

ZONING COMMITTEE MEETING
Wednesday, January 7, 2026 – 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 November 5, 2025 meeting minutes.
6. Edit List Review – October, November & December expenses – discussion only (no motion required)
7. **Public Hearings:**

10:00 a.m. – A rezoning request from the Residential-1 district to Agricultural-2 district on property described as Prts SE-SE & SW-SE shown as Lot 1 CSM 20/78 & Prt SE-SE shown as Outlot 1 CSM 45-151, consisting of 18.455 acres, located in Section 5, T33N, R11W, Town of Prairie Lake Property owned by Shannon N. Dahle.

10:10 a.m. – A rezoning request from Agricultural-2 district to Residential-1 district on property described as Prts SE-NE, consisting of 5 acres, located in Section 21, T34N, R11W, Town of Stanley property owned by Clifford & Judith Roettger. Applicant: Nate & Jaleesa Manecke.
8. Discussion: Zoning office activities and actions
9. Future Agenda Items:
10. Set next meeting date. February 4, 2026
11. 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

November 5, 2025 – 10:00 A.M.

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

Zoning Office Staff: Gifford, Collins, Melton.

Kusilek called the meeting to order at 10:00 a.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 October 1, 2025 were presented; **motion:** (Rogers/Thompson) to approve the minutes. Motion carried.

#6. Edit List – No questions or comments.

#7. Public Hearings–

As the applicant was not present, **motion:** (Cook/Rogers) to amend the agenda to move numbers 8 and 9 ahead; carried.

#8. Discussion: Office Activities – Gifford provided an update of non-metallic mining and reclamation activities.

#7. cont. Applicant appeared by phone.

(10:00 a.m.) **Valerie M. Anderson, Steven J. Bergmann & Thomas E. Bergmann, owners; Nate & Val Anderson, petitioner – Town of Cumberland, R-1 ro Ag-2, 10.27 ac.**

Kusilek read the public notice and Gifford presented a file review. The owner/petitioner testified and Gifford provided a staff summary. No public testimony or correspondence received. After Committee questions, **motion:** (Cook/Thompson) to close testimony; carried. **Motion:** (Cook/Jenkins) to recommend approval of the request; carried. **Motion:** (Rogers/Thompson) to close hearing; carried.

#8. Discussion: Office Activities cont. – Gifford provided an update on violations, both resolved and ongoing.

#9. Future Agenda Items:

#10. Next meeting date: January 7, 2026 at 10:00 a.m.

#11. Meeting at 11:19 a.m. by unanimous consent; carried.

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: 11/06/2025

Vendor	Vendor Name	Line	Voucher	Account Description	Date	Description	Amount
6025	WI LAND & WATER CONSERVATION	1	C0093686	CONFERENCE REGISTRATION	11/06/2025	LS-CO CON MTG	130.00
302	SWANT GRABER FORD	1	C0093687	VEHICLE EXPENSE-LAND SERVICES	11/06/2025	LS - OIL CHG/13 FORD	66.08
139947	AGSOURCE COOPERATIVE SERVIC	1	C0093688	SOIL & WATER TESTING	11/06/2025	SWCD-MDV SOIL TEST/S	41.16
231711	FORNELL ERIC	1	C0093689	CONSERVATION COST SHARING	11/06/2025	LS-SWCD-CC #25BC027	1,000.00
322679	NELSON JOEL	1	C0093690	CONSERVATION COST SHARING	11/06/2025	LS-SWCD-CC #25BC026	1,000.00
159964	SCHEIL CONSTRUCTION LLC	1	C0093691	EDUCATIONAL MATERIAL	11/06/2025	LS-SWCD- SOIL PITS/6TH GR	170.00
274259	APG MEDIA OF WISCONSIN LLC	1	C0093692	PUBLICATIONS	11/06/2025	LS-ZA -PUB NOT/VARIOUS	228.05
1015	CUMBERLAND ADVOCATE	1	C0093693	PUBLICATIONS	11/06/2025	LS-ZA-GREEN & ANDERSON PUB	81.86
296694	WI DEPT OF SAFETY & PROFESSIO	1	C0093694	DUE TO STATE - SANITATION FEES	11/06/2025	LS-ZA - STATE SAN FEES/OCT	2,200.00
289493	BUREAU OF CORRECTIONAL ENTE	1	C0093695	ADDRESS SIGNING	11/06/2025	LS-ZA - RURAL ADDRESS SIGNS	380.00
239160	MAASSEN COLTEN	1	C0093696	CONSERVATION COST SHARING	11/06/2025	LS - SWCD-CC #25BC025	1,000.00
Totals:							\$6,297.15

