

BOARD OF ADJUSTMENT MEETING

Monday, October 27, 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 #4001: Joseph L. & Martha H. Miller, property owner, Requests a special exception to establish two farm family businesses, being a retail green house and garden shed manufacture in the Agricultural-1 district.
Property address: 2569 20 ½ Street, Rice Lake, Wisconsin

9:10 a.m. Appeal #4002: Joni L. & Sarah S. Miller, property owner, Requests a special exception to establish two farm family businesses, being a manufacture and sale of outdoor furniture, wooden stakes, pallets and small buildings, and a bakery in the Agricultural-1 district.
Property address: 2782 22nd Street, Rice Lake, Wisconsin

9:20 a.m. Appeal #4003: Sheila L. Green, property owner, requests to construct a dwelling within the right-of-way setback of a County Highway in the Residential-1 district.
Property address: 543 24 ½ Avenue, Rice Lake, Wisconsin

6. Reconvened hearings:
Appeal #3997: Tellefson Trust, property owner, Requests a special exception to add five (5) cabins to an existing resort in a Recreational-Residential district.
Property address: 1740 28 ¾ Avenue, Rice Lake, Wisconsin

7. Report from Land Services Director

8. 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
October 13, 2025, 9:00 a.m.**

Present: Board of Adjustment: Amy Kelsey, Dan North, Keith Hardie, Pam Fall, Gary Nelson.
County Personnel: David Gifford, Kim Collins.

Chair Nelson called the Board of Adjustment to order at 9:00 a.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: (Hardie/North) to approve the minutes of September 15, 2025; carried.

9:00 a.m. Appeal #3999: Barron County, property owner, Requests a special exception to construct a pavilion on County Forest property in an Upland Conservancy district.

Nelson opened the hearing and read the public notice. The Board reviewed the file and received testimony from the applicant. Gifford presented a staff overview. No correspondence or public testimony was received. Town Consideration Form entered into testimony. After Board questions and discussion, **motion:** (Kelsey/Fall) to close testimony; carried 5-0. **Motion:** (Kelsey/Hardie) 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. The construction of the 20' X 32' pavilion and contingent parking area are approved provided no wetlands are disturbed.

Motion carried 5-0.

9:10 a.m. Appeal #4000: Aden & Katie Miller, property owner, Requests a special exception to establish three farm family businesses, being a sawmill, machinist shop, and a bakery in an Agricultural-1 district.

Nelson opened the hearing and read the public notice. The Board reviewed the file and received testimony from the applicant. Gifford provided a staff overview. No public testimony was received; correspondence read into the record. Town Consideration Form entered into testimony. After Board questions, **motion:** (Hardie/Kelsey) 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. All sawdust must be kept contained and not placed in areas of water flow or wetlands.
3. Noise must be kept to minimum and a muffler used on the power unit.
4. Hours of operations are Monday through Saturday, dawn to dusk.

Motion carried 5-0.

9:20 a.m. Appeal #3997: Tellefson Trust, property owner, Requests a special exception to add five (5) cabins to an existing resort in a Recreational-Residential district.

Nelson opened the hearing and read the public notice. The Board reviewed the file and received testimony from the applicant, who stated the request is for four (4) not (5) additional cabins. Gifford provided a staff overview. Public testimony was received; no correspondence read into the record. **Motion:** (Fall/Kelsey) to include appeals 1471 and 2648 into the record; carried 5-0. Town Consideration Form entered into testimony. After Board questions, **motion:** (Kelsey/Fall) to adjourn the hearing to an onsite at 9:00 a.m. on 10-22-25, and reconvene on 10-27-25, time to be determined; carried 5-0.

Report from L.S. Director: Gifford discussed obtaining the opinion of the WDNR Shoreland Specialist for those hearings involving the shoreland overlay area. Committee consensus was to ask the specialist to render an opinion, which is to be summarized during testimony

Motion: (Hardie/Kelsey) to adjourn the meeting at 11:35 a.m.; chair declared the meeting adjourned.

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, October 27, 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 retail greenhouse and garden shed manufacture in an Agricultural-1 district, property described as SW-NE, consisting of 40 acres, located in Section 28, 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: Joseph L. & Martha H. Miller
Property address: 2569 20 ½ Street, Rice Lake, WI

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 8th day of October, 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: Joseph and Martha Miller Agent: Same
Address: 2569 20¹/₂ St Address: _____
City/State/ZIP: Rice Lake, WI 54868 City/State/ZIP: _____
Daytime Phone: _____ Daytime Phone: _____
Email: _____ Email: _____

SITE INFORMATION

Parcel I.D. Number: 032 - 2800 - 05 - 000 Township: Oak Grove
Property Address: 2569 20¹/₂ St Lot Size: 40 Sq.Ft./Acres

TYPE OF REQUEST:

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

Reason For Special Exception Request:

Selling flowers retail to supplement income on the farm, also sell vegetable plants. Produce at the stand with possible x-panding both Greenhouse and produce. Also sell garden sheds with possible x-panding.

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.**

Joseph Miller
Owner Signature

8 / 7 / 25
Date

Joseph Miller
Agent Signature

8 / 7 / 25
Date

OFFICE USE

DATE RECEIVED:

