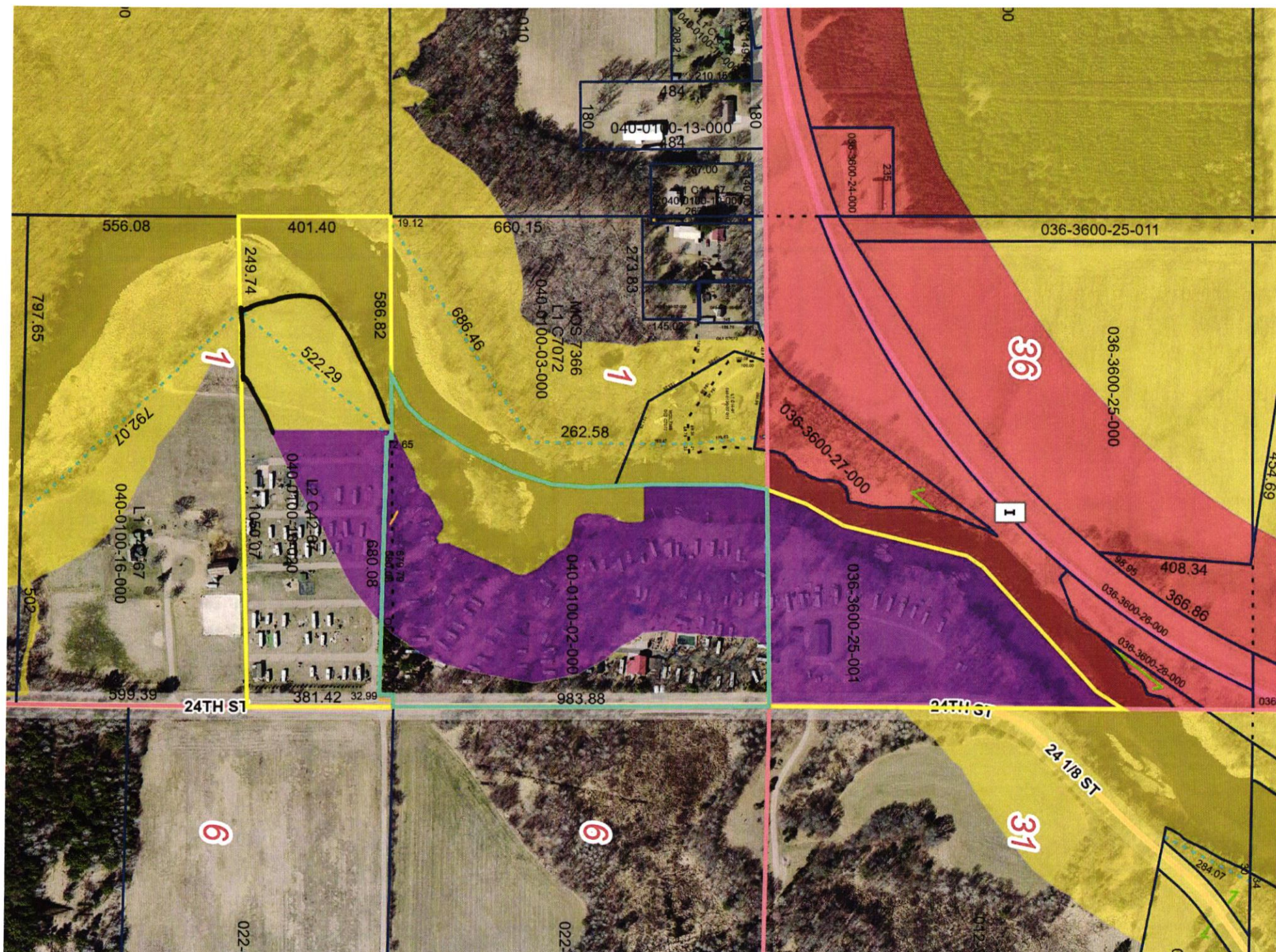
Date/County Clerk Submission: 9/10/25

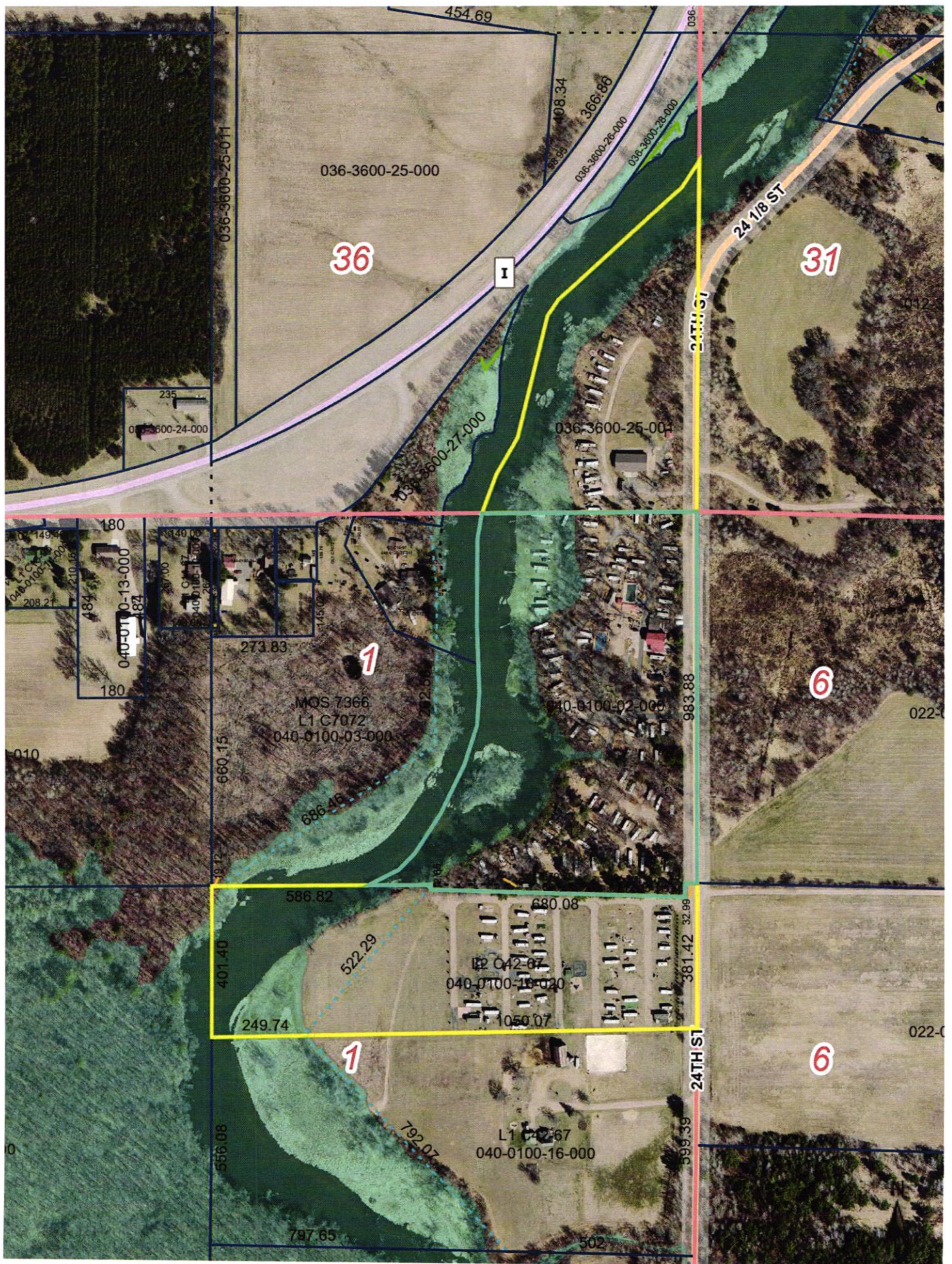
Reviewed by: [Signature]

Date: 9/9/2025









Staff Rezoning Summary

(Returned to Zoning Office with
Town Consideration Form)

PETITIONER: Amanda Kelch
Agent: Amanda Kelch

Town: Sioux Creek Parcel #040-0100-16-020

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.

The Agricultural 2 district;

- Allows land uses that are a permitted use in the Agricultural 1 district
- Allows consideration of non-agricultural uses that may be approved as a special exception
- Does not limit the number of accessory structures
- Does not limit the size of accessory structures
- A new residential use is allowed on a minimum of 17 acres

Requested Zoning District: **RECREATIONAL RESIDENTIAL (RR)**

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.

The Recreational Residential district;

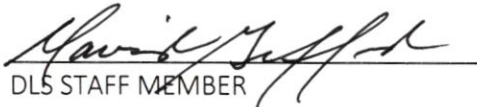
- Restricts the number of accessory structures to two (2) structures
- Maximum size permitted for a main accessory structure is 1512 sq.ft.
- Maximum size for a secondary accessory structure is 144 sq.ft.
- Minimum lot size is one (1) acre
- Allows the establishment, or expansion, of a campground on a minimum of 5 acres in compliance with Section 17.36(2)(m).

STAFF REVIEW

