

**ZONING COMMITTEE MEETING**  
**Wednesday, February 4, 2026 – 10:00 a.m.**  
**Zoning Office Conference Room**

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

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**AGENDA**

1. Call to order.
2. Acknowledgement of Public Posting Requirements
3. Approve Agenda
4. Public Comment
5. Approve January 7, 2026 meeting minutes.
6. Edit List Review – January Expenses – discussion only (no motion required)

**7. Public Hearings:**

10:00 a.m. – A request to rezone Prt of Govt Lot 2, consisting of 4.18 acres from Agricultural-2 to Mineral Reservation and also prts of SE-NW and NE-SW shown as Plats 8-1and 9-3, consisting of 15.17 acres from Agricultural-1 to Mineral Reservation. All in Section 14, T35N, R13W, Town of Cumberland. Property owned by Scott & Mary Bellefeuille.

10:10 a.m. - A request to rezone that Prt NE-NE shown as Lot 1 CSM 33/152 #4850, consisting of 10.763 acres, located in Section 22, T35N, R11W, Town of Rice Lake, from Residential-1 to Business. Property owned by Dennis Gonyer.

8. Discussion: Draft amendment of the Floodplain and Shoreland Protection Overlay Ordinances.

9. Future Agenda Items:

10. Set next meeting date. March 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

January 7, 2026 – 10:00 A.M.

Present: Thompson, Rogers, Jenkins, Kusilek, Bartlett. (*Absent: Cook*)

Zoning Office Staff: Gifford and Melton.

Kusilek called the meeting to order at 10:00 a.m. and Melton confirmed that proper posting of the notice was done in accordance with the Wisconsin Open Meeting Law.

#3. Agenda – **Motion:** (Rogers/Jenkins) to approve the agenda. Motion carried.

#4. Public Comment - None

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

#6. Edit List – No questions or comments.

**#7. Public Hearings–**

(10:00 a.m.) **Shannon Dahle, Owner – Town of Prairie Lake, R-1 to Ag-2, 18.455 acres.**

Kusilek read the public notice and Gifford presented a file review. The owner testified and Gifford provided a staff report. Town consideration read into the record. Committee questions followed. Public testimony was received. No written correspondence was received. **Motion:** (Rogers/Jenkins) to close testimony; carried. Committee discussion. **Motion:** (Thompson/Rogers) to recommend approval of the request; carried. **Motion:** (Rogers/Jenkins) to close hearing; carried.

(10:15 a.m.) **Clifford & Judith Roettger, Owner/Nate & Jaleesa Manecke, Petitioner- Town of Stanley, Ag-2 to R-1, not to exceed 5 acres.**

Kusilek read the public notice and Gifford presented a file review. The owner/petitioner testified and Gifford provided a staff report. Town consideration read into the record. Committee questions followed. Public testimony was received. No written correspondence was received. **Motion:** (Jenkins/Bartlett) to close testimony; carried. Committee discussion. **Motion:** (Rogers/Jenkins) to recommend approval of the request; carried. **Motion:** (Bartlett/Rogers) to close hearing; carried.

#8. Discussion: Office Activities – Gifford provided an update of the 2026 Tree Program and Ordinance amendments.

#9. Future Agenda Items: Draft amendment of the Floodplain and Shoreland Protection Ordinances.

#10. Next meeting date: February 4th, 2026 at 10:00 a.m.

#11. Meeting at 10:58 a.m. by unanimous consent; carried.

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Becky Melton, Secretary

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Randall Cook, Committee Secretary

\*\*\*Minutes are not official until approved by the Zoning Committee\*\*\*

Payment Request Verification - Online Voucher

Vendor	Vendor Name	Line	Voucher	Account Description	Date	Description	Amount
119245	WI SOCIETY OF LAND SUR	1	C0094413	ASSOCIATION/MEMBERSHIP DUE	01/15/2026	LS-ZA - PHELPS MEMBERSHIP 2026	215.00
6025	WI LAND & WATER CONSE	1	C0094414	ASSOCIATION/MEMBERSHIP DUE	01/15/2026	LS-SW - SOIL & WATER DUES	1,878.88
10057	LAURA'S LANE NURSERY	1	C0094415	TREE PURCHASES	01/15/2026	LS-SW - TREE PROGRAM DEP	1,865.00
255300	WABA	1	C0094416	CONFERENCE REGISTRATION	01/15/2026	LS-SWCD - RE/EVERSON/AG CLASS	235.00
124273	ENGEL'S NURSERY	1	C0094417	TREE PURCHASES	01/15/2026	LS-SW - TREE PROGRAM DEP	397.66
154407	WCZA-WEST CENTRAL ZOI	1	C0094418	ASSOCIATION/MEMBERSHIP DUE	01/15/2026	LS-ZA - MEMB DUES - GIFFORD	20.00
154407	WCZA-WEST CENTRAL ZOI	2	C0094418	ASSOCIATION/MEMBERSHIP DUE	01/15/2026	LS-ZA - MEMB DUES - MARTINO	20.00
154407	WCZA-WEST CENTRAL ZOI	3	C0094418	ASSOCIATION/MEMBERSHIP DUE	01/15/2026	LS-ZA - MEMB DUES - STANLEY	20.00
154407	WCZA-WEST CENTRAL ZOI	4	C0094418	ASSOCIATION/MEMBERSHIP DUE	01/15/2026	LS-ZA - MEMB DUES - COLE	20.00
744	CHETEK ALERT INC	1	C0094419	PUBLICATIONS	01/15/2026	LS-ZA - BOA APL-KELCH, RZ2026-1-E	1.00
133345	WLIA	1	C0094420	ASSOCIATION/MEMBERSHIP DUE	01/15/2026	LS-LIO - RPL 2026 DUES - UDELHOFF	65.00
184977	CHIPPEWA CO LCFM	1	C0094421	EMPLOYEE EDUCATION & TRAINI	01/15/2026	LS-SW - POSTER CONTEST REG FO	15.00
<b>Totals:</b>							<b>\$4,752.54</b>