Appeal # 4001 Hearing Date: 10 / 27 / 2025 Previous Hearings: 0

Name of Water Body: N/A Zoning Dist.: A6-1

Reviewed By: [Signature] Date 10 / 1 / 25

RECEIVED

SEP 10 2025

BARRON COUNTY ZONING OFFICE

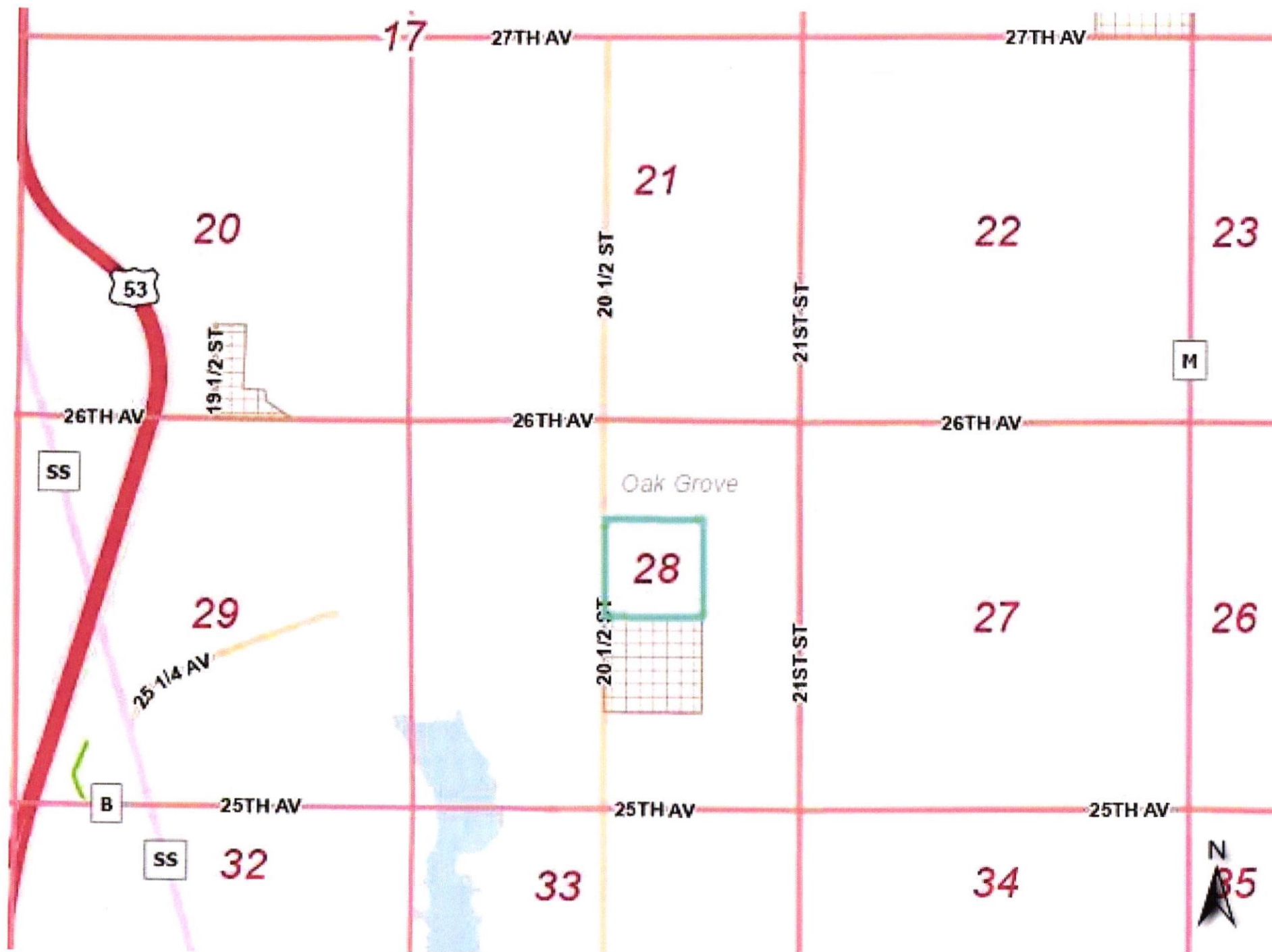


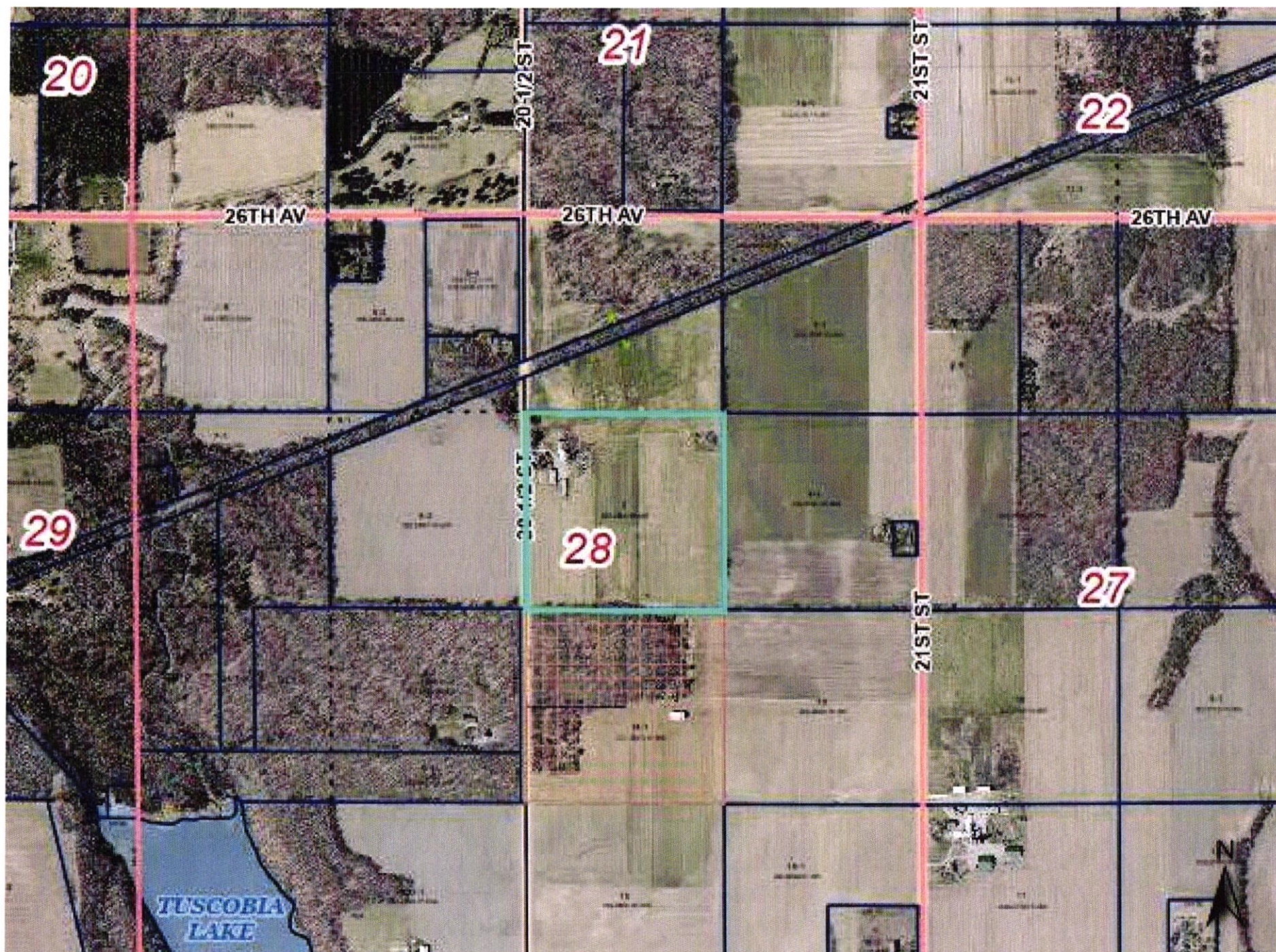
Storage sheds / garden sheds
I build in pole shed

RECEIVED

SEP 15 2025

BARRON COUNTY ZONING OFFICE





ORDINANCES RELATING TO HEARING

Applicant/Owner: Joseph Miller & Martha Miller

Appeal: 4001

Previous Appeals: N/A

Request: A special exception to establish two farm family businesses. Being a retail greenhouse and garden shed manufacture in an Agricultural – 1 district

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	A-1 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: Joseph L. Miller

Applicant/Agent: Same

Property Address: 2569 20 1/2 St Property Tax ID #: 032-2800-05-000

Explain Request: (must match explanation on application) Selling flowers and vegetable plants to supplement income on farm. Produce at the roadside stand with possible x-panding the produce and the greenhouse. Also selling garden sheds with possible x-panding. ^{also shrubs and fruit trees shade trees}

Section B – to be completed by the Township

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

EXPLANATION OF TOWN BOARD DECISION:

Get Permits if needed for from the State. Get Back to the County within 30 days.