Amanda Kelch is seeking to rezone approximately 2.23 acres for an expansion an existing campground. The area requested to be rezoned is located in the Shoreland Protection Overlay Area of the Chetek River in the Town of Sioux Creek. The request is to rezone from the Agricultural 2 district to the Recreational Residential district. The rezoning of this portion of

property would allow Ms. Kelch to apply for a special exception through the Barron County Board of Adjustment. The Board may allow the proposed expansion in compliance with the Barron County Land Use Ordinance.

The area requested to be rezoned is not located in a floodplain and is not associated with any wetlands.


DLS STAFF MEMBER


DATE

TOWN ACKNOWLEDGEMENT: (Unzoned Town)

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

**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: August 26, 2025

File # 040-0100-16-020

Hearing Date: October 1, 2025

Petitioner: **Amanda Kelch**

Owner: Amanda Kelch – 590 24th Street, Chetek, WI 54728
(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: that Prt SE-NE shown as Lot 2 CSM 42/67, consisting of approx. 2.23 acres, located in Section 1, T32N, R11W, **Town of Sioux Creek**, Barron County, Wisconsin.
2. The petitioner requests to rezone from the **Agricultural-2 to the Recreational-Residential district.**
3. The present use of the property is: an existing campground.
4. Petitioner purpose of the rezoning request is: to expand campground.
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.