Department Approval

Admin Approval

Payment Request Verification - Online Voucher

COUNTY OF BARRON

Vendor	Vendor Name	Line	Voucher	Account Description	Date	Description	Amount
426	BELL PRESS INC	1	C0094387	PUBLICATIONS	01/15/2026	LS-ZA - LEGAL RZ2026 MANECKE	64.37
426	BELL PRESS INC	2	C0094387	OFFICE SUPPLIES	01/15/2026	LS-ZA - GALAXY GOLD #22771 CERT PAPER	97.00
744	CHETEK ALERT INC	1	C0094388	PUBLICATIONS	01/15/2026	LS-ZA BOA APPEAL-KELCH, RZ2026-1 DAHLE	110.30
3565	DSPS FISCAL	1	C0094389	DUE TO STATE - SANITATION FEE	01/15/2026	LS-ZA DECEMBER 2025 STATE SAN FEES	700.00
113468	US DEPARTMENT OF AGF	1	C0094390	PROFESSIONAL SERVICES	01/15/2026	LS-SWCD - WILDLIFE DAMAGE PROGRAM	4,810.60
<b>Totals:</b>							<b>\$5,782.27</b>

Department Approval

Admin Approval

2026	\$	296.00
2025	\$	971.67
Total ZA	\$	1,267.67

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, February 4, 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 Prt of Govt Lot 2, consisting of 4.18 acres from Agricultural-2 to Mineral Reservation and also prts of SE-NW and NE-SW shown as Plats 8-1 and 9-3, consisting of 15.17 acres from Agricultural-1 to Mineral Reservation. All in Section 14, T35N, R13W, Town of Cumberland.

Property owned by Scott & Mary Bellefeuille  
Applicant: Haas Sons Inc.

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 21<sup>st</sup> day of January 2026.

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: Scott & Mary Bellefeuille  
 Address: 1028 22 1/2 ave  
 City/State/ZIP: Cumberland WI, 54829  
 Daytime Phone: 715-822-2585  
 Email: \_\_\_\_\_

Applicant/Agent: Haas Sons Inc.  
 Address: 203 E Birch St.  
 City/State/ZIP: Thorp WI, 54773  
 Daytime Phone: 715-669-5469  
 Email: jason@haas4.com joel@haas4.com

**SITE INFORMATION**      Current Zoning District AG-2, AG-1 Proposed Zoning District Mineral Reservation  
 Parcel I.D. Number: 018 - 1400 - 11 - 000      Township: Town of Cumberland  
 Property Address: 2171 ~~2143~~ 10th Street, Cumberland, WI 54829      Current Parcel Size: 55.1 Acres

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

The area to the east of the drainage way and north of the existing gravel pit. 19.35 of acres to be rezoned on the 2 different parcels. 4.18 acres of AG-2 on parcel 018-1400-11-000 which is planted pine trees and 15.17 acres of AG-1 on parcel 018-1400-12-000 which is planted pine trees and forest.

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

The sand and gravel deposit continues to the north from the existing mine site and Haas would like to access the good mineral deposits that is currently connected to the existing pit. Dug tests holes have confirmed that this deposit continues to the north.

**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.**

  
 Property Owner's Signature

12, 5, 25  
 Date

  
 Applicant/Agent's Signature


12, 5, 25  
 Date

  
 Date 12/10/25

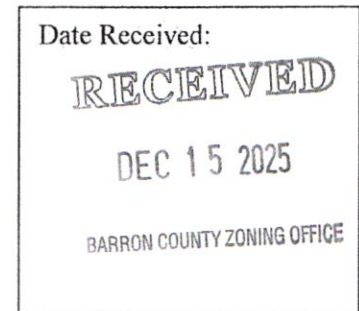
Fee: \$500.00 Paid X check # 043032

Hearing # 0026-3

Date/County Clerk Submission: \_\_\_\_\_

Reviewed by: 

Date: 1/14/26



**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: December 15, 2025

File # 018-1400-12-000 – RZ2026-3

Hearing Date: **February 4, 2026**

Agent: **Haas Sons Inc.**

Owner: Scott & Mary Bellefeuille, 1028 22 ½ Ave - Cumberland, WI 54829  
(Name and Address)