Date: 9/8/25

Signed: [Signature] OR

(Town Chairman)

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, October 27, 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 manufacture and sale of outdoor furniture, wooden stakes, pallets and small buildings, and a bakery in an Agricultural-1 district, property described as Prt NE-NE, consisting of 32.45 acres, located in Section 15, 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: Joni L. & Sarah S. Miller

Property address: 2782 22nd Street, Rice Lake, WI

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 8th day of October, 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: Joni L. Miller
Address: 2782 22nd St.
City/State/ZIP: Rice Lake, Wis. 54868
Daytime Phone: NONE
Email: NONE

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

SITE INFORMATION

Parcel I.D. Number: 032-1500-03-000 Township: Oak Grove
Property Address: 2782 22nd St. Rice Lake, Wi. 54868 Lot Size: 32.45 Sq.Ft./Acres

TYPE OF REQUEST:

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

Reason For Special Exception Request:

Manufacturing & sales of outdoor furniture. Manufacturing & sales of wooden stakes, & possibly pallets. Sales of baked goods. Manufacturing & sales of mini buildings

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.**

Joni L. Miller
Owner Signature

9 / 3 / 25
Date

SAME
Agent Signature

/ /
Date

OFFICE USE

DATE RECEIVED:

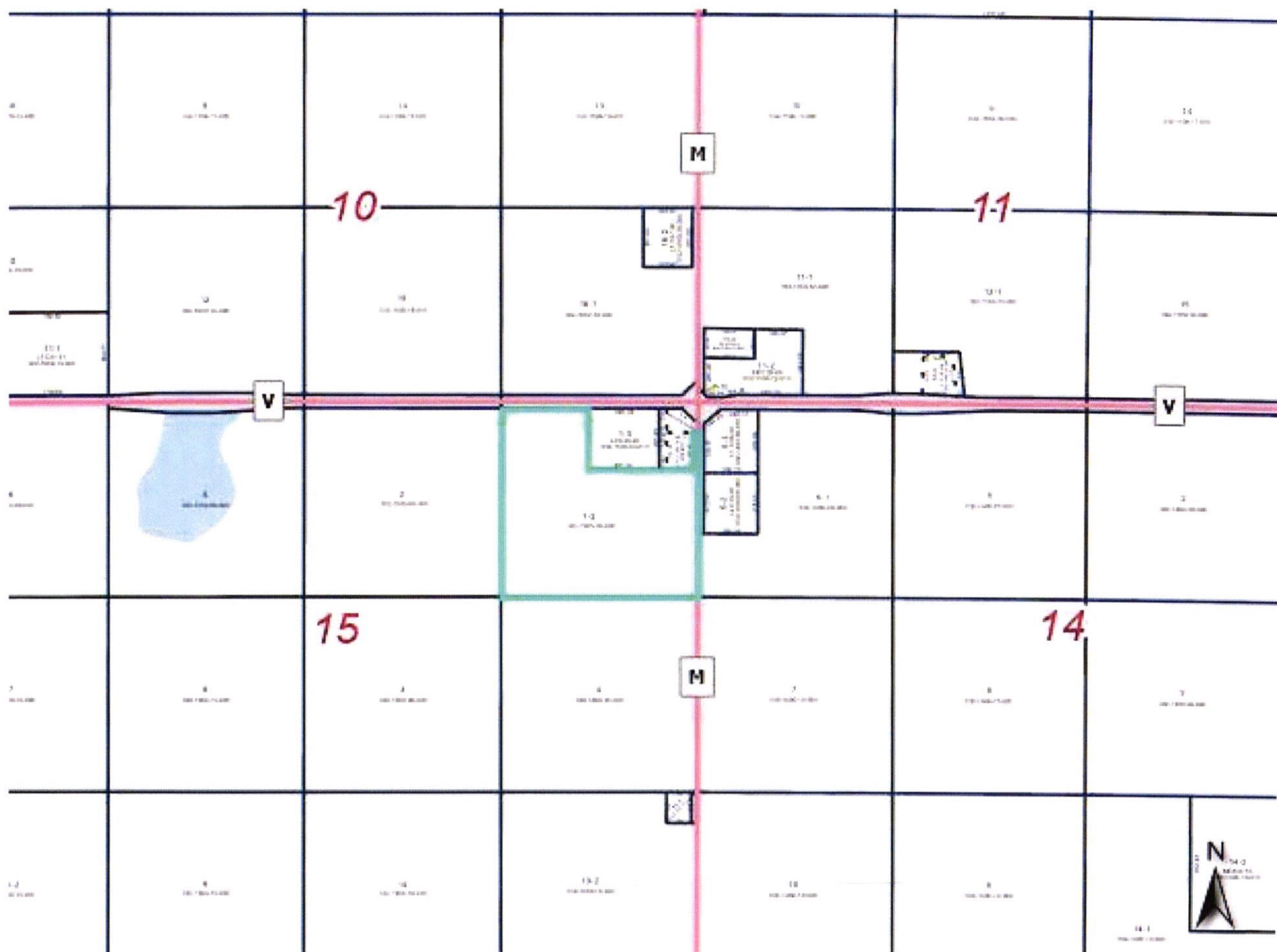
Appeal # 4002 Hearing Date: 10 / 27 / 25 Previous Hearings: N/A

