BOARD OF ADJUSTMENT MEETING
Monday, February 9, 2026 – 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 Agenda

4. Approval of Minutes

5. Public Comment

6. Hearings of applications and appeals to the Board of Adjustment:

   9:00 a.m. **Appeal # 4006 : Donald & Theresa Braun, Kay C Lee, property owners,** Requests a variance to construct an addition to a dwelling which has a reduced setback to the side property line, in a Recreational-Residential district.
   Property address: 955 23 ½ St, Chetek, 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
December 29, 2025, 9:00 a.m.

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

Chair Nelson called the Board of Adjustment to order at 9:08 a.m. and called roll. Melton confirmed that proper posting of the notice was done in accordance with the Wisconsin Open Meeting Law.
Motion: (Fall/Hardie) to approve the agenda; carried.

Motion: (Hardie/Fall) to approve the minutes of December 15, 2025; carried.

No public comment.

9:15 a.m. Appeal #4004: Amanda Kelch, property owner, Request a special exception to expand an existing campground.

Nelson opened the hearing and read the public notice. The Board reviewed the file and received testimony from the applicant. Gifford presented a staff report. No public testimony and no correspondence. **Motion:** (Hardie/Fall) to include Appeal # 3734; carried. Town Consideration Form entered into testimony. After Board questions and discussion, **Motion:** (Hardie/Fall) to close testimony; carried. **Motion:** (Hardie/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. Approval of expansion of not more than 24 additional sites.
3. All lighting must be downward facing, additional roads must meet the 20' width requirement and be one way travel.
4. All appropriate safety measures taken to comply with warning system requirements as designated by the appropriate government agency.

Motion carried.

Report from L.S. Director: N/A.

Motion: (Hardie/Fall) to adjourn the meeting at 10:08 a.m.; carried.

Respectfully submitted,

Becky Melton
Administrative Assistant

Appeal #4006

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, February 9, 2026 at 9:00 a.m.** in Room 2106 of the Barron County Government Center, 335 E. Monroe Ave., Barron, Wisconsin, relative to a proposal for a variance to the terms of the Barron County Land Use Ordinance as follows:

Requests a variance to construct an addition to a dwelling which has a reduced setback to the side property line, in a Recreational-Residential district on property described as Lot 14 & Prt Lot 15 DAF: Com NW cor Lot 15 th SEly alg W,ln sd Lot 20ft, th E to NE cor Lot 15, th W alg N ln to POC, Ravenswood, located in Section 13, T33N, R11W, Town of Prairie Lake, 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: Donald & Theresa Braun, Kay C Lee
Property address: 955 23 ½ St, Chetek, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 21st day of January, 2026.

Barron County Board of Adjustment
Gary Nelson, Chairman

RECEIVED
DEC 05 2025
BARRON COUNTY ZONING OFFICE

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: Donald R Braun Jr. Kay Lee Theresa A Braun
Address: 955 23½ st.
City/State/ZIP: Chetek WI. 54728
Daytime Phone: 309-635-5509
Email: bbraun con 5509@gmail.com

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

SITE INFORMATION
Parcel I.D. Number: 036 - 4330 - 14 - 000
Property Address: 955 23½ st. Chetek WI 54728

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 Bathroom

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? NO
Was it built/placed while property was under current ownership? ☐ Yes ☐ No

Describe project: Full Bathroom off of master bedroom with 4' setback from property line to this addition.

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 # 4006 Hearing Date: 2 / 9 / 2026 Other appeals

Name of Water Body: Prairie Lake Zoning Dist.: RR

Reviewed By: Date 1 / 8 / 26

RECEIVED
DATE RECEIVED:
DEC 05 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.

(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.

This location for addition is attached to master bedroom on existing dwelling, and is the only location that would solve the problem for homeowner

(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.

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.

Page 2 Varience Criteria

1. The new owner of this property is 84 years old and has heart arrhythmia and other issues which makes it somewhat difficult to walk. The existing bathroom is located on the opposite end of the existing main living space from the master bedroom which creates a health hazard . She has requested the bathroom addition attached to the master bedroom in order for her to be able to stay in this home and stay independent as long as possible.

2. See form DRBJr.

3. There would be minimal to no effect on the property if the variance is granted.The variance would have no effect on the Community,Neighbohood or the public interest.
The small Bathroom addition has limited to no visibility to the surrounding area.

(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.

Plot Plan(Attach additional page if needed, not to exceed 8 ½ " x 14")

N

The undersigned hereby attests that the above stated information is true and accurate and further gives permission to Land Services staff and Board of Adjustment members to view the premises, in relation to the appeal request made herein. The undersigned has read and understand the procedures and requirements for applying for a variance, and further understands that the filing fee is non-refundable and the application may be returned if information is incomplete or illegible.