NOTICE OF PUBLIC HEARING

STATE OF WISCONSIN SS

COUNTY OF BARRON

TO WHOM IT MAY CONCERN:

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Request to rezone that Prt NE-NW shown as Lot 2 CSM 31/18, consisting of 5.23 acres, located in Section 30, T34N, R10W, Town of Sumner, from the Recreational-Residential to the Agricultural-2 district.

Property owned by Joseph & Jennifer Isaacs
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 17th day of September, 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: Joseph & Jennifer Isaacs

Applicant/Agent: _____

Address: 1382 24 3/8 Street

Address: _____

City/State/ZIP: Cameron, WI 54822

City/State/ZIP: _____

Daytime Phone: 715-797-7370

Daytime Phone: _____

Email: isaacsjoe@hotmail.com

Email: _____

SITE INFORMATION

Current Zoning District RR Proposed Zoning District AG-2

Parcel I.D. Number: 046 - 3000 - 09 - 020 Township: Sumner

Property Address: 1382 24 3/8 Street Cameron, WI 54822 Current Parcel Size: 5.23 Acres

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

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

To provide ability to build a shed roughly 2,500 square feet. This would also provide interim
resolution to identified non-conformance of temporary structures.

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.

Joseph Isaacs
Property Owner's Signature

7 / 30 / 25
Date

Applicant/Agent's Signature

/ /
Date

Fee: \$500.00 Paid 3411

Hearing # R22025-6

Date/County Clerk Submission: 9/10/25

Reviewed by: [Signature]