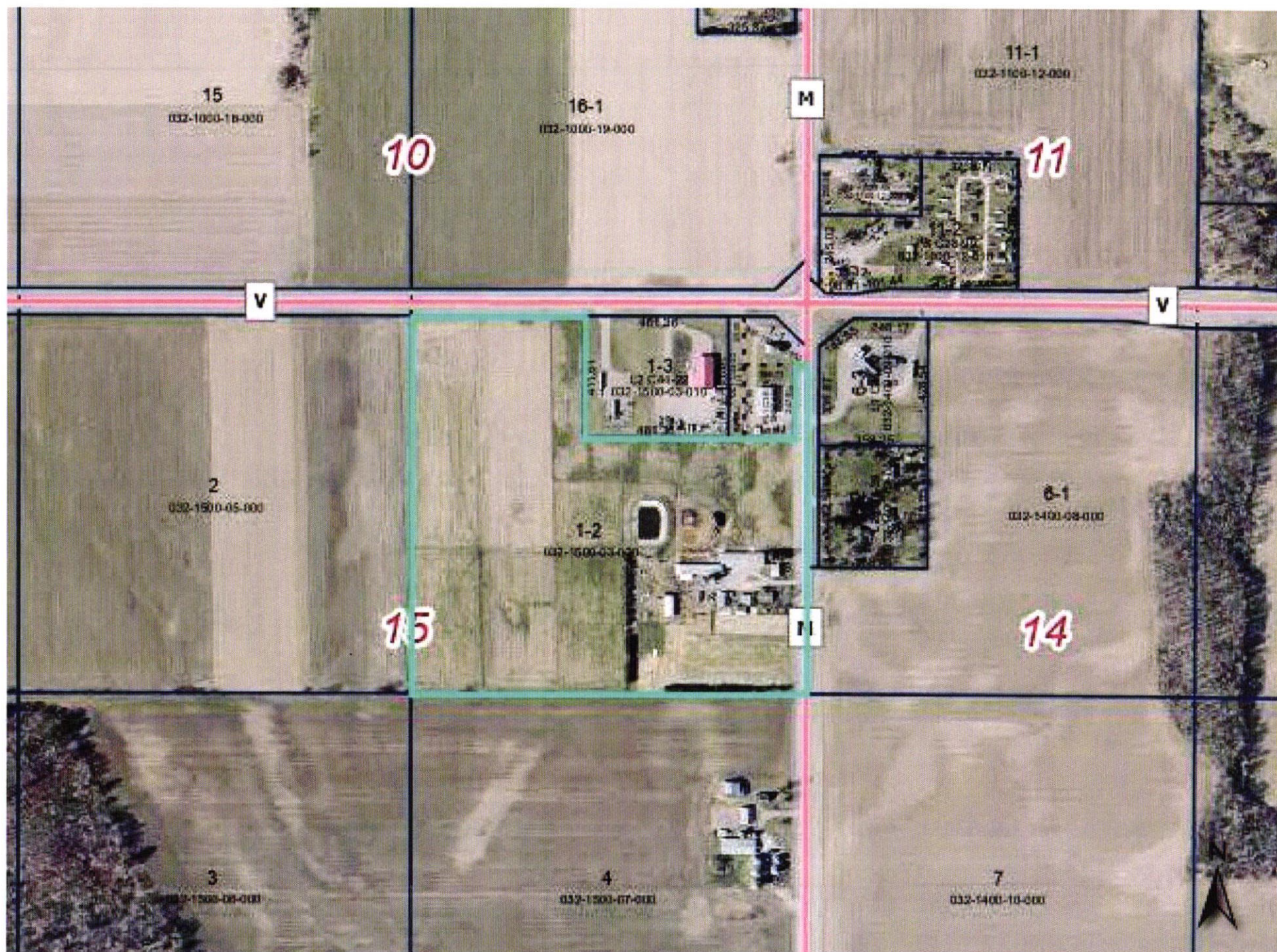
Name of Water Body: N/A Zoning Dist.: A6-1

Reviewed By: [Signature] Date 10 / 1 / 25

RECEIVED

SEP 10 2025





ORDINANCES RELATING TO HEARING

Applicant/Owner: Joni & Sarah Miller

Appeal: 4002

Previous Appeals: N/A

Request: A special exception to establish two farm family businesses, being a manufacture and sale of outdoor furniture, wooden stakes, pallets, and small buildings, and a bakery in an agricultural-1 district.

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.

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17.28	A-1 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: Joni L. Miller

Applicant/Agent: _____

Property Address: 2782 22nd St
Rice Lake, Wis. 54868 Property Tax ID #: 032-1500-03-000

Explain Request: (must match explanation on application) _____

Manufacturing & sales of outdoor furniture. Manufacturing & sales of wooden stakes & possibly pallets. Sales of baked goods. Manufacturing & sales of mini buildings.

Section B - to be completed by the Township

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

EXPLANATION OF TOWN BOARD DECISION:

Contain The sawdust Muffler on power unit, Building for the sawmill. Please RETURN to County within 30 days

Date: 9/8/2025

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:

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Requests a variance to construct a dwelling within the right-of-way setback of a County Highway, in a Residential-1 district on property described as part of Govt. Lot 5 shown as Lot 2 CSM 37/89, located in Section 36, T36N, R14W, town of Maple Plain, 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 owners: Sheila L.Green

Property address: 543 24 ½ Avenue, Cumberland, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 8th day of October, 2025.

Barron County Board of Adjustment
Gary Nelson, Chairman

VARIANCE APPLICATION

Submit completed application and fee to the:

Barron County Zoning Office
335 E. Monroe Ave. #2104
Barron, WI 54812
715-537-6375

Note: Hearing date may be delayed until a site visit can be completed

Property Owner: Sheila L Green
Address: 1366 Carinthia Ct
City/State/ZIP: Incline Village, NV 89451
Daytime Phone: 630-404-8485
Email: Sheila8485@msn.com

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

SITE INFORMATION

Parcel I.D. Number: 030-3600-11-010
Property Address: 543 24 1/2 Ave, Cumberland, WI 54929

AREA VARIANCE REQUEST IS FOR: (Check all applicable boxes below; multiple setbacks may be required)

Proposed Project: ☒ New ☐ Addition to (Existing structure w/in setback to: _____)

☒ Dwelling ☐ Accessory Structure ☐ Fence
☐ Retaining Wall ☐ Open structure (platform, free-standing deck, patio, etc.)
☐ Other _____

Setback to: ☐ Road ☒ Road right of way ☐ Centerline
☐ Ordinary highwater mark ☐ Easement ☐ Property line

Has the structure/addition in question already been placed/built on this property? If so, when? NA
Was it built/placed while property was under current ownership? ☐ Yes ☐ No

Describe project: _____

An **area variance** is authorization by the Barron County Board of Adjustment (BOA) to vary one or more of the dimensional or physical requirements of the applicable zoning law, code or ordinance in connection with some proposed construction. The burden will be on you as property owner to provide information upon which the board may base its decision. At the hearing any party may appear in person or may be represented by an agent or attorney. You or your agent must convince the BOA to make a ruling in your favor. The board must make its decision based only on the evidence submitted to it at the time of the hearing. Failure to appear at the hearing may result in the BOA moving forward with a decision based on the facts presented.

OFFICE USE

Appeal # 4003 Hearing Date: 10 / 27 / 25 Other appeals N/A
Name of Water Body: Beaver Dam Lake Zoning Dist.: R-1
Reviewed By: [Signature] Date 10 / 1 / 25

DATE RECEIVED:
RECEIVED

SEP 22 2025

BARRON COUNTY ZONING OFFICE

Variance Criteria

(1) Will there be **unnecessary hardship** to the property owner to strictly comply with the ordinance?