1. The applicant is the owner/lessee/mortgagee of the following described property, which is the subject of the petition to rezone the following: prts of SE-NW and NE-SW shown as Plats 8-1 and 9-3, consisting of 15.17 acres, in Section 14, T35N, R13W, Town of **Cumberland**, Barron County, Wisconsin.
2. The present use of the property is: wooded land.
3. The petitioner requests to rezone from the **Agricultural-1 district to Mineral Reservation**.
4. Petitioner purpose of the rezoning request is: To access the good mineral deposits that are currently connected to the existing pit.
5. Section 17.81(3)(b)1 of the Ordinance whereas a petition for rezoning an area zoned for exclusive agricultural use (A-1) may be approved only if it is determined that:

- |  | <u>YES</u>                  | <u>NO</u>                |
|--|-----------------------------|--------------------------|
| a. The land is better suited for a use not allowed in the farmland preservation zoning district.   | a. <input type="checkbox"/> | <input type="checkbox"/> |
| b. The rezoning is consistent with any applicable comprehensive plan.  | b. <input type="checkbox"/> | <input type="checkbox"/> |
| c. The rezoning is substantially consistent with the county certified farmland preservation plan.  | c. <input type="checkbox"/> | <input type="checkbox"/> |
| d. The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agriculturally use. | d. <input type="checkbox"/> | <input type="checkbox"/> |

Based on the above findings of fact, the Committee Recommends the **APPROVAL/DENIAL** of the petition to rezone out of the Exclusive Agricultural Zoning District.

**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.

**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: December 15, 2025

File # 018-1400-11-000 – RZ2026-3

Hearing Date: **February 4, 2026**

Petitioner: **Haas Sons Inc.**

Owner: Scott & Mary Bellefeuille, 1028 22 ½ Ave - Cumberland, WI 54829  
(Name and Address)

1. The petitioner is the owner/lessee/mortgagee of the following described property, which is the subject of the petition to rezone the following: prt of Govt Lot 2, consisting of 4.18 acres in Section 14, T35N, R13W, Town of **Cumberland**, Barron County, Wisconsin.
2. The petitioner requests to rezone from the **Agricultural-2 district to Mineral Reservation.**
3. The present use of the property is: wooded land.
4. Petitioner purpose of the rezoning request is: To access the good mineral deposits that are currently connected to the existing pit.
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 \_\_\_\_\_**