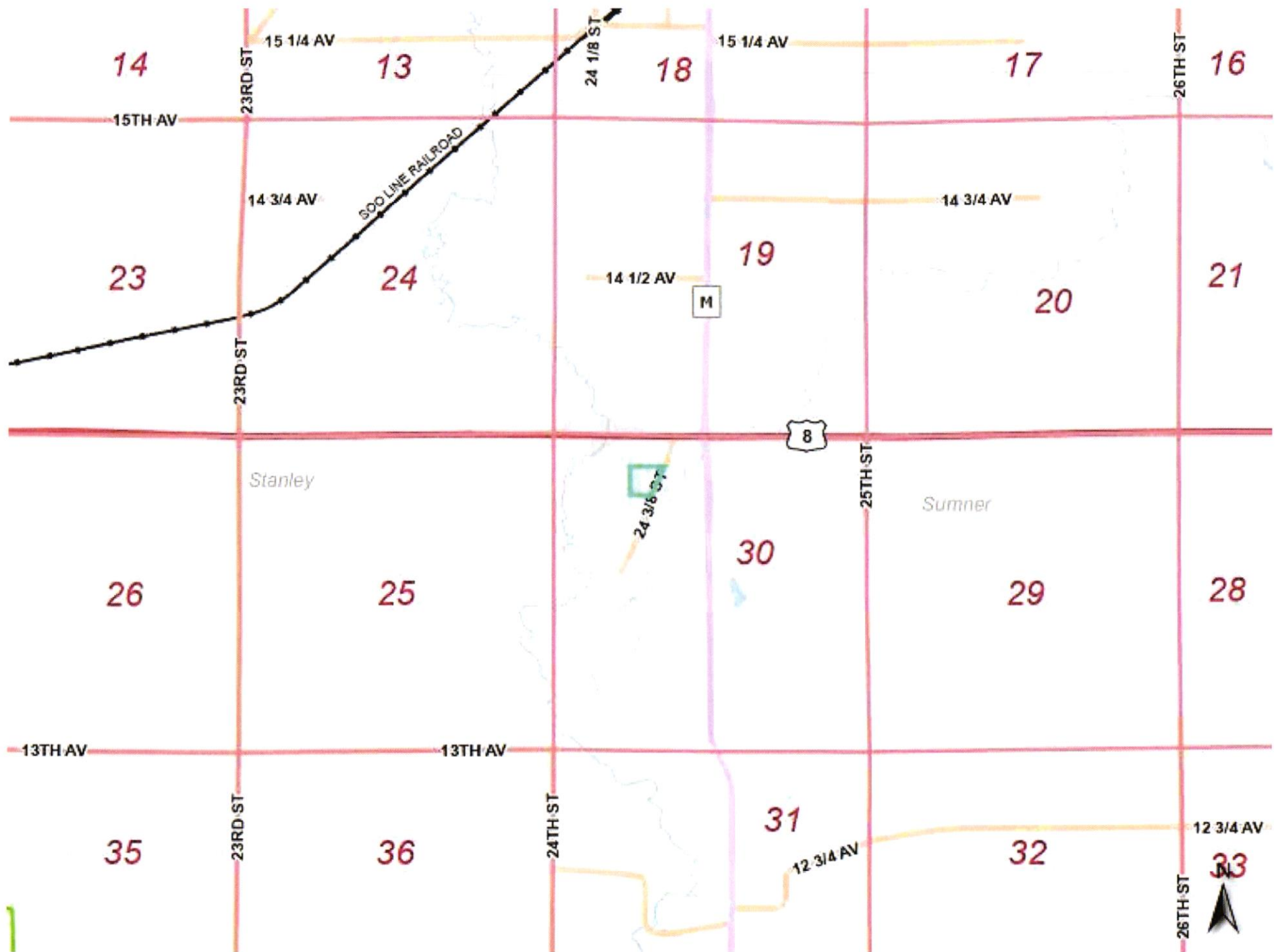
Date: 9/10/25

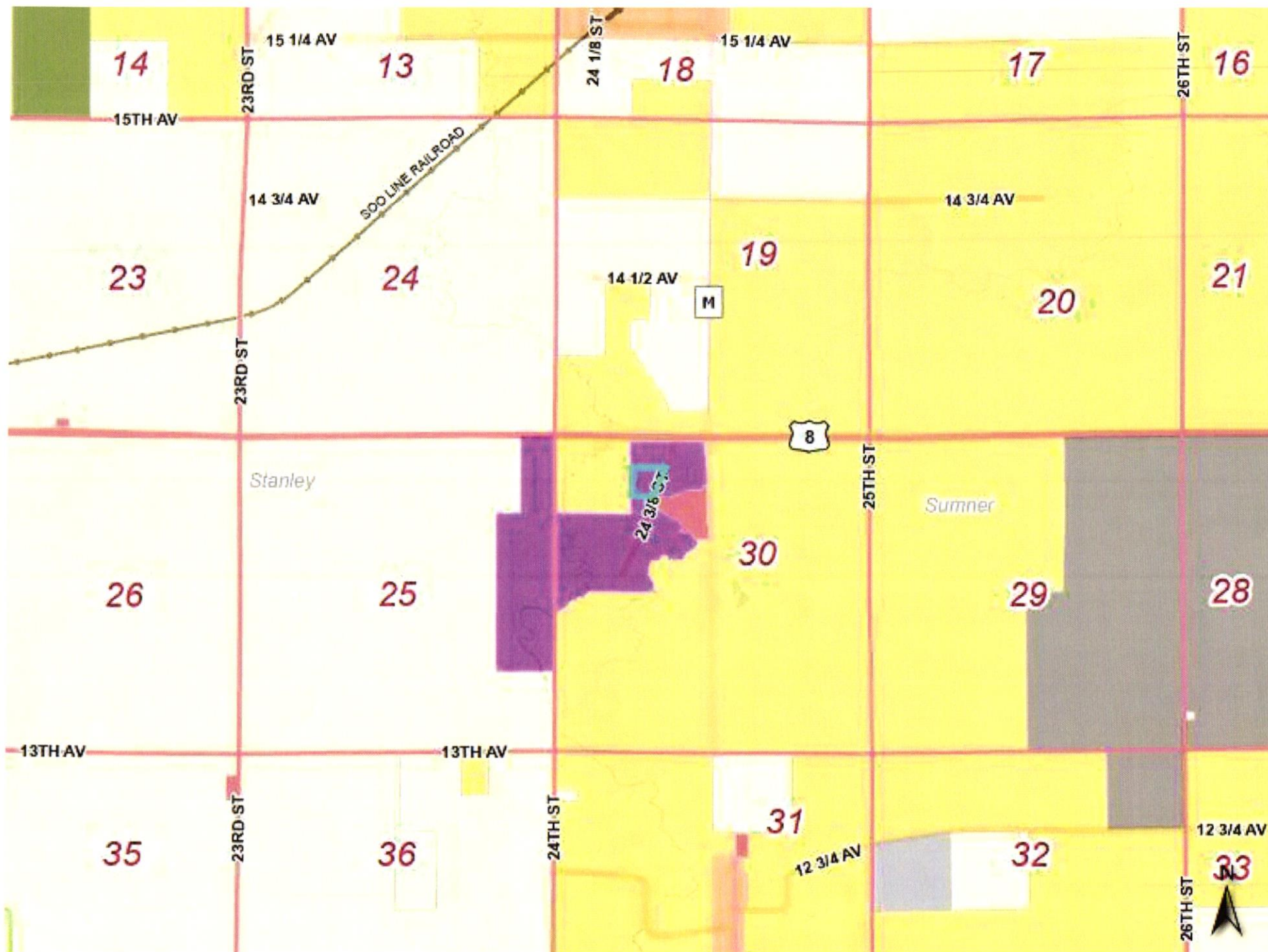
Date Received:

RECEIVED

JUL 30 2025

BARRON COUNTY ZONING OFFICE







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

PETITIONER: Joseph and Jennifer Isaacs
Agent: Joseph and Jennifer Isaacs

Town: Sumner

Parcel #046-3000-09-020

Current Zoning District: **RECREATIONAL RESIDENTIAL (RR)**

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.

The Recreational Residential district;

- Restricts the number of accessory structures to two (2) structures
- Maximum size permitted for a main accessory structure is 1512 sq.ft.
- Maximum size for a secondary accessory structure is 144 sq.ft.

Requested 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.