Unnecessary hardship exists when compliance would unreasonably prevent the owner from using the property for a permitted purpose (leaving the property owner without any use that is permitted for the property) or would render conformity with such restraints unnecessarily burdensome.

An applicant may not claim unnecessary hardship because of conditions which are self-imposed or created by a prior owner (for example, excavating a pond on a vacant lot and then arguing there is no suitable location for a home or claiming that they need more outbuilding space than permitted to store personal belongings.) Courts have also determined that economic or financial hardship does not justify a variance. When determining whether unnecessary hardship exists, the property as a whole is considered rather than a portion of the parcel. The property owner bears the burden of proving unnecessary hardship.

Strict application of the setback ordinance would prevent safe and reasonable use of the sliding glass doors and limit access to the side deck, creating an unnecessary hardship directly tied to the property's layout.

(2) Do **unique physical characteristics** of your property prevent compliance with the ordinance? If yes, please explain.

Unique physical limitations of the property such as steep slopes or wetlands that are not generally shared by other properties must prevent compliance with the ordinance requirements. The circumstance of an applicant (growing family, need for a larger garage, etc.) are not a factor in deciding variances. Nearby ordinance violations, prior variances or lack of objections from neighbors do not provide a basis for granting a variance.

The rectangular lot shape and the curvature of County H are unique conditions to this property. These limitations are inherent to the parcel and were not created by the property owner.

(3) What would be the effect on this property, the community or neighborhood and the **public interest** if the variance was granted? How can these impacts be mitigated?

The purpose and intent statements of the ordinance outline public interest factors. If granted, the variance request cannot harm the interests of the neighborhood, County and State as a whole and cannot be contrary to the objectives of the ordinance as established in the intent and purpose statements. Support from neighbors is not to be construed as proof of no adverse impacts on public interest.

Granting this modest 6' variance will not negatively impact adjacent properties or undermine the purpose of the zoning ordinance. The walkway is minimal, not intended for recreation or gathering.

Alternatives

(1) Describe alternatives to your proposal such as other locations, designs and construction techniques. Attach a site map showing alternatives you considered in each category below.

(A) Alternatives you considered that comply with existing standards. If you find such an alternative, you can move forward with this option with regular permit. If you reject compliant alternatives, provide the reasons you rejected them.

(B) Alternatives you considered that require a lesser variance. If you reject such alternatives, provide the reasons you rejected them.

Plot Plan Instructions: Use the area provided on the following page, or a separate piece of paper, to show **ALL** of the following items:

1. The location and size of all ***proposed and existing*** buildings
2. The location of:
 - any lake, flowage, stream or river that either abuts or is near your property
 - and name of all roads
 - any Easements (road, utility or other)
 - any proposed or existing well(s)
 - Privately Owned Wastewater Treatment System (POWTS). A POWTS includes a septic tank, holding tank, mound system or drainfield
3. Show distances from buildings to:
 - lot lines
 - center of roads and/or edge of easements
 - ordinary highwater mark of any lake, river, stream or wetland if applicable

All measurements are from the furthest extension of the structure (eaves, overhangs, etc are part of the structure) to the nearest point of a setback.

When measuring setback distance on a sloping building site, the measurement must be done on a **HORIZONTAL (flat) MEASURING LINE**. The horizontal measuring line is created by holding the measuring tape level **AND NOT MEASURING ALONG THE SLOPE**. Depending on the amount of slope, several short measurements may have to be made.

For waterfront properties only, please note:

- Impervious Surfaces: For **all** proposed projects, an "Impervious Surface Worksheet" **must** be completed and attached to this application.
- Viewing/Access Corridor: For proposed dwelling projects on an undeveloped lot, a viewing/access corridor sketch **must** be submitted.
- Mitigation Plan: Where proposed construction will impact setbacks to the ordinary highwater mark, a mitigation plan may be a requirement of variance approval.

For detailed information regarding these requirements, please consult with Zoning Office staff.

Sheila Green
1366 Carinthia Ct
Incline Village, NV 89451
630-404-8485
Sheila8485@msn.com

09/16/25

Barron County Board of Adjustment
c/o Barron County Zoning Office
335 East Monroe Avenue, Room 2130
Barron, WI 54812

RECEIVED

SEP 22 2025

BARRON COUNTY ZONING OFFICE

Re: Variance Request - 543 24 ½ Ave – Parcel # ⁰³⁰~~03~~-3600-11-010 – Residential 1

Dear Barron County Zoning Board,

I am submitting this letter to formally request a 6' variance from the requirements outlined in Barron County Land Use Ordinance, Section 17.41(5)(d) requires a 75' setback from the ordinary high-water mark for structures; and Section 17.13(3) establishes the minimum 50' highway setbacks.

I respectfully request a variance of 6' from the roadside setback requirement in order to construct a minimal deck walkway on the lakeside of the property. This walkway is intended solely to provide safe and functional access from the sliding glass doors to the redesigned side deck, to be in compliance with zoning regulations.

This property has a unique rectangular shape with limited depth, which required the home's floor plan to be designed to maximize the width of the lot rather than the depth. The original deck was constructed at 8 feet to accommodate family dining. In order to comply with current zoning requirements, we relocated that primary gathering space to the side of the home within the allowable setback.

However, the placement of the sliding glass doors on the lakeside of the house requires a safe and practical access point. Without a minimal walkway, the doors cannot serve their intended function, and the family cannot reasonably connect the interior living space with the compliant side deck. The requested variance represents the minimum relief necessary to allow this safe access.

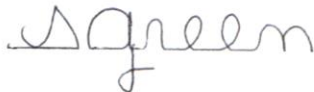
In accordance with Barron County's variance standards, this request meets all three statutory criteria:

1. Unnecessary Hardship – Strict application of the setback ordinance would prevent safe and reasonable use of the sliding glass doors and limit access to the side deck, creating an unnecessary hardship directly tied to the property's layout.
2. Unique Property Limitation – The rectangular lot shape and curvature of County H are unique conditions to this property. These limitations are inherent to the parcel and were not created by the property owner.
3. No Harm to Public Interest – Granting this modest 6' variance will not negatively impact adjacent properties or undermine the purpose of the zoning ordinance. The walkway is minimal, not intended for recreation or gathering.

For these reasons, I respectfully request approval of a 6' roadside setback variance to allow construction of the deck walkway. This request balances the property's unique limitations with the intent of Barron County's zoning regulations, providing safe and functional access without negative impacts on neighboring properties or visual impact from Highway H.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "S. Green". The signature is written in dark ink on a white background.