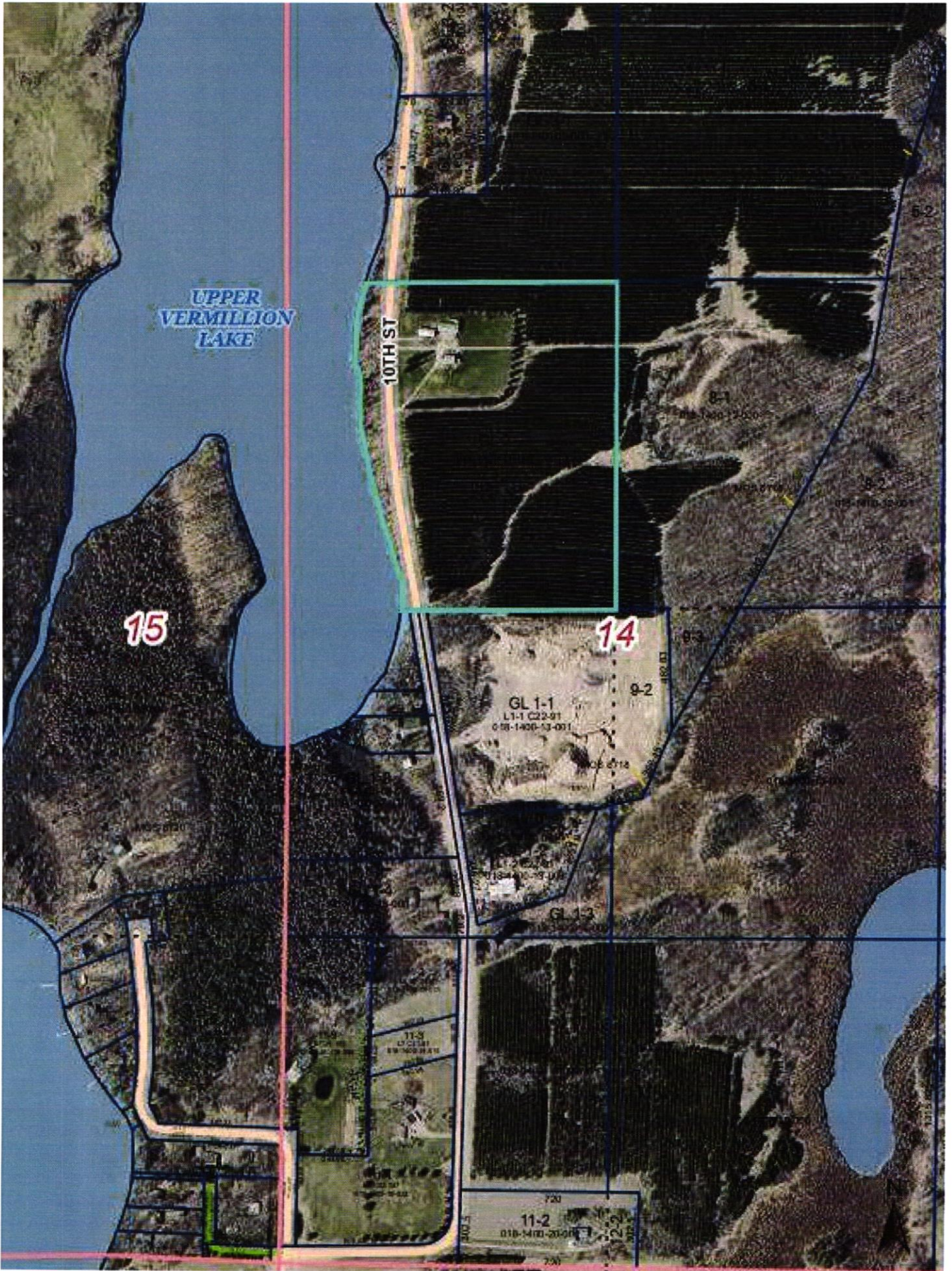
**Barron County Zoning Committee:**

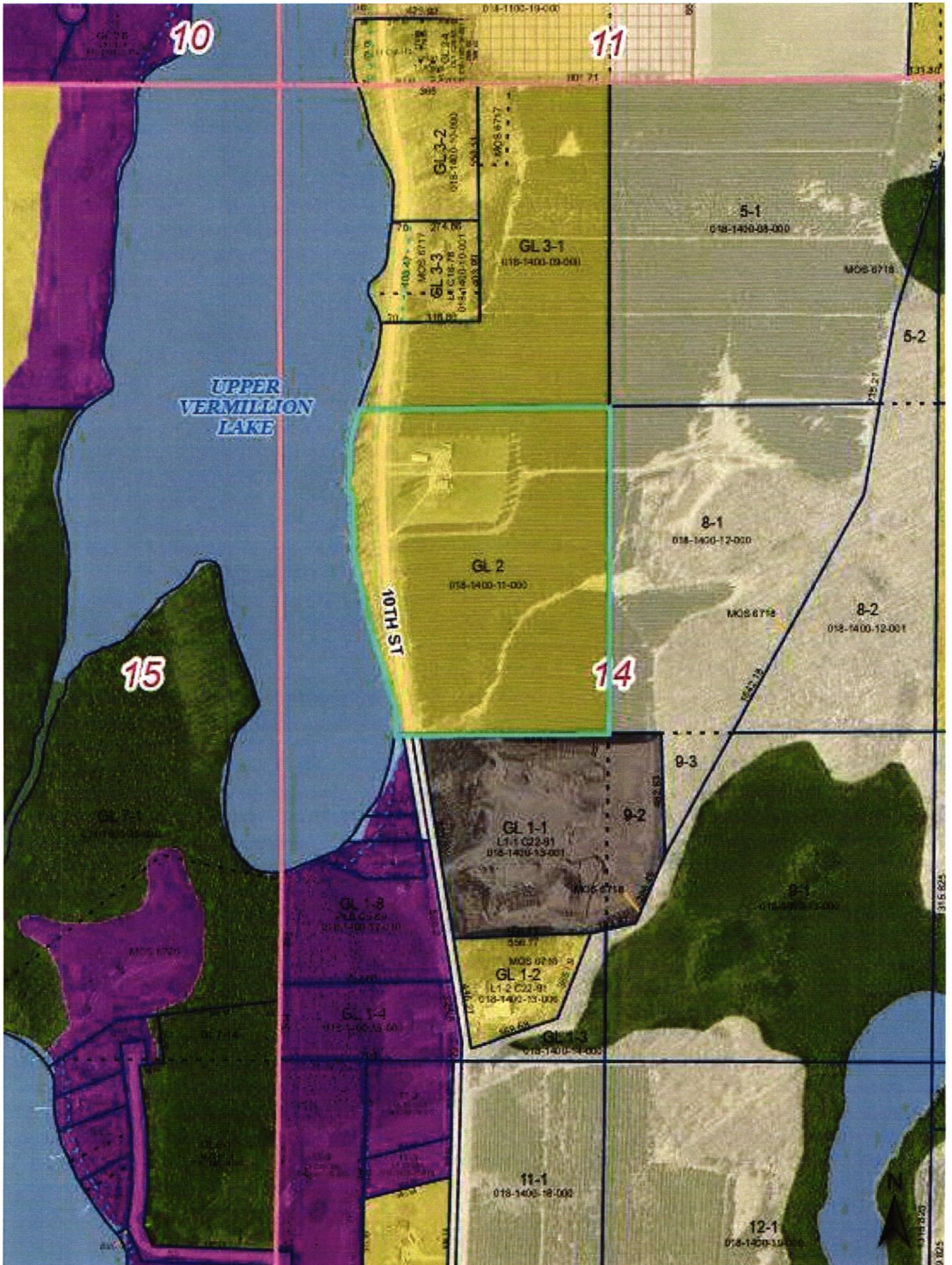
Signed: \_\_\_\_\_  
Committee Chairperson