The Agricultural 2 district;

- Allows land uses that may conflict with neighboring Recreational Residential properties
- Does not limit the number of accessory structures
- Does not limit the size of accessory structures

STAFF REVIEW

Joseph and Jennifer Isaacs were informed on December 20, 2024, that the placement of an additional accessory structure exceeded the maximum number of structures allowed on their property. On June 26, 2025, a Notice of Violation and Order for Compliance was issued requiring the property owners to comply with the ordinance. The property owners are seeking to resolve the existing violation of the Land Use Ordinance by rezoning the parcel to an Agricultural 2 district.

The additional structure is in violation of the Land Use Ordinance for the following reasons;

- Exceeds the 1512 sq.ft. maximum square footage for a main accessory in the RR district (illegal structure is approx. 2000 sq.ft.)
- Located on the property without the issuance of a Land Use Permit

The current zoning classification of the Isaacs property was part of a 1995 rezoning request to rezone approx. 66 acres from the Agricultural 2 district to the Recreational Residential district. At the time of the rezoning it was indicated that the property was not tillable land and the Town of Sumner was not opposed to the rezoning.

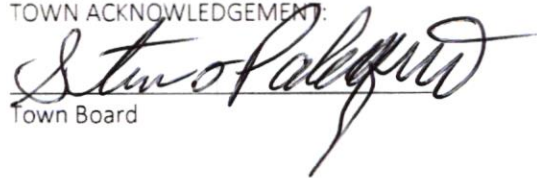
The purpose of the rezoning was to develop the property into large residential lots.

The subdivision of the property occurred from 1998 to 2001 and created 15 lots with an average size of 4.4 acres.


DLS STAFF MEMBER

8/5/25
DATE

TOWN ACKNOWLEDGEMENT:


Town Board

8/12/25
Date

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

**MAPPED
WETLAND
AREA**

ILLEGAL STRUCTURE

- 2nd Main Accessory Structure
- Size 30' x 66'
- No Land Use Permit issued

30

046

046-3000-09-020

HOUSE

**MAIN ACCESSORY
STRUCTURE 24' x 30'**

**Secondary Accessory
Structure**

24 3/8 ST



COPY

BARRON COUNTY

DEPARTMENT OF LAND SERVICES

David Gifford, Director

LAND INFORMATION * SOIL & WATER CONSERVATION * ZONING

Barron County Government Center
335 East Monroe Avenue
Room 2104
Barron, WI 54812

715-537-6375
715-537-6315
Fax: 715-537-6847
www.barroncountywi.gov

June 26, 2025

Joseph and Jennifer Isaacs
1382 24 3/8 Street
Cameron, WI 54822

RE: Notice of Violation and Order for Compliance

Property described as Lot 2, CSM 31/8, Located in NE-NW, Section 30, T34N, R10W, Town of Sumner, Barron County
Tax ID# 046-3000-09-020 Address: 1382 24 3/8 Street

Dear Mr. and Mrs. Isaacs,

On December 20, 2024, this office sent you a letter regarding the placement of an accessory structure on the above described property. The letter referenced the Barron County Land Use Ordinance regarding the number and size of accessory structures allowed on your property. With the placement of the third accessory structure on the north end of your property you have exceeded the allowable number of accessory structures in violation of the ordinance.

On December 31, 2024, you contacted this office and spoke with Jeff Martino to discuss the letter. And on January 14, 2025, I contacted you by phone and discussed the options that were available for compliance with the Land Use Ordinance.

As of June 19, 2025, the property remains in violation of the ordinance with the additional accessory structure still located on the property.

As stated in the letter dated December 20, 2024, the number and size of accessory structures exceeds the allowable standards of the ordinance which is a violation of Section 17.32(1)(b). Section 17.32(5)(b) allows one main accessory which cannot exceed 1512 square feet and one secondary accessory structure not to exceed 144 square feet.

Additionally, the accessory structure was located on the parcel without obtaining a Land Use Permit as required by Section 17.74(5)(c). Section 17.74(5)(c) requires the issuance of a land use permit prior

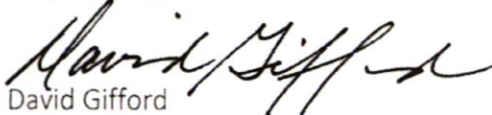
to the erection of any building or structure. The placement of the additional accessory structure without obtaining the required land use permit is a violation of the ordinance.

Section 17.90, Enforcement and Penalties, indicates that any liable person may be subject to penalties for violating the provisions of the ordinance and orders may be issued requiring compliance. Section 17.90(6), Penalties, indicates that any liable person who violates this ordinance shall be subject to a penalty of not less than twenty-five dollars (\$25.00), but not more than one-thousand dollars (\$1,000.00) for each offence. Each day that a violation is permitted to exist shall constitute a separate offence and be punishable as such. This office informed you of the existing violation on December 20, 2024, and penalties may be assessed from this date at a minimum penalty of \$25.00 per day.

A deadline of August 1, 2025, has been established at which time the above described property shall be brought into compliance with Section 17.32(1)(b).

Failure to comply with this deadline will result in a complaint being forwarded to the Barron County Corporation Counsel office for prosecution of the above described violation requesting the removal of the illegal structure and the assessment of penalties as per Section 17.90(6)(a).