Sheila L Green

EXHIBIT MAP

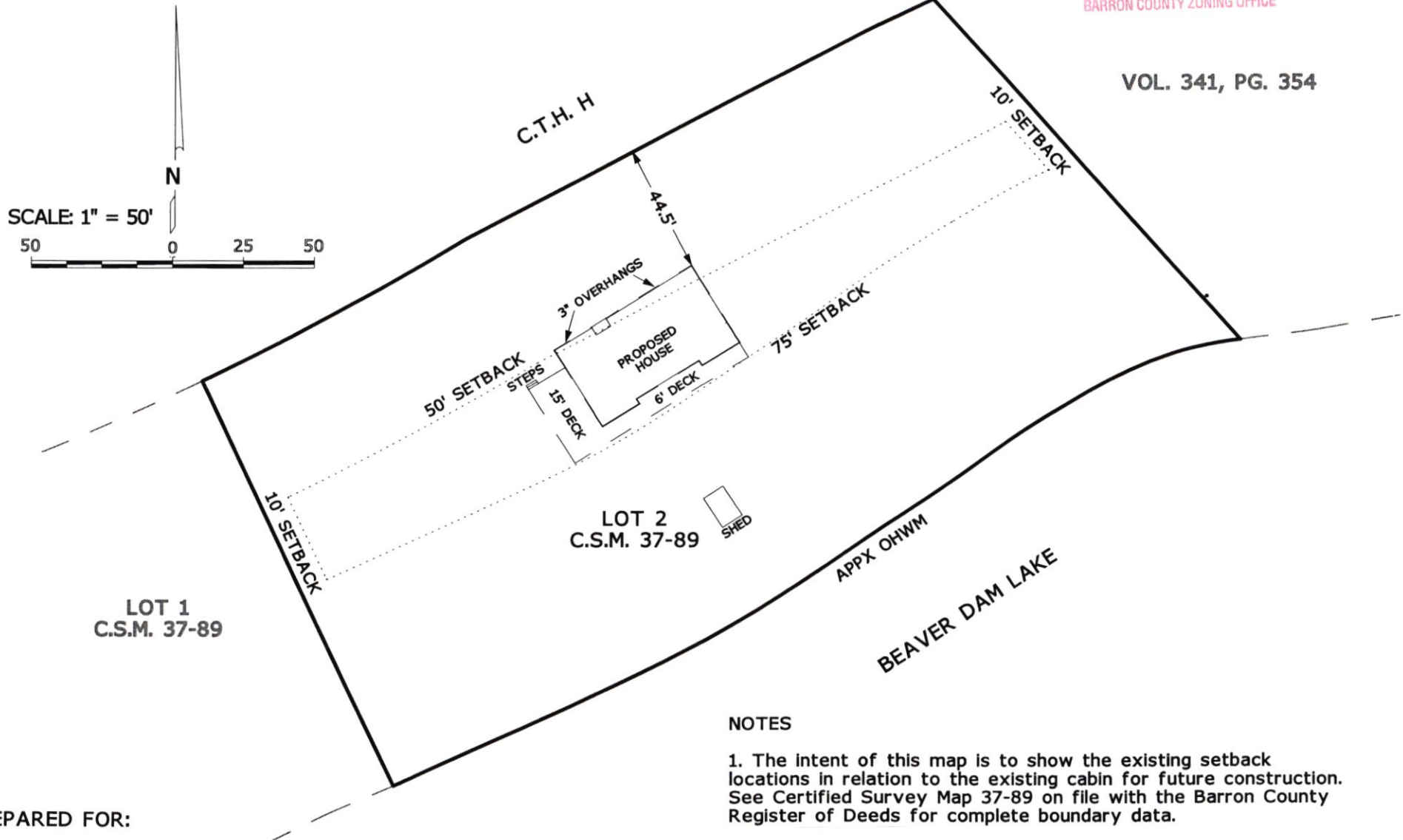
Lot 2 of Certified Survey Map 37-89,
a part of Government Lot 5 of Section 36, T. 36 N.,
R. 14 W., Town of Maple Plain, Barron County, Wisconsin.

RECEIVED

SEP 29 2025

BARRON COUNTY ZONING OFFICE

VOL. 341, PG. 354



NOTES

1. The intent of this map is to show the existing setback locations in relation to the existing cabin for future construction. See Certified Survey Map 37-89 on file with the Barron County Register of Deeds for complete boundary data.

PREPARED FOR:

SHEILA GREEN
1366 CARINTHIA LN
INCLINE VILLAGE, NV 89451

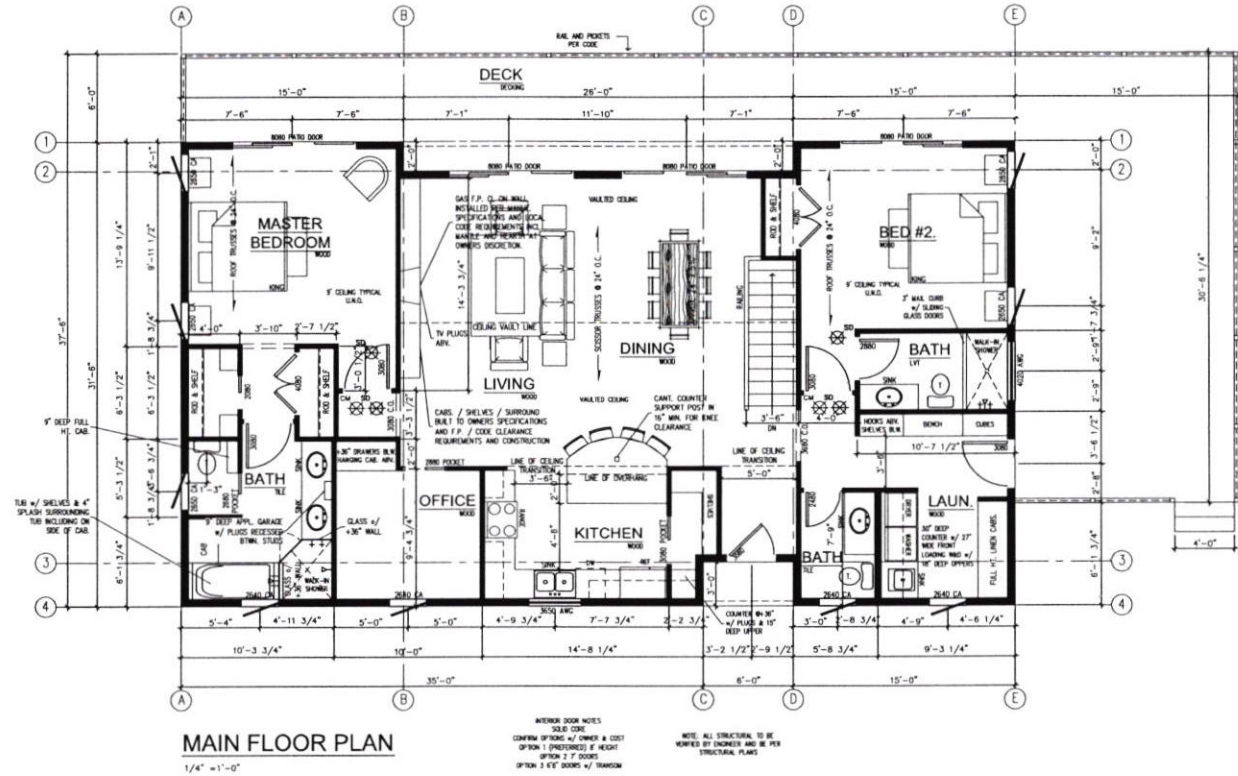
SHEET 1 OF 1

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

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REVISIONS		
#	DATE	BY

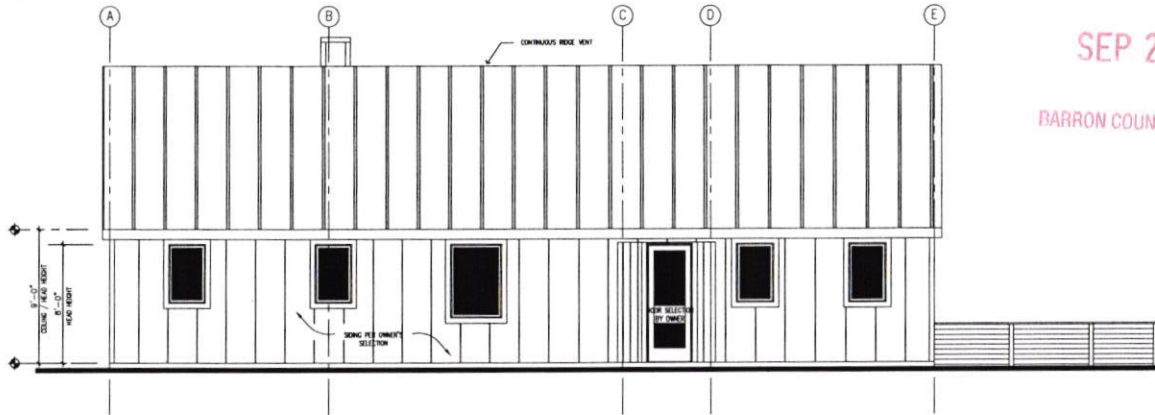
GREEN FAMILY CABIN
543 74 1/2 AVENUE
CUMBERLAND, WI 54829
GL 5-5 PRT GOVT LOT 5 SHOWN AS LOT 2 CSM 3/7/89 #5441 DOC 735653 (MOS #7005)
APN: 030-5600-11-070

SCALE
JOB NO.
PRINT DATE
SHEET
A-1
MAIN FLOOR PLAN

RECEIVED

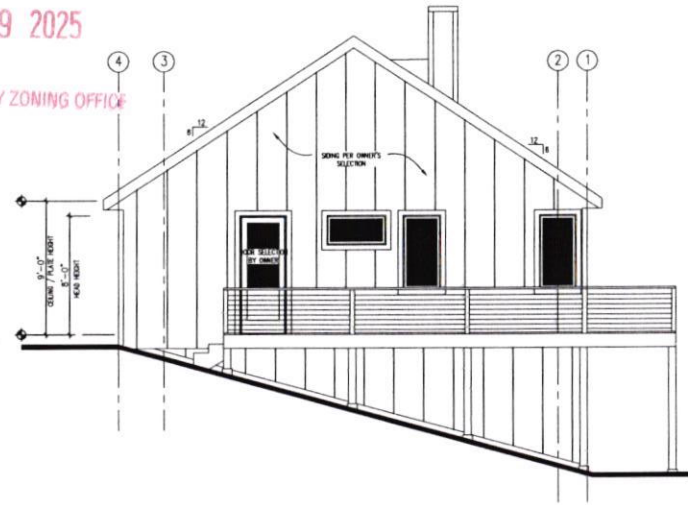
SEP 29 2025

BARRON COUNTY ZONING OFFICE



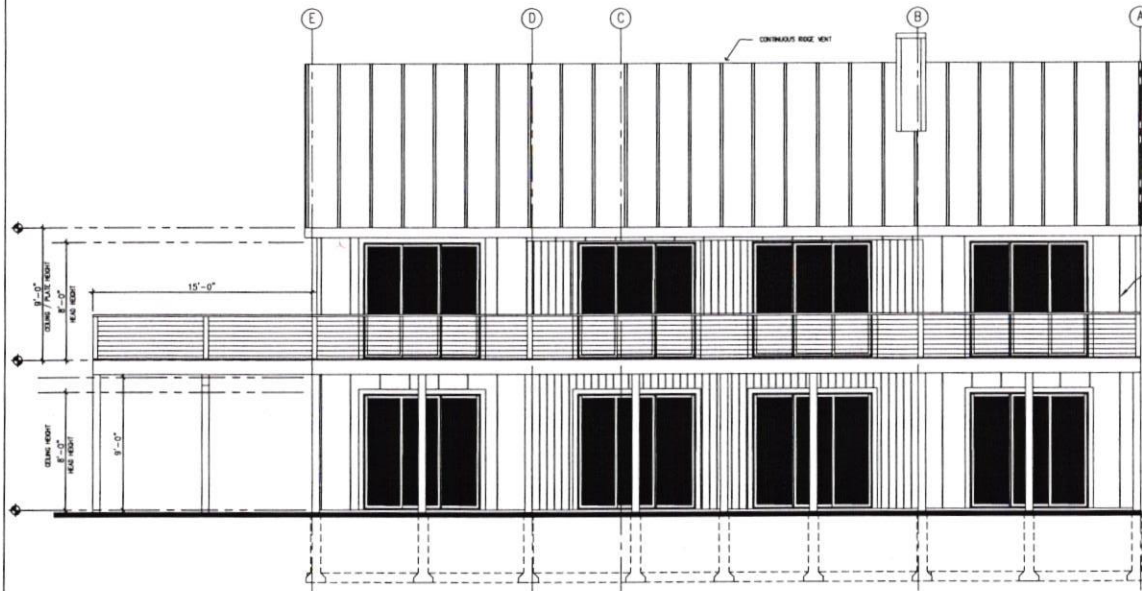
FRONT ELEVATION

1/4" = 1'-0"