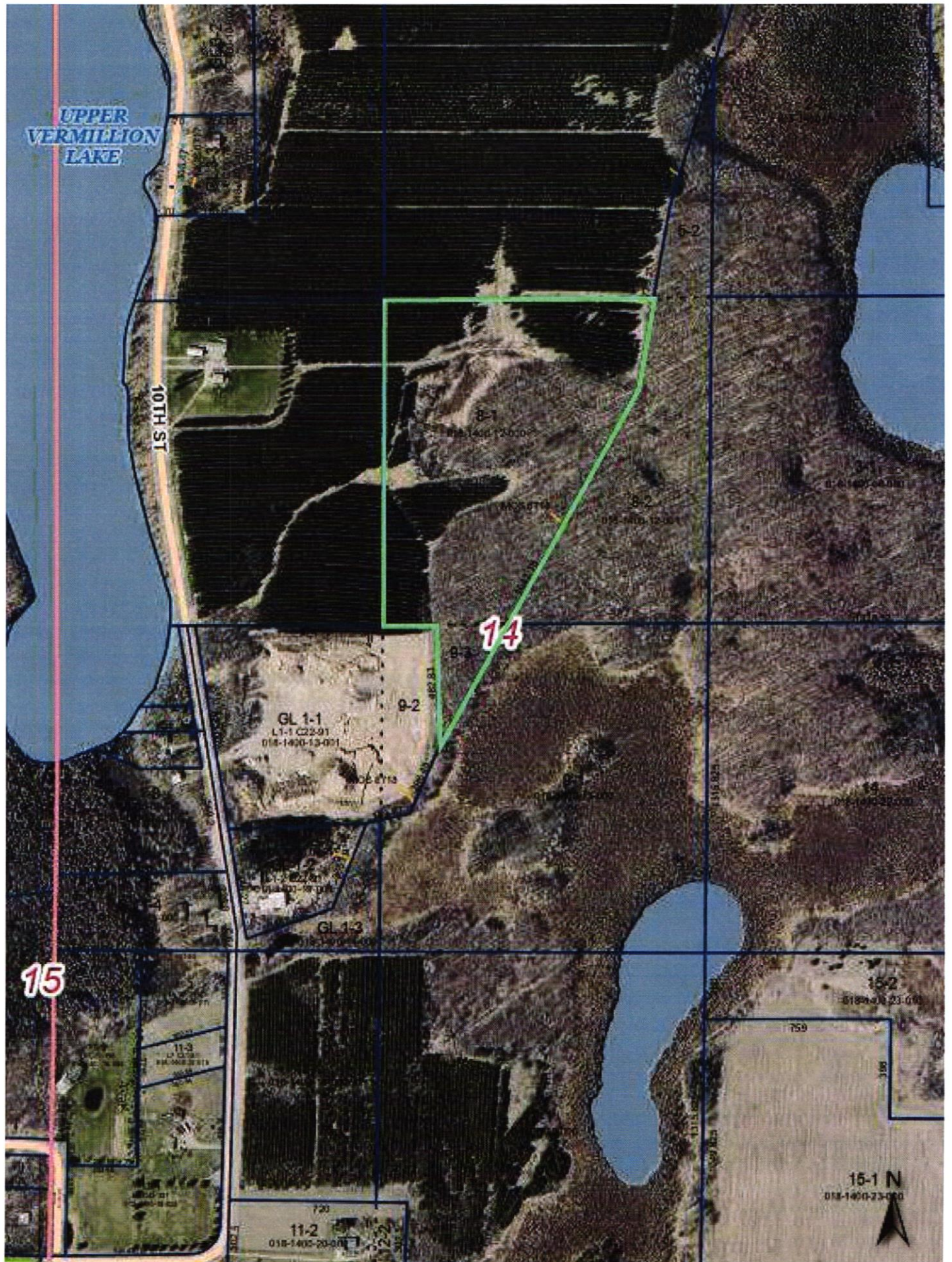
Attest: \_\_\_\_\_  
Committee Secretary