Department Approval

Admin Approval

MANUAL VOUCHERS/JOURNAL ENTRIES

DEPT	NAME	ACCOUNT	DESCRIPTION	AMOUNT
LS	BC HIGHWAY DEPT	220-12-53400-332-000	FUEL 9/27 - 10/24/25	\$608.51

MANUAL VOUCHERS TOTAL: \$608.51

GRAND TOTAL: \$6,905.66

Land Services Total:	\$804.59
Land Information Total:	\$0.00
Soil & Water Conservation Total:	\$3,211.16
Zoning Administration Total:	\$2,889.91

Payment Request Verification - Online Voucher

COUNTY OF BARRON

Batch Year: 25 Department:

Payment Request Date: 12/11/2025

Vendor	Vendor Name	Line	Voucher	Account Description	Date	Description	Amount
184985	ACSESS	1	C0093985	PREPAID EXPENDITURES	12/11/2025	LS - 2026 CERT RENEWAL/ENC	93.00
252190	HEY EVERYTHING OF BARRON LLC	1	C0093986	OFFICE SUPPLIES	12/11/2025	LS - OFFICE TOOLS	23.26
229296	PACKERLAND AUTO GLASS	1	C0093987	VEHICLE EXPENSE-LAND SERVICES	12/11/2025	LS - WINDSHIELD 2018 CHEVY	390.00
15954	WEST CENTRAL LAND & WATER C	1	C0093988	ASSOCIATION/MEMBERSHIP DUES	12/11/2025	LS - 2025 ASSOCIATION DUES	75.00
320978	SCHNEIDER GEOSPITAL LLC	1	C0093989	PREPAID EXPENDITURES	12/11/2025	LS-LIO GIS-MAPPING/HOSTING	4,897.20
134961	UW STEVENS POINT - CONTINUING	1	C0093990	PREPAID EXPENDITURES	12/11/2025	LS-LIO - REG SURV CONF/PHELPS	375.00
233013	KRUIZENGA KEVIN K	1	C0093991	CONSERVATION COST SHARING	12/11/2025	LS-SWCD - COVER CROP 25BC028	492.50
309583	SCHRADLE CHRIS	1	C0093992	CONSERVATION COST SHARING	12/11/2025	LS-SWCD - COVER CROP 25BC022	677.50
289493	BUREAU OF CORRECTIONAL ENTE	1	C0093993	ADDRESS SIGNING	12/11/2025	LS-ZA - RURAL ADDRESS SIGNS	198.00
3565	DSPS FISCAL	1	C0093994	DUE TO STATE - SANITATION FEES	12/11/2025	LS-ZA - STATE SAN FEES NOV	1,800.00
Totals:							\$9,021.46

Department Approval

Admin Approval

MANUAL VOUCHERS/JOURNAL ENTRIES

DEPT	NAME	ACCOUNT	DESCRIPTION	AMOUNT
LS	BC HIGHWAY DEPT	220-12-53400-332-000	FUEL 10/25 - 11/21/25	\$653.26

MANUAL VOUCHERS TOTAL: \$653.26

GRAND TOTAL: \$9,674.72

Land Services Total: \$1,234.52
Land Information Total: \$5,272.20
Soil & Water Conservation Total: \$1,170.00
Zoning Administration Total: \$1,998.00

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, January 7, 2026 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 Prts SE-SE & SW-SE shown as Lot 1 CSM 20/78 & Prt SE-SE shown as Outlot 1 CSM 45-151, consisting of 18.455 acres, located in Section 5, T33N, R11W, Town of Prairie Lake, from the Residential-1 to the Agricultural-2 district.

Property owned by Shannon N. Dahle
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 24th day of December, 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
715-337-6375, 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: Shannon Dahle

Applicant/Agent: Shannon Dahle

Address: 1108 19⁷/₈ st

Address: 1108 19⁷/₈ st

City/State/ZIP: Cameron, WI 54822

City/State/ZIP: Cameron, WI 54822

Daytime Phone: 715-790-8456

Daytime Phone: 715-790-8456

Email: 85dolly@gmail.com

Email: 85dolly@gmail.com

SITE INFORMATION

Current Zoning District Residential Proposed Zoning District Agricultural 2

Parcel I.D. Number: 036 - 0500 - 28 - 000 Township: Prairie Lake

Property Address: 1108 19⁷/₈ st Cameron, WI 54822 Current Parcel Size: 18.45 Acres

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

Entire parcel requested to be rezoned.

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

To support our rural lifestyle and expand my homestead that produces fruits, vegetables, eggs and maple syrup.

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.