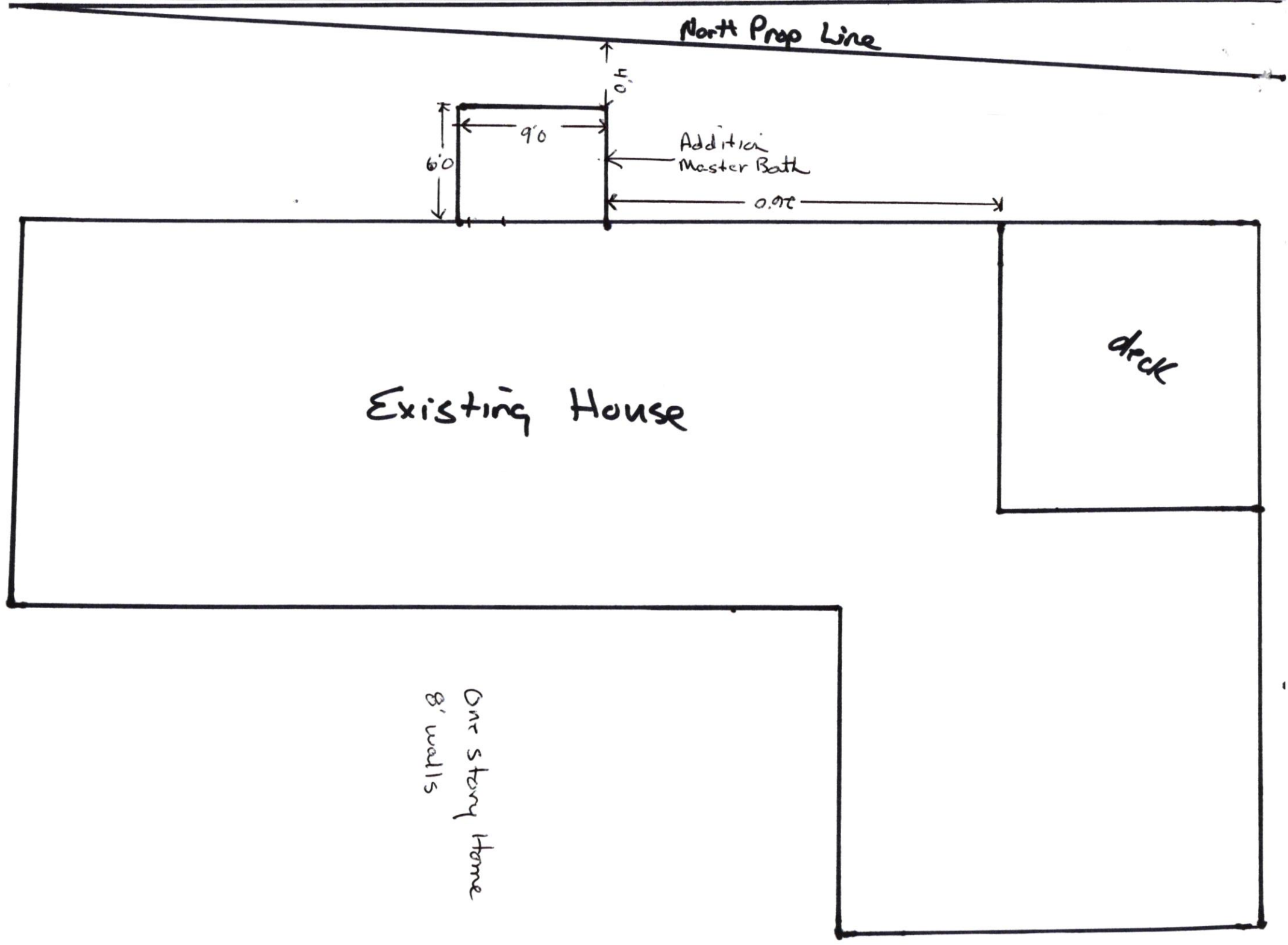
The undersigned also understands that they, or their agent, must appear at the public hearing.

Donald R Brady
Owner Signature

12 / 5 / 2025
Date

Agent Signature

/ /
Date


North Prop Line
0.5'
9'0
6'0
Addition
Master Bath
0.9'c
deck
Existing House
One story Home
8' walls

ORDINANCES RELATING TO HEARING

Applicant/Owner: Donald & Theresa Braun, Kay C Lee **Appeal:** 4006
Previous Appeals: N/A

Request: Requests a variance to construct an addition to a dwelling which has a reduced setback to the side property line, in a Recreational-Residential district.