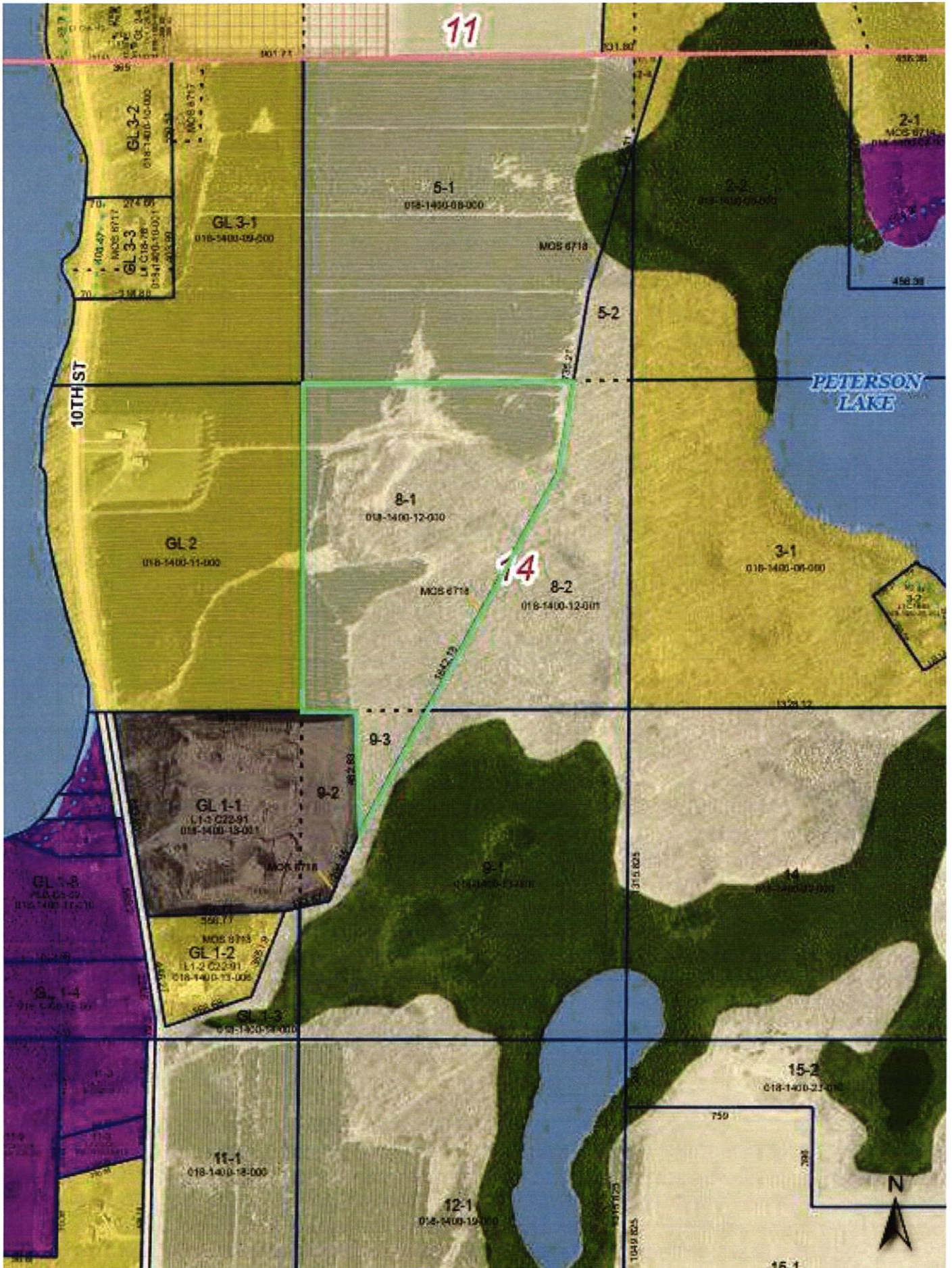
Dated: \_\_\_\_\_

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











**Staff Rezoning Summary**  
(Returned this signed form to Zoning Office with  
Town Consideration Form)

Petitioner: Haas Sons Inc.  
Town: Cumberland

Owner: Scott & Mary Bellefeuille  
Parcel # 018-1400-11-000 and 018-1400-12-000

Current Zoning District: **EXCLUSIVE AGRICULTURAL – 1 (A-1)** Section 17.28 (15.17 Acres)

The Exclusive Agricultural District was formed as a part of the Barron County Farmland Preservation Plan and is intended to protect agricultural lands and associated natural areas from development contrary to agricultural use and to minimize fragmentation of these lands. Due to the importance of agriculture within the local and regional economy, it is necessary to encourage farmland preservation, protect natural resources, and minimize conflicts between farm and nonfarm land uses. Agriculture related business and infrastructure that supports agriculture are included as special exception uses in this district in order to facilitate an efficient network for agricultural owners and operators. See Section 17.28 of Barron Co. Land Use Ordinance for more information.

Current Zoning District: **AGRICULTURAL-2 (AG-2)** Section 17.37 (4.18 Acres)

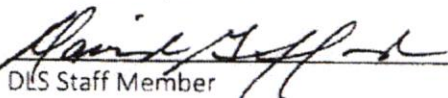
The Agricultural-2 District is created to maintain and protect agricultural lands historically used for farming or forestry, but which are not included with the A-1 District. Because of location, soil characteristics, relatively low intensity of agricultural operation, topography and other reasons, these areas can accommodate some non-farm housing if these developments are carefully planned and located. See Section 17.37 of Barron Co. Land Use Ordinance for more information.

Requested Zoning District: **MINERAL RESERVATION- (MR)** Section 17.31

The Mineral Reservation District is created to regulate through impartial standards governing the extraction, processing, utilization and transport of nonmetallic resources and products to ensure maximum protection to surrounding properties and the physical environment; protection for the public health, safety and general welfare; and to promote aesthetic values. The district is also created to protect mineral extraction operations against problems caused by intrusion of incompatible land uses and to allow for protection of deposits of minerals.