Respectfully,

A handwritten signature in black ink, appearing to read "David Gifford", with a stylized flourish at the end.

David Gifford
Director of Land Services

ORDER FOR COMPLIANCE

TO: Joseph and Jennifer Isaacs
1382 24 3/8 Street
Cameron, WI 54822

The Barron County Department of Land Services is aware of the existence of certain conditions on property owned, occupied or in your possession located at:

Property described as Lot 2, CSM 31/8, Located in the NE-NW, Section 30, T34N, R10W, Town of Sumner, Barron County

Tax Parcel ID #: 046-3000-09-020

Property Address: 1382 24 3/8 Street

The conditions observed on this property, owned by Joseph and Jennifer Isaacs, constitute violations of the Barron County Land Use Ordinance Sections 17.32(1)(b) and 17.74(5)(c) .

The nature of the violations are:

An accessory structure has been placed on the above described property exceeding the number of accessory structure allowed as per Section 17.32(1)(b) and the structure has been placed on the property without obtaining a Land Use Permit as per Section 17.74(5)(c). See attached photos.

Required Action:

- 1) Remove the illegal accessory structure or;
- 2) Obtain a Land Use Permit for the new accessory structure, if the structure does not exceed 1512 square feet in size, and remove the current main accessory structure being the detached garage measuring 24 feet by 30 feet.

A deadline of August 1, 2025, has been established at which time the above described property shall be brought into compliance with Section 17.32(1)(b) by utilizing options 1 or 2 listed above.

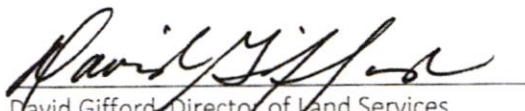
Failure to comply with this Order for Compliance will result in a complaint being forwarded to the Barron County Corporation Counsel office for prosecution seeking to remove the illegal structure and assess penalties as per Section 17.90(6)(a).

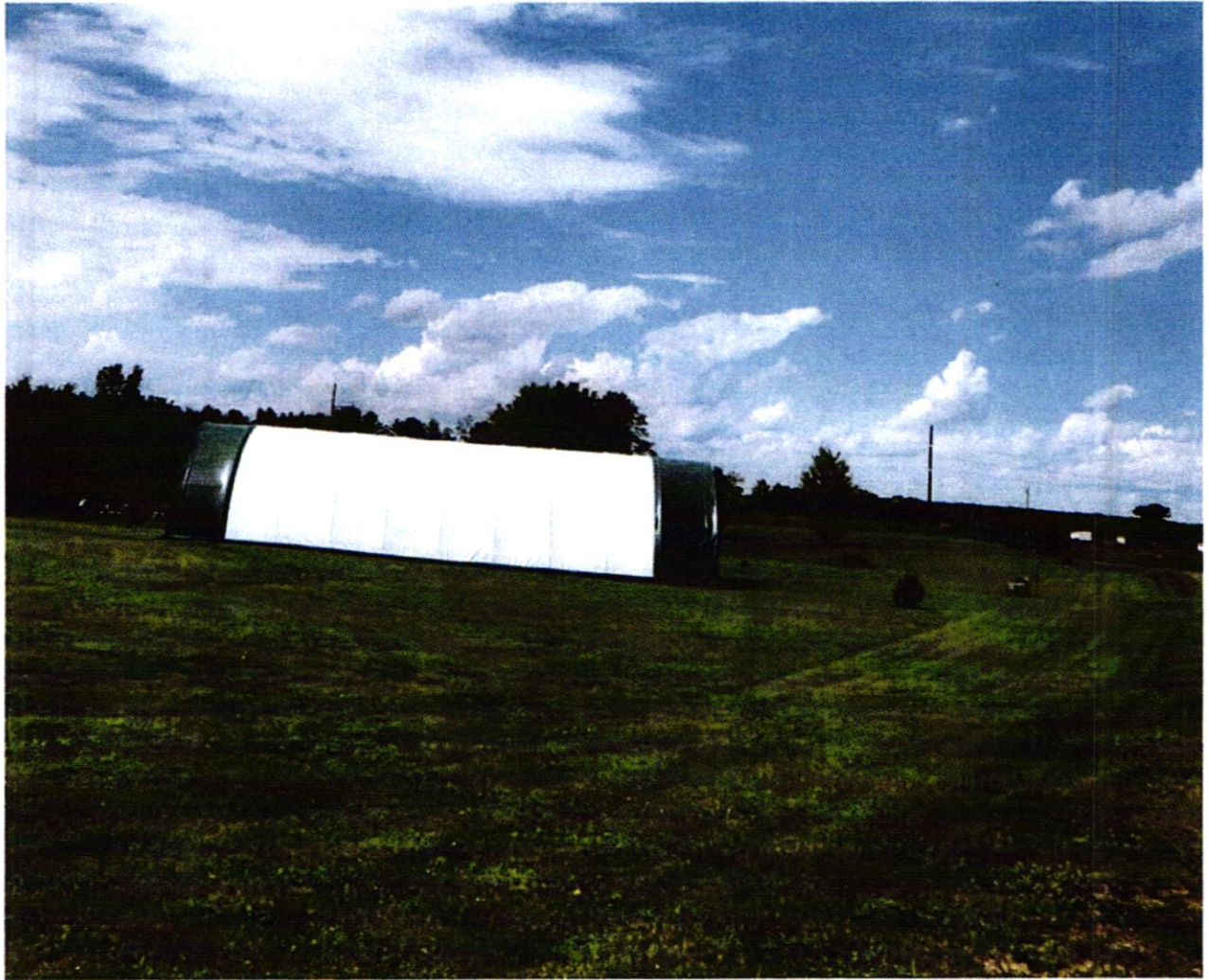
This order is issued by the Barron County Director of Land Services pursuant to authority granted in the Barron County Land Use Ordinance, Section 17.90.