Shannon Dahle
Property Owner's Signature

10 / 10 / 2025
Date

Shannon Dahle
Applicant/Agent's Signature

10 / 10 / 2025
Date

Fee: \$500.00 Paid #1601 PT571

Hearing # RZ2026-1

Date/County Clerk Submission: 12/17/25-PM

Reviewed by: [Signature]

Date: 12/17/25

Date Received:

RECEIVED

OCT 10 2025

BARRON COUNTY ZONING OFFICE

**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: October 10, 2025

File # 036-0500-28-000 RZ2026-1

Hearing Date: January 7, 2026

Petitioner: **Shannon Dahle**

Owner: Shannon Dahle, 1108 19 7/8 Street- Cameron, WI 54822
(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: Prts SE-SE & SW-SE shown as Lot 1 CSM 20 7/8 & Prt SE-SE shown as Outlot 1 CSM 45-151, consisting of 18.455 acres, located in Section 5, T33N, R11W, **Town of Prairie Lake**, Barron County, Wisconsin.
2. The petitioner requests to rezone from the **R-1 district to the Ag-2 district.**
3. The present use of the property is: Residential use.
4. Petitioner purpose of the rezoning request is: To support a rural lifestyle and expand homestead that produces farm produce.
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 _____

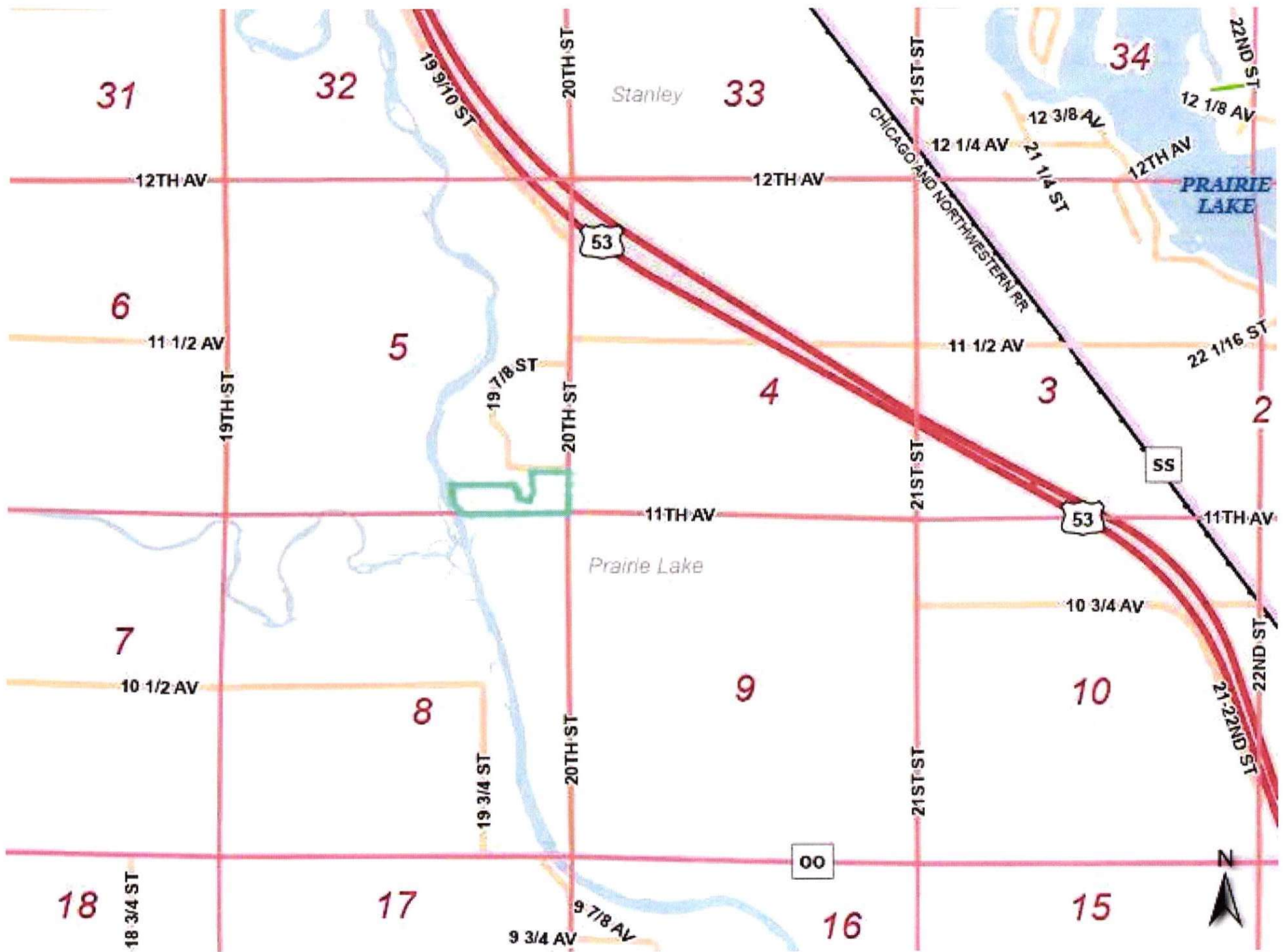
Barron County Zoning Committee:

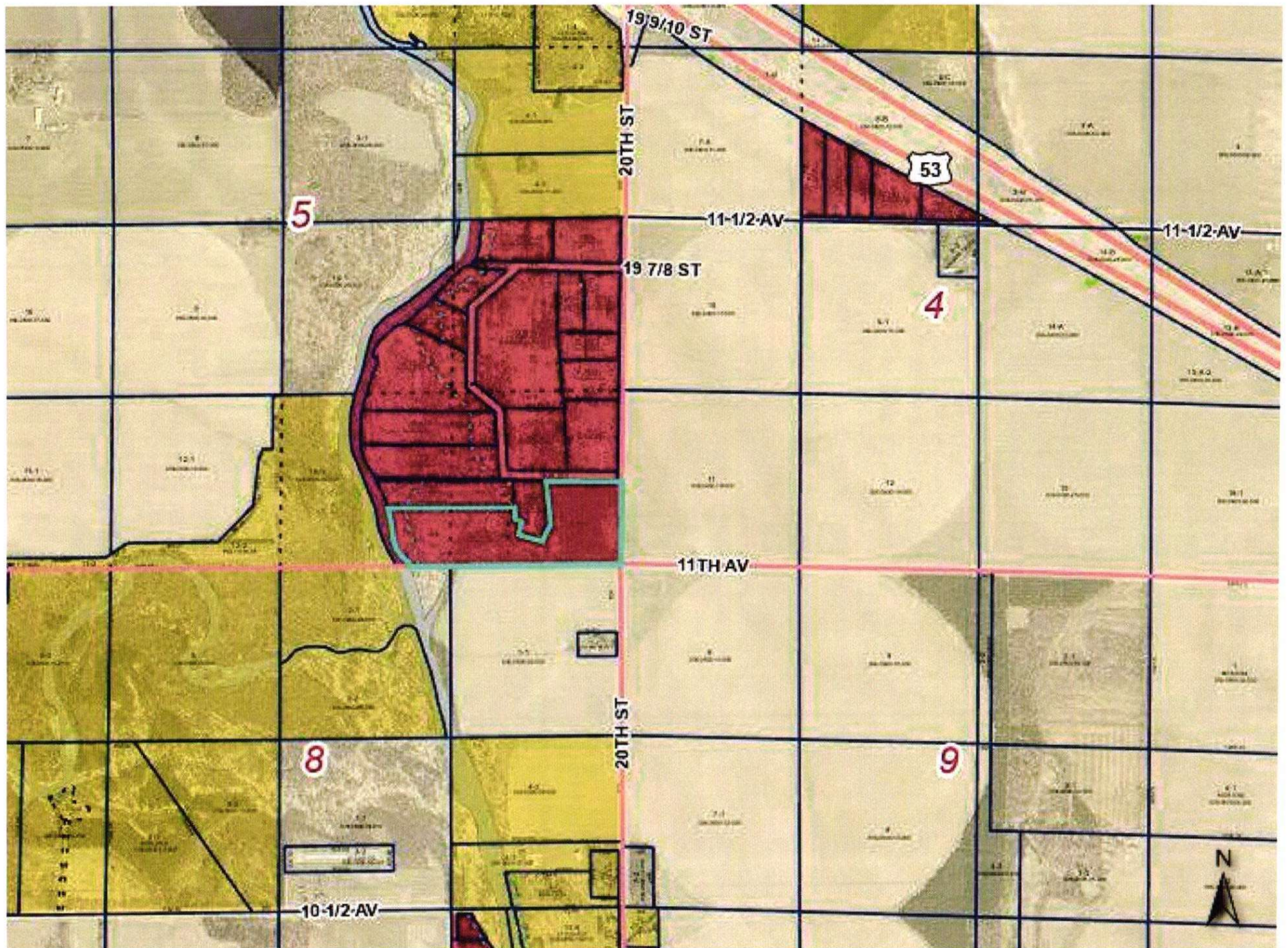
Signed: _____
Committee Chairperson

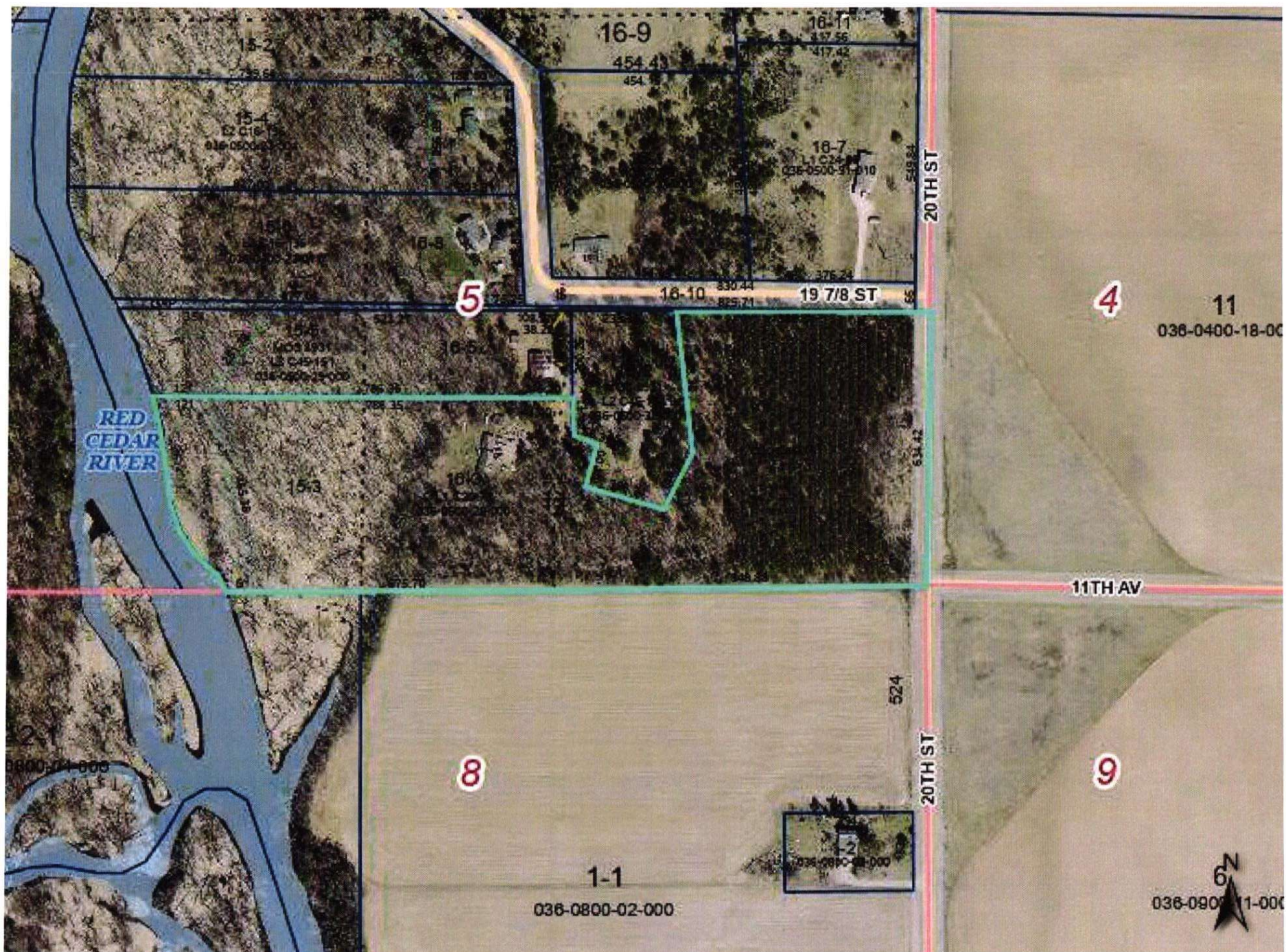
Attest: _____
Committee Secretary

Dated: _____

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







Staff Rezoning Summary

(Returned to Zoning Office with
Town Consideration Form)

PETITIONER: Shannon Dahle
Agent: Shannon Dahle

Town: Prairie Lake

Parcel #036-0500-28-000

Current Zoning District: **RESIDENTIAL LOW DENSITY (R-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.

The Residential-1 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.
- Business use in the R-1 district is limited to In-home businesses

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 (Ag-2) district;

- The permitted and special exception uses in Ag-1 district are allowed in the Ag-2 district. The permitted and special exception uses are agricultural in nature.
- The Ag-2 district does not limit the number of accessory structures
- The Ag-2 district does not limit the size of accessory structures
- The Ag-2 district does allow for a greater number of livestock than in the R-1 district


STAFF REVIEW

The Dahle property, 18.45 acres, is located at the south edge of an area currently zoned Residential Low Density. The property south and east of the Dahle property is zoned as Agricultural 1 and is productive agricultural acreage that is intensely farmed.

With the Dahle parcel, and other R-1 parcels along 20th Street, currently adjoining agriculturally zoned property the rezoning of the Dahle property would not impose an impact that does not already exist in the neighborhood.