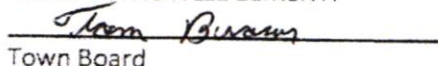
**STAFF REVIEW**

- The property is currently zoned Agricultural-1 and Agricultural-2.
- The property is not utilized as tillable agricultural land. The area requested to be rezoned is wooded or has been planted into a pine forest.
- The soil type of this property is an Anitgo Silt Loam (AnB). The soil characteristics indicate a deposit of very gravelly sand and sand from a depth of 36 inches, consisting of 35% gravelly sand and 5% cobbles.
- The agent, Haas Sons Inc., own the adjoining property to the south and are currently operating a nonmetallic mining operation.
- The area proposed to be rezoned to the Mineral Reservation District would be utilized as an expansion of the existing Haas operation.

  
DLS Staff Member

12/18/25  
Date

**TOWN ACKNOWLEDGEMENT:**

  
Town Board

1-12-26  
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 Cumberland Parcel I.D. #: 018 - 1400 - 12 - 000  
018 - 1400 - 11 - 000  
Owner: Scott and Mary Bellefeuille Applicant/Agent: Haas Sons Inc  
Property Address: 2143 10th Street, Cumberland, WI 54829

Present Zoning District: AG-1, AG-2 Proposed Zoning District: Mineral Reservation

Area to be rezoned:  Entire Parcel  Other: 19.35 of the 55.1 acres on parcels

Explain your request: To continue the current nonmetallic mine that is owned by Haas.

Haas and the Bellefeuille's have a lease together to allow Haas to access the deposit. Haas plans to access the site through their current mine.

**Section B** - to be completed by the Town

The property owner/applicant appeared before the Town Board and we have been informed of their request.

TOWN CONSIDERATION:  NOT OPPOSED  OPPOSED

Proposed driveway(s) location will meet township standards.  Yes  No  N/A

TOWN BOARD COMMENTS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: 1-12-26

Signed: Tom Braun OR Signed: Sally Mackisak  
(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.*

*Note: This form is not intended, and shall not be used, to meet the requirements § 59.69(5)(e)(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, February 4, 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 NE-NE shown as Lot 1 CSM 33/152 #4850, consisting of 10.763 acres, located in Section 22, T35N, R11W, Town of Rice Lake, from Residential-1 to Business.

Property owned by Dennis Gonyer  
Applicant: Chad Willger

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 21st day of January, 2026.

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: DENNIS GONYER  
Address: 2187 21<sup>ST</sup> AVE  
City/State/ZIP: RICE LAKE, WI 54868  
Daytime Phone: 715-761-8196  
Email: \_\_\_\_\_

Applicant/Agent: CHAD WILLGER  
Address: N2414 NARROW GAUGE ROAD  
City/State/ZIP: SHELL LAKE, WI 54871  
Daytime Phone: 715-651-3094  
Email: precisionplumbing2024@gmail.com

SITE INFORMATION Current Zoning District RESIDENTIAL Proposed Zoning District BUSINESS

Parcel I.D. Number: 038 -2200 -02 -000 Township: RICE LAKE

Property Address: 2187 21<sup>ST</sup> AVE, RICE LAKE, WI 54868 Current Parcel Size: 10.763 Acres

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

From Corner of C?M to the West tree line aprox. 231', South to tree line aprox 500'  
back east to Hwy M, back North to Hwy C

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

Precision Plumbing would like to put up a shop to store  
trucks and materials inside along with office space for the business

## 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.

Dennis Gonyer 10/20/25  
Property Owner's Signature Date  
Chad Willger 10/20/25  
Applicant/Agent's Signature Date

Date Received:

RECEIVED

OCT 20 2025

BARRON COUNTY ZONING OFFICE

Fee: \$500.00 Paid  check #1177

Hearing # 2026-4

Date/County Clerk Submission: \_\_\_\_\_

Reviewed by: [Signature]

Date: 1/14/26

**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: 10/20/2025

File # 038-2200-02-000 RZ2026-4

Hearing Date: **February 4, 2026**

Petitioner: **Chad Willger**

Owner: Dennis Gonyer, 2187 21<sup>st</sup> Ave. – Rice Lake, WI 54868  
(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 NE-NE shown as Lot 1 CSM 33/152 #4850, consisting of 10.763 acres, located in Section 22, T35N, R11W, **Town of Rice Lake**, Barron County, Wisconsin.
2. The petitioner requests to rezone from the **Residential-1 district to Business.**
3. The present use of the property is: vacant land.
4. Petitioner purpose of the rezoning request is: Precision Plumbing would like to construct a shop building to store trucks and materials along with office space for the business.
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 \_\_\_\_\_**