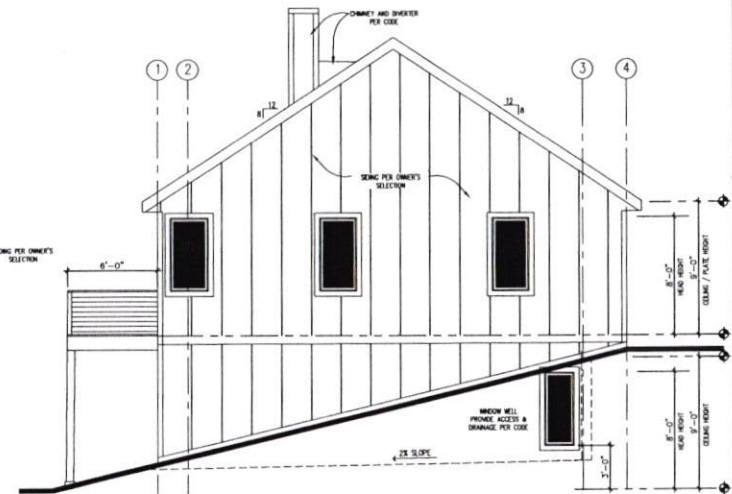
RIGHT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

REVISIONS		
#	DATE	BY

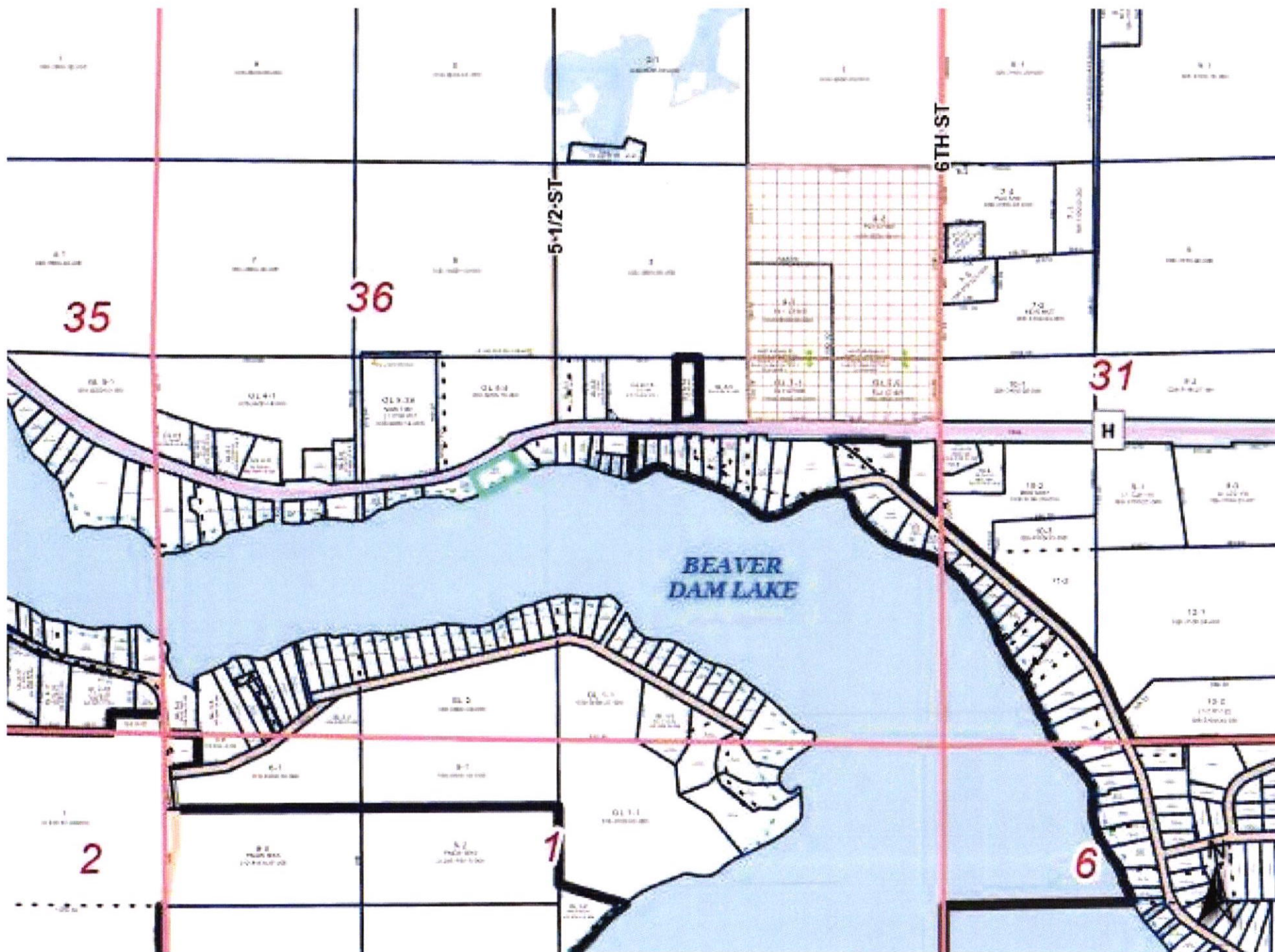
GREEN FAMILY CABIN

543 74 1/2 AVENUE
CUMBERLAND, WI 54829
GL-5-3 PRT. GOVT. LOT 5 SHOWN AS LOT 2 CSN 37/89 #541 DOC 733663 UNOS #70353
APN: 030-3600-11-070

SCALE:
JOB NO:
PRINT DATE:
SHEET

A-2

ELEVATIONS





ORDINANCES RELATING TO HEARING

Applicant/Owner: Sheila Green

Appeal: 4003

Previous Appeals: N/A

Request: Requests a variance to construct a dwelling within the R-O-W setback to a Co. Hwy., in a Residential-1 district, located in the Town of Maple Plain.

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.

Section 17.32 RESIDENTIAL- 1 The Residential Low Density district is created to establish and protect the essential characteristics of areas within which low density residential use should occur, along with certain community and recreational uses to serve the residents of the district.

Section 17.41 SHORELAND OVERLAY AREA

The shoreland regulations of the County are adopted for the purposes of promoting the public health, safety, convenience and general welfare, to further the maintenance of safe and healthful conditions, to prevent and control water pollution, to protect spawning grounds, fish and aquatic life, to control building sites, placement of structures and land uses, and to preserve shore cover and natural beauty. In addition to the use, dimensional rules and other standards provided for shorelands by the zoning district in which they are located, the following shall apply to all shorelands.

Ordinances relating to this Appeal:

17.32	Residential-1 District
17.41	Shoreland Overlay District
17.73(7)	Variances

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 _____

Owner: _____

Applicant/Agent: _____

Property Address: _____ Property Tax ID #: _____ - _____ - _____ - _____

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:

Per Zoning Committee action of May 3, 2017:
only variance requests to a Town road, road
right-of-way or other Town-owned property will
require a completed Town Consideration Form.
Barron County Zoning Office

Date: _____

Signed: _____ OR Signed: _____
(Town Chairman) (Town Clerk)

Print Name _____

Print Name _____

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