DATED:

6/26/25

BY:


David Gifford, Director of Land Services
Barron County Department of Land Services
715-537-6375





Accessory structure at 1382 24 3/8 Street

- No Land Use Permit
- Exceeds the max. number of accessory structures
- 2nd main accessory structure



General location of main accessory structure as shown above.

Existing 28' x 30' main accessory structure

17.37 AG-2 AGRICULTURAL-2 DISTRICT

The Agricultural-2 District is created to maintain and protect agricultural lands historically used for farming or forestry, but which are not included within 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.

(1) PERMITTED USES.

- (a) Uses permitted in the A-1 District. See Sec. 17.28 (1). *see attached*
- (b) **HOUSING.** Single family dwellings, including manufactured homes but not mobile homes.
1. **DENSITY.** Base standard of not more than 2 single family dwellings per 40 acres, except where Conservation Site Design standards are utilized.
 - a. Minimum lot size of 17 acres, however:
 - (1) Vacant AG-2 parcels of less than 17 acres in existence as of March 18, 2002 (or date of ordinance adoption by Town if after this date) are allowed one dwelling provided it can be located to meet dimensional rules & standards in 17.37(3).
 - (2) Lot size for a dwelling in existence as of May 21, 2002 (pre-existing dwelling) shall meet the minimum lot standards in 17.52. For purposes of this section, a pre-existing dwelling shall mean any structure meant to house a single family, including mobile homes that are located on a foundation, basement or slab.
 - b. Conservation Site Design. A conservation site design will allow four (4) dwellings per 40 acres or 1/4-1/4 section, density.
 - (1) The lots created shall not be less than 1 acre nor larger than 2 acres in area.
 - (2) These lots shall be adjacent to each other and proximate to existing public roads when practicable, or be located along the edges of large forested areas.
 - (3) This design shall maintain the agricultural lands and other valued natural features as an integral part of the landscape.
 - (4) A covenant shall be attached to the deed for such forty acres prohibiting any further subdivision of that forty acres, unless rezoned to a district that would allow development of a greater density.
- (c) Home occupations or professional offices consisting of activities such as the following, not limited because of enumeration:
1. Beauty Shop.
 2. Music lessons.
 3. Hobby crafts.
 4. **OFFICES.** Such as veterinarians, doctors, insurance, provided that the occupational activity takes place entirely within the dwelling structure that has residential occupancy as its principal use, and that the occupational activity takes place within not more than 25% of the floor space of the dwelling structure.
- (d) Township halls and township shops on parcels not less than 5 acres in size.

(2) SPECIAL EXCEPTION USES.

- (a) Special exception uses listed under sec. 17.28(2).
- (b) Ski hills, race tracks and drag strips.
- (c) Private airports.
- (d) Private dumps and landfills.
- (e) Private junk or salvage yards.
- (f) Private kennels
- (g) Sawmills, long-term.
- (h) Sewage disposal lagoons, plants and facilities, private.

17.28 A-1 EXCLUSIVE AGRICULTURAL DISTRICT

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.

(1) PERMITTED USES.

- (a) **AGRICULTURAL USE.** Any of the following activities conducted for the purpose of producing an income or livelihood.
1. Crop or forage production.
 2. Keeping livestock.
 - a. A new or expanded livestock facility that will have 500 or more animal units must comply with livestock facility siting standards per ATCP 51.
 - (1) An ATCP 51 Livestock Facility Siting Application shall be completed by the owner/operator and must be approved prior to operation (see ATCP 51.30).
 - (2) Livestock, for the purposes of ATCP 51 livestock facility siting, does not include equine animals, bison, farm-raised deer, fish, captive game birds, ratites, camelids or mink.
 - (3) Setback requirements are described in 17.28(3)(f).
 - b. Animal manure storage facilities must comply with Barron County Ordinances - Chapter 18 and ATCP 51.
 - (1) A new or expanded animal manure storage facility permit application shall be completed by the owner/operator and must be approved prior to operation.
 - (2) Setback requirements are described in 17.28(3)(f).
 3. Beekeeping
 4. Nursery, sod, or Christmas tree production (wholesale)
 5. Floriculture
 6. Aquaculture
 7. Forest management
 8. Enrolling land in a federal agricultural commodity payment program or a federal or state agricultural land conservation payment program.
 9. Roadside stand
- (b) **ACCESSORY USE.**
1. A building, structure, or improvement that is an integral part of, or is incidental to, an agricultural use.
 - a. Accessory buildings (not residential dwellings) permitted under this section shall not be designed or used in part or whole for human habitation or any unauthorized accessory use. Connection to a POWTS shall be in accordance with Section 17.74(5)(c).
 2. An activity or business operation that is an integral part of an agricultural use.
 3. Farm residence (see Sec 17.28(3)(a))

(2) SPECIAL EXCEPTION USES OR ACTIVITIES.