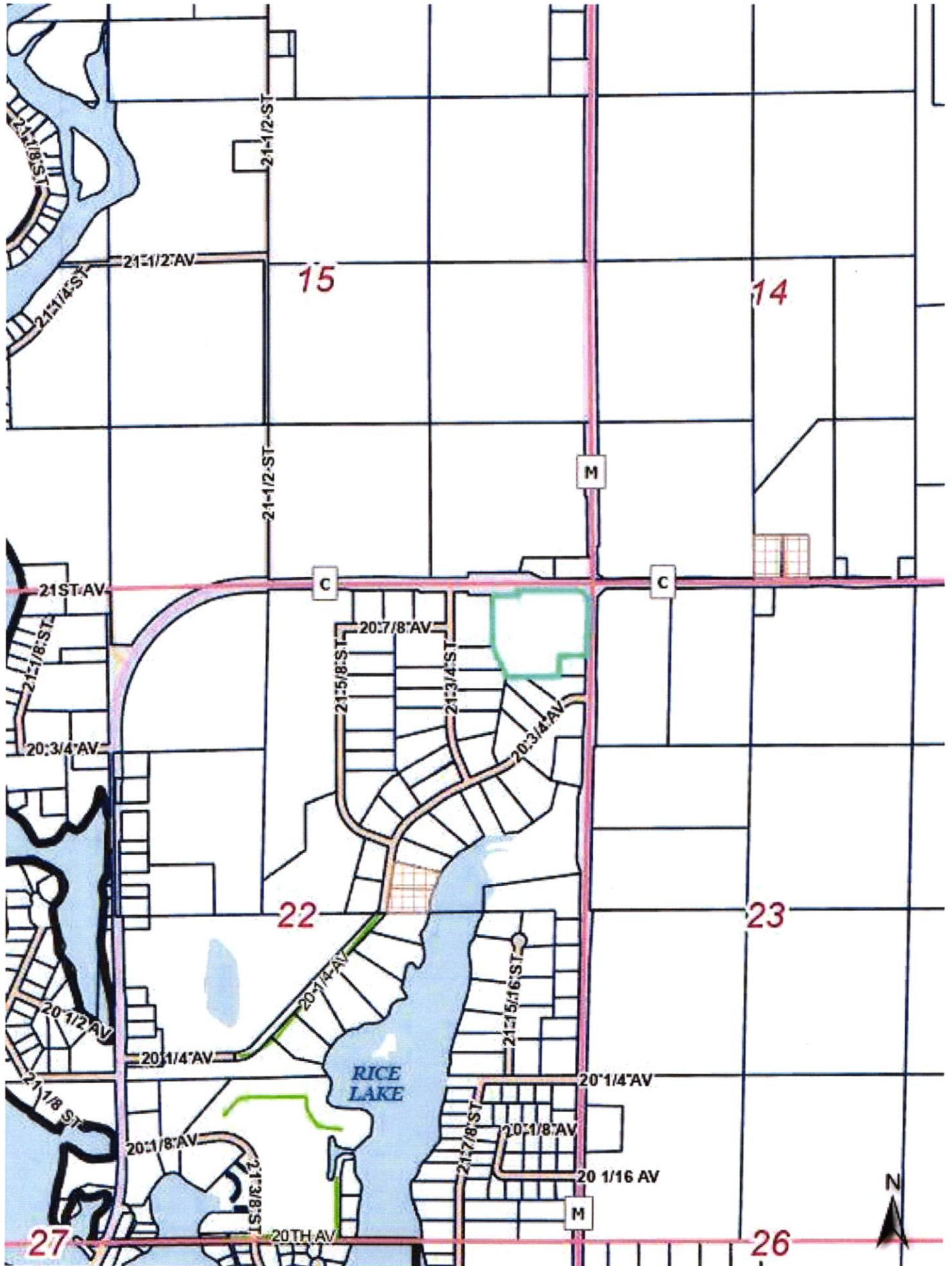
**Barron County Zoning Committee:**

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/OWNER: Dennis Gonyer  
Agent: Chad Willger

Town: Rice Lake

Parcel #038-2200-02-000

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: **BUSINESS (B)**

It is the policy of the County to promote economic development and a strong local economy. It is recognized, however, that most commercial uses should be located in the urban communities where a full range of needed services can be afforded to such uses. Therefore, need for a rural location will be a requirement for approving a business district classification in those areas subject to county zoning.

**STAFF REVIEW**

The current zoning of the Gonyer property restricts a business to home occupations. The property is located at the intersection of CTH M and CTH C providing access on county road system rather than a town road. This property is on the easterly edge of an area that was rezoned to R-1 and is separated from the residential development with the original homestead,

The amount of Business zoned property is very limited in the Town of Rice Lake. The applicant, Chad Willger, would like to locate his plumbing business at this location. To the east and north of this parcel the properties are zoned agricultural. The location of the plumbing business would not be considered a special exception use in either the Ag-1 or Ag-2.

The rezoning of this property to a Business district would allow the establishment of businesses to provide local services.

David [Signature]  
DLS STAFF MEMBER

10/24/25  
DATE

TOWN ACKNOWLEDGEMENT:

Jean A. Berghen  
Town Board

1-14-2026  
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 RICE LAKE Parcel I.D. #: 038-2200-02-000  
Owner: DENNIS GONYER Applicant/Agent: CHAD WILLGER  
Property Address: 2187 21<sup>ST</sup> AVE, RICE LAKE, WI 54868  
Present Zoning District: RESIDENTIAL Proposed Zoning District: BUSINESS  
Area to be rezoned:  Entire Parcel  Other: approx. 3.29 acres  
Explain your request: Rezoning of approx 3.29 acres on the south, west corner of C: M a rectangle of 231 ft. west approx. to 500' south approx.

**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:

Township figures the County to place driveway as it is County Highways

Date: 1-14-2026

Signed: Dean A. Boyer  
(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 § 59.69(5)(e)(3), Wis. Stats.*