The rezoning of the property to Ag-2 would remove the current limitations of the R-1 district related to the number and size of accessory structures and the number of livestock to be kept on the property.

With the parcel being 18.75 acres, the parcel could be subdivided creating several one acre residential lots with the current R-1 zoning. The rezoning to the Ag-2 district would not allow subdivision of smaller parcel for residential development.


DLS STAFF MEMBER

10/24/25
DATE

TOWN ACKNOWLEDGEMENT:


Town Board

11/12/25
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

Town of Prairie Lake Parcel L.D. #: 036-050028-000
Owner: Shannon Dahle Applicant/Agent: Shannon Dahle
Property Address: 1108 197/8 St Cameron, WI 54822
Present Zoning District: Residential Proposed Zoning District: Agricultural
Area to be rezoned: ☒ Entire Parcel ☐ Other: _____

Explain your request: I would like to make this change to support our rural lifestyle and expand our homestead that currently produces fruits, vegetables, eggs and maple syrup.

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:

No Comments

Date: 11/12/25

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.

Note: This form is not intended, and shall not be used, to meet the requirements of 59.69(5)(e)(1)(3), Wis. Stats.

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, January 7, 2026 at 10:10 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, consisting of apprx 5 acres, located in Section 21, T34N, R11W, Town of Stanley, from the Agricultural-2 to the Residential-1 district.

Property owned by Clifford & Judith Roettger
Applicant: Nate & Jaleesa Manecke

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 24th day of December, 2025.

Barron County Zoning Committee
Audrey Kusilek, Chair

BARRON COUNTY REZONING PETITION

Barron County Zoning Office
335 F. 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: Clifford and Judith Roettger
Address: 1464 20 7/8 Street
City/State/ZIP: Cameron, WI 54822
Daytime Phone: 715-790-1779
Email: _____

Applicant/Agent: Nate and Jaleesa Manecke
Address: 1524 26th Street
City/State/ZIP: Rice Lake, WI 54868
Daytime Phone: 715-790-0695
Email: manecke2015@hotmail.com

SITE INFORMATION Current Zoning District AG2 Proposed Zoning District RES

Parcel I.D. Number: 044 - 2100 - 13 - 000 Township: Stanley

Property Address: 1464 20 7/8 Street Cameron WI 54822 Current Parcel Size: 32.069 Acres

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

Approximately 5 acres in the northeast corner of current property

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

We would like to purchase the 5 acres and build a home. A home cannot be built in

current zoning of AG2 because it will be less than 17 acres.

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.

Property Owner's Signature

Date

11 / 10 / 25

Applicant/Agent's Signature

Date

11 / 10 / 25

Date Received:

RECEIVED

NOV 11 2025

BARRON COUNTY ZONING OFFICE

Fee: \$500.00 Paid

#1009 PT 578

Hearing # 82-2020-2

Date/County Clerk Submission: 11/18/25 - PM

Reviewed by: [Signature]

Date: 12/18/25

**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: November 11, 2025

File # 044-2100-13-000 RZ2026-2

Hearing Date: January 7, 2026

Petitioner: **Nate & Jaleesa Manecke**

Owner: Clifford & Judith Roettger- 1464 20 7/8th Street, Cameron, WI 54822
(Name and Address)

1. The petitioner is the owner/lessee/mortgagee of the following described property, which is the subject of the petition to rezone the following: Prt SE-NE, consisting of 5 acres, located in Section 21, T34N, R11W, **Town of Stanley**, Barron County, Wisconsin.
2. The petitioner requests to rezone from the **Agricultural-2 district to the Residential-1 district.**
3. The present use of the property is: idle land.
4. Petitioner purpose of the rezoning request is: to purchase 5 acres to allow for a new home.
5. Per Section 17.81(3)(a) of the Land Use Ordinance, the committee finds that:

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

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

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

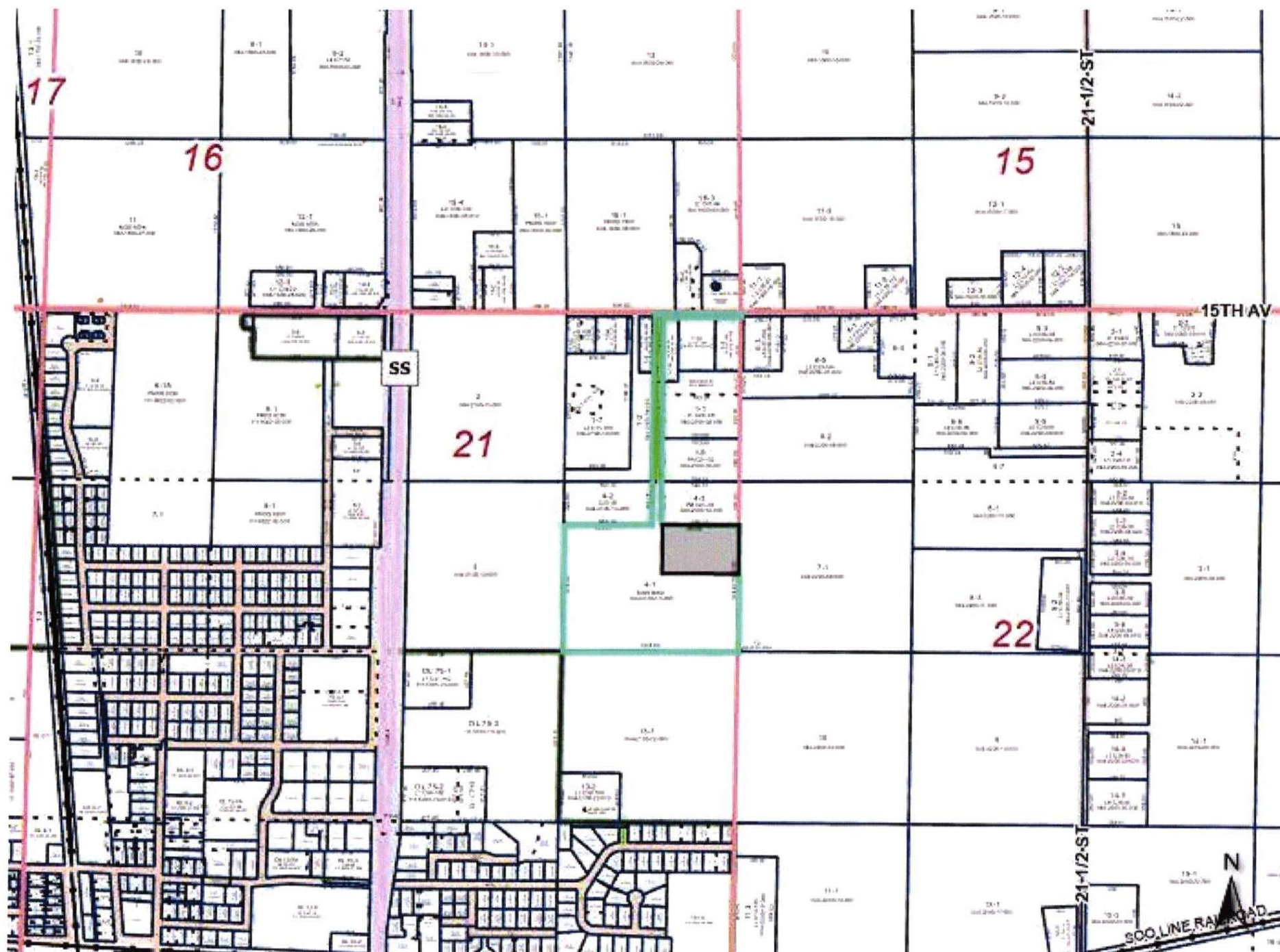
Barron County Zoning Committee:

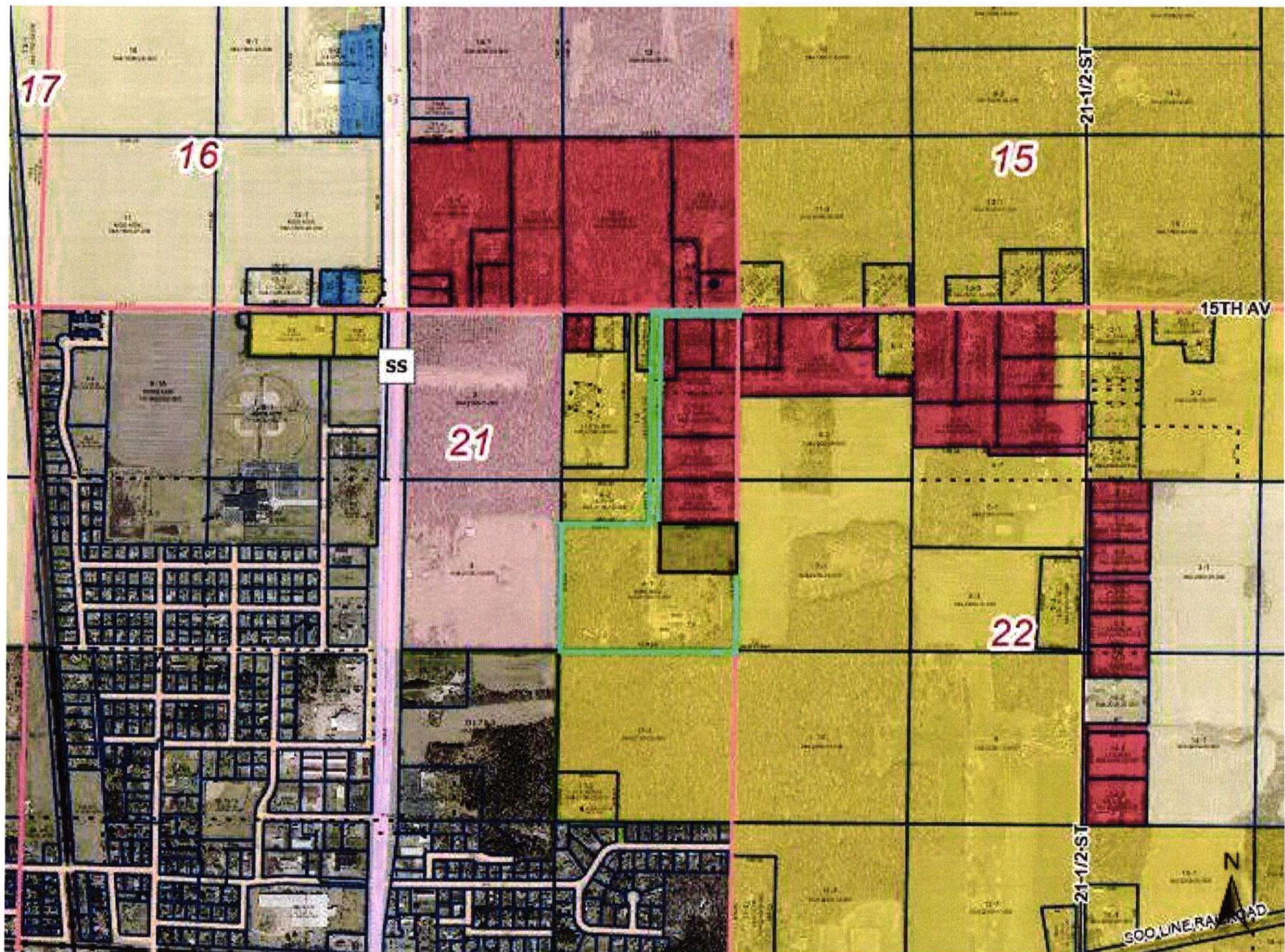
Signed: _____
Committee Chairperson

Attest: _____
Committee Secretary

Dated: _____

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





Staff Rezoning Summary

(Returned to Zoning Office with
Town Consideration Form)

PETITIONER: Clifford & Judith Roettger

Town: Stanley Parcel #044-2100-13-000

Agent: Nate & Jaleesa Manecke

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 (Ag-2) district;

- The permitted and special exception uses in an Ag-2 district may conflict with neighboring Residential Low Density (R-1) properties since the uses are *non-residential* in nature.
- The Ag-2 district does not limit the number of accessory structures
- The Ag-2 district does not limit the size of accessory structures

Requested Zoning District: RESIDENTIAL LOW DENSITY (R-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.

The Residential-1 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.

Business use in the R-1 district is limited to In-home businesses:

STAFF REVIEW

The Town of Stanley zoned the E ½ of the NE ¼ of Section 21 as Ag-2 in 1971 when zoning was first adopted. Large portions of this area have been rezoned over the years (1991, 2001, 2003) to the Residential-1 District to create residential lots for single family homes. The requested zoning change of 5 acres is a continuation of establishing a residential area located in close proximity to the Village of Cameron.

The existing Ag-2 parcel of 32.069 acres would be reduced to 27.069 acres, exceeding the current density requirement of 17 acres in this district. Additionally, the current dwelling was

built prior to the effective date of this acreage requirement and could be located on lesser acreage.

David Gifford / REC
DLS STAFF MEMBER

DATE

TOWN ACKNOWLEDGEMENT:

Gareth Hurl
Town Board TOWN OF STANLEY CLERK

12-10-25
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:

Town of Stanley

Parcel I.D. #: 044 - 2100 - 13 - 000

Owner: Clifford and Judith Roettger

Applicant/Agent: Nate and Jaleesa Manecke

Property Address: 1464 20 7/8 Street Cameron WI 54822

Present Zoning District: AG2

Proposed Zoning District: RES

Area to be rezoned: ☐ Entire Parcel

☒ Other: Approximately 5 acres in the northeast corner of current property

Explain your request: We would like to purchase the 5 acres and build a home. A home cannot be built in current zoning of AG2 because it will be less than 17 acres.

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:

No concerns

Date: 12-10-2025

Signed: _____
(Town Chair.)

OR Signed: _____

James Heard
(Town Clerk)

❖ Only the signature of the Chair or the Clerk is required.

Towns, please return the completed TCF and Staff Rezoning Summary to the applicant for final submittal to the Zoning office.

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