- (a) Nursery, sod, or Christmas tree production (retail).
- (b) Agriculture-related use.
1. Agricultural equipment dealership.
 2. Facility providing agricultural supplies.
 3. Facility for storing or processing agricultural products.

**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: July 30, 2025

File # 046-3000-09-020

Hearing Date: October 1, 2025

Petitioner: **Joseph & Jennifer Isaacs**

Owner: Joseph & Jennifer Isaacs – 1382 24 3/8 Street
(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: that Prt NE-NW shown as Lot 2 CSM 31/18, consisting of 5.23 acres, located in Section 30, T34N, R10W, **Town of Sumner**, Barron County, Wisconsin.
2. The petitioner requests to rezone from the **Recreational Residential district to the Agricultural-2 district.**
3. The present use of the property is: Residential use.
4. Petitioner purpose of the rezoning request is: To provide ability to build a shed roughly 2,500 square feet. This would also provide interim resolution to identified non-conformance of temporary structures.
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 Sumner Parcel I.D. #: 046 - 3000 - 09 - 020
Owner: Joseph & Jennifer Isaacs Applicant/Agent: _____
Property Address: 1382 24 3/8 Street Cameron, WI 54822
Present Zoning District: RR Proposed Zoning District: AG-2
Area to be rezoned: ☒ Entire Parcel ☐ Other: _____
Explain your request: To provide ability to build a shed roughly 2,500 square feet. This would
also provide interim resolution to identified non-conformance of temporary structures.

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:

Due to other residences having other
out Buildings we see no reason for the
rezone to proceed

Date: 8-12-25

Signed: [Signature] OR Signed: _____
(Town Chair) (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.

Reheard on 9-9-2025

Note: This form is not intended, and shall not be used, to meet the requirements § 59.69(5)(e)(3), Wis. Stats.

There are several other residences with more
and bigger out Buildings. The Town of Sumner Board
has approved for this request to proceed.

SOP [Signature] 9-9-25

BARRON COUNTY RESOLUTION NO. 2025 -

**Adoption of the Barron County Farmland Preservation Plan Map Amendment to
Towns of Barron & Cedar Lake**

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 Amendment modifies the
7 plan map area of the Farmland Preservation Plan for Barron County; and
8

9 **WHEREAS**, the Zoning Committee has the authority to recommend that the
10 Barron County Board of Supervisors adopt the amendment to the County's Farmland
11 Preservation Plan under Section 66.1001(4)(b); and
12

13 **WHEREAS**, an amendment of approx. 2 acres to the plan map area of the Town
14 of Barron was approved by the Zoning Committee on July 2, 2025, on a vote of 5-0, with
15 Heinecke, Cook, Kusilek, Thompson and Rogers all voting in favor and none against; and
16

17 **WHEREAS**, an amendment of 47.48 acres to the plan map area of the Town of
18 Cedar Lake was approved by the Zoning Committee on September 3, 2025, on a vote of 5:0,
19 with Jenkins, Thompson, Rogers, Cook and Kusilek all voting in favor and 0 against; and
20

21 **WHEREAS**, this resolution was approved by the Zoning Committee on October
22 1, 2025, on a vote of ___ with Jenkins, Thompson, Kusilek, Cook and Rogers all voting in
23 favor and none against; and *(absent)*
24

25 **NOW, THEREFORE, BE IT RESOLVED**, that pursuant to Sections 91.16 of
26 the Wisconsin State Statutes that the Barron County Board of Supervisors hereby adopts
27 the Barron County Farmland Preservation Plan Map Amendment.
28

29 **BE IT FURTHER RESOLVED** that the Barron County Farmland Preservation
30 Plan Amendment be incorporated into the Barron County Comprehensive Plan; Chapter
31 Two, Agricultural, Natural and Cultural Resources.
32

33 **BE IT FURTHER RESOLVED**, that publication of this resolution may occur
34 through posting in accordance with Section 985.02 of the Wisconsin Statutes.
35

BARRON COUNTY RESOLUTION NO. 2025 -

**Adoption of the Barron County Farmland Preservation Plan Map Amendment to
Towns of Barron & Cedar Lake**

OFFERED THIS 20th day of October, 2025.

Number of readings required: One (☒) Two () Vote required for passage: Majority (☒) 2/3 Entire Board (20) () Source of funding: Budgeted () General Fund () Grant () Contingency () Other (☒) Details: N/A 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 - Fiscal impact reviewed by County Finance Department _____ Jodi Busch, Finance Director Approved as to form by: _____ Jeffrey French, Administrator _____ John Muench, Corporation Counsel	_____ Audrey Kusilek, Zoning Committee Chair (The Committee Chair signature verifies the action taken by the Committee.) Board Action: Adopted () Failed () Tabled () Motion: () to approve. Carried.
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