Purpose Section 17.02: This chapter is declared to be for the purpose of promoting the public health, safety and general welfare.

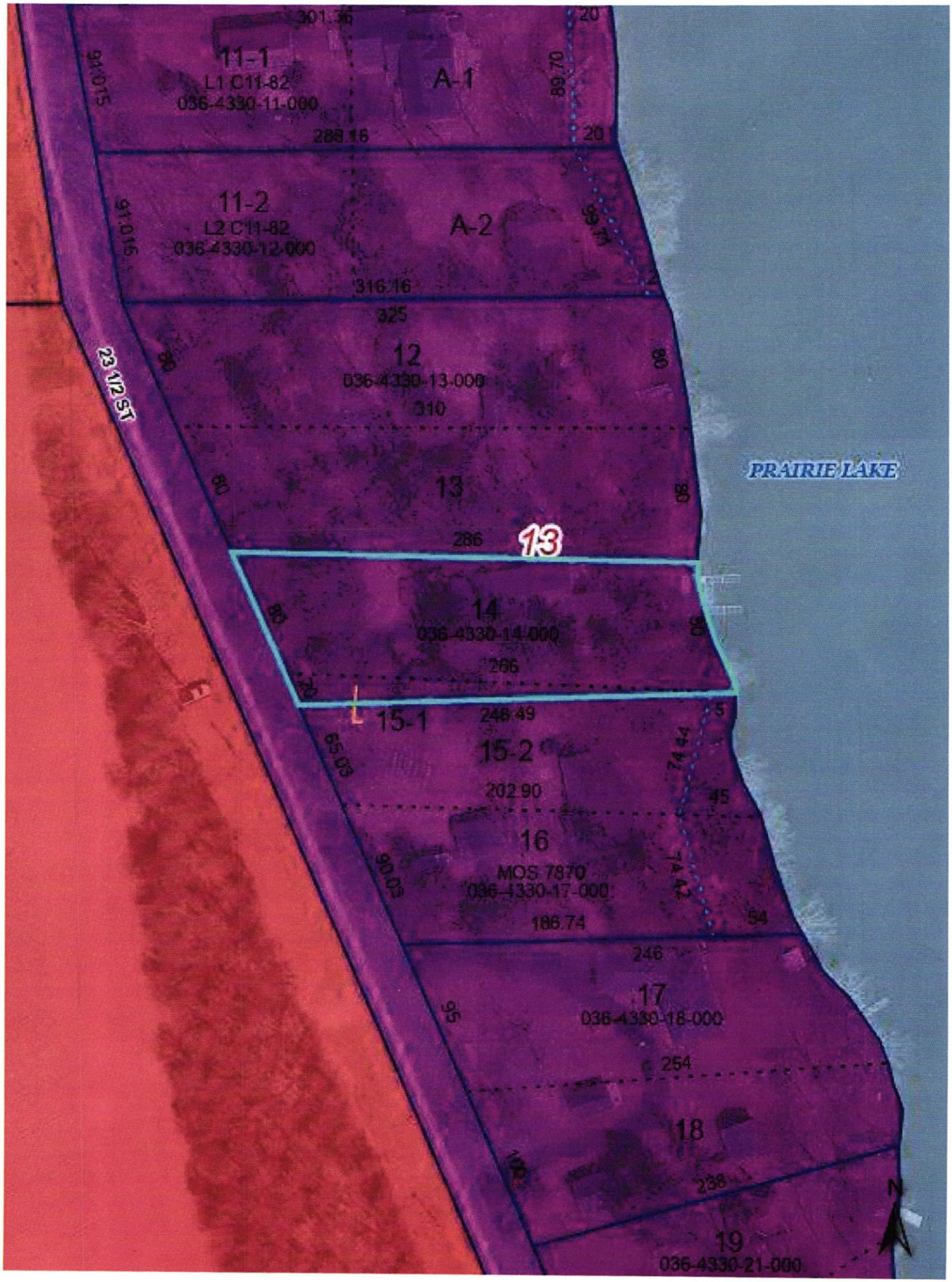
Intent Section 17.03: It is the general intent of this chapter to regulate and restrict the use of structures, lands, shoreland and waters; regulate and restrict lot coverage, population distribution and density and the size and location of all structures so as to lessen congestion in and promote the 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.

Section 17.36 RECREATIONAL-RESIDENTIAL The Recreational-Residential District is created to provide for a mixture of residential, recreational and commercial uses, with emphasis on commercial uses which relate to the recreational opportunities or which serve the residential properties. This district will be located primarily along or near navigable waters on lands suited for development.

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 Recreational District
17.41	Shoreland Overlay District
17.73(7)	Variances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PRAIRIE LAKE
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