

**BOARD OF ADJUSTMENT MEETING**

**Monday, February 23, 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 #4007: Wisconsin Cowboy Capital Partners, LLC, property owner,** requests a variance to allow an accessory structure located within the centerline and right-of-way setbacks of a town road in a Recreational Residential district.

**Property address:** 2438 11 ¾ Avenue, Cameron, Wisconsin

**9:10 a.m. Appeal #4005: John & Amy Wahl, property owners.**

**Property address:** request a variance to allow an accessory structure located within the centerline and right-of-way setbacks of a town road in a Recreational Residential District.

**Property address:** 2440 11 ¾ Avenue, Cameron, Wisconsin

**9:20 a.m. Appeal #4008: Timothy & Sandy Stratton, property owner,** requests a variance to construct a dwelling with a reduced setback to a town road and the ordinary high-water mark of Red Cedar Lake in a Recreational Residential district.

**Property address:** 2667 28 1/8 Street, Birchwood, 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  
February 9, 2026, 9:00 a.m.**

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

Chair Nelson called the Board of Adjustment to order at 9:00 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 previous minutes of December 29, 2025; carried.

No public comment.

**9:00 a.m. Appeal #4006: Donald & Theresa Braun, Kay C Lee, property owners,** Request a variance to construct an addition to a dwelling which has a reduced setback to the side property line, 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. Gifford presented a staff overview. Town Consideration no applicable in this appeal. No correspondence. After Board questions and discussion, **Motion:** (Fall/Hardie) to close testimony; carried. **Motion:** (Fall/Hardie) to approve the variance request as presented with the following conditions:

1. All permits are obtained prior to construction, and all testimony, oral and written, is part of the decision.
2. Reduced setback is 4' from the property line including overhang.
3. The addition shall not exceed 6' x 9' as proposed.

Motion carried.

Report from L.S. Director: Gifford provided an update of the proposed amendments for the Floodplain and Shoreland Protection Overlay Ordinances and a recap of the DNR & FEMA audit.

**Motion:** (Fall/Hardie) to adjourn the meeting at 9:57 a.m.; carried.

Respectfully submitted,

Becky Melton  
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, February 23, 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 allow an accessory structure located within the centerline and right-of-way setbacks of a town road, in a Recreational Residential district on the property described as Lot 14 & W 1/2 vac prt Wanderer's Way adj to SD lot vac in 536/629 doc 474367 Highland Shores located Section 06, T33N, R10W, Town of Chetek, 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: Wisconsin Cowboy Capital Partners, LLC  
Property address: 2438 11 3/4 Ave, Cameron, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 4<sup>th</sup> day of February, 2026.

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: WI. Cowboy CAPITAL PARTNERS, LLC Agent: \_\_\_\_\_  
Address: 316 22 AVE NE Address: \_\_\_\_\_  
City/State/ZIP: Jamestown ND 58401 City/State/ZIP: \_\_\_\_\_  
Daytime Phone: 307-461-0773 Daytime: \_\_\_\_\_  
Email: Macbf9@gmail.com Email: \_\_\_\_\_

## SITE INFORMATION

Parcel I.D. Number: D12 - 4318 - 16 - 0000  
Property Address: 2438 11 3/4 AVE Cameron, WI 54822

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: Existing)

- Dwelling  Accessory Structure Shed  Fence  
 Retaining Wall  Open structure (platform, free-standing deck, patio, etc.)  
 Other \_\_\_\_\_

Setback to:  Road  Road right of way  Centerline  Property line 24'  
 Ordinary highwater mark  Easement 2 1/2 ft Jack Wahl

Has the structure/addition in question already been placed/built on this property? If so, when? yes - The shed  
Was it built/placed while property was under current ownership?  Yes  No was on the property  
when we bought the cabin.

Describe project: Replying to Nov 2025 letter from land surveyor.  
Met w/ Dave Tuesday 12/2/25. \*Applying for a Variance Exception  
for a pre-existing shed on property.

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 # 4007 Hearing Date: 2 / 23 / 26 Other appeals \_\_\_\_\_  
Name of Water Body: Ojaski (Mud) Lake Zoning Dist.: RR  
Reviewed By: [Signature] Date 1 / 8 / 26

DATE RECEIVED:

RECEIVED  
JAN 07 2026





# ORDINANCES RELATING TO HEARING

**Applicant/Owner:** WI Cowboy Capital Partners, LLC  
**Previous Appeals:** N/A

**Appeal:** 4007

**Request:** Requests a variance to allow an accessory structure located within the centerline and right-of-way setbacks of a town road, 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

**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 BARRON

Owner: WI Cowboy Capitol Partners, LLC

Applicant/Agent: NA

Property Address: 2438 11 3/4 Ave                      Property Tax ID #: 012-4318-16 000

Explain Request: (must match explanation on application) Applying for a Special

exception for a pre-existing shed on property.

*Section B - to be completed by the Township @ Chetek*

The Town Board is:     In Favor     Neutral     Opposed

**EXPLANATION OF TOWN BOARD DECISION:**

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

Date: 1-15-26

Signed: John F. Potts Sr  
(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:

PUBLIC NOTICE is hereby given to all persons in the County of Barron, Wisconsin, that a public hearing will be held on Monday, February 23, 2026 at 9:10 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 allow an accessory structure located within the centerline and right-of-way setbacks of a town road, in a Recreational Residential district on property described as Lot 13 Highland Shores, located in Section 6, T33N, R10W, town of Chetek, 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: John T & Amy T Wahl  
Property address: 2440 11 ¾ Ave, Cameron, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 4th day of February, 2026.

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: John / Amy Wahl Agent: \_\_\_\_\_  
Address: 2440 11<sup>3</sup>/<sub>4</sub> Av. Address: \_\_\_\_\_  
City/State/ZIP: Cameron, WI City/State/ZIP: \_\_\_\_\_  
Daytime Phone: 715-579-3247 Daytime: \_\_\_\_\_  
Email: jwahl@assist2sell.com Email: \_\_\_\_\_

## SITE INFORMATION

Parcel I.D. Number: 012 - 4318 - 15 - 000  
Property Address: 2440 11<sup>3</sup>/<sub>4</sub> Av. Cameron, WI

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: \_\_\_\_\_)

- |   |   |                                |
|---|---|--------------------------------|
| <input type="checkbox"/> Dwelling       | <input checked="" type="checkbox"/> Accessory Structure                             | <input type="checkbox"/> Fence |
| <input type="checkbox"/> Retaining Wall | <input type="checkbox"/> Open structure (platform, free-standing deck, patio, etc.) |                                |
| <input type="checkbox"/> 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: July 2022  
Was it built/placed while property was under current ownership?  Yes  No

Describe project: 12x30 Metal Storage Shed.

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 # 4005 Hearing Date: 2 / 23 / 2020 other appeals NO  
Name of Water Body: Ojasla Mud Lake Zoning Dist.: RR  
Reviewed By: [Signature] Date 12 / 1 / 25

DATE RECEIVED:

RECEIVED

DEC 01 2025



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218-14-000

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012-4318-13-000

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4318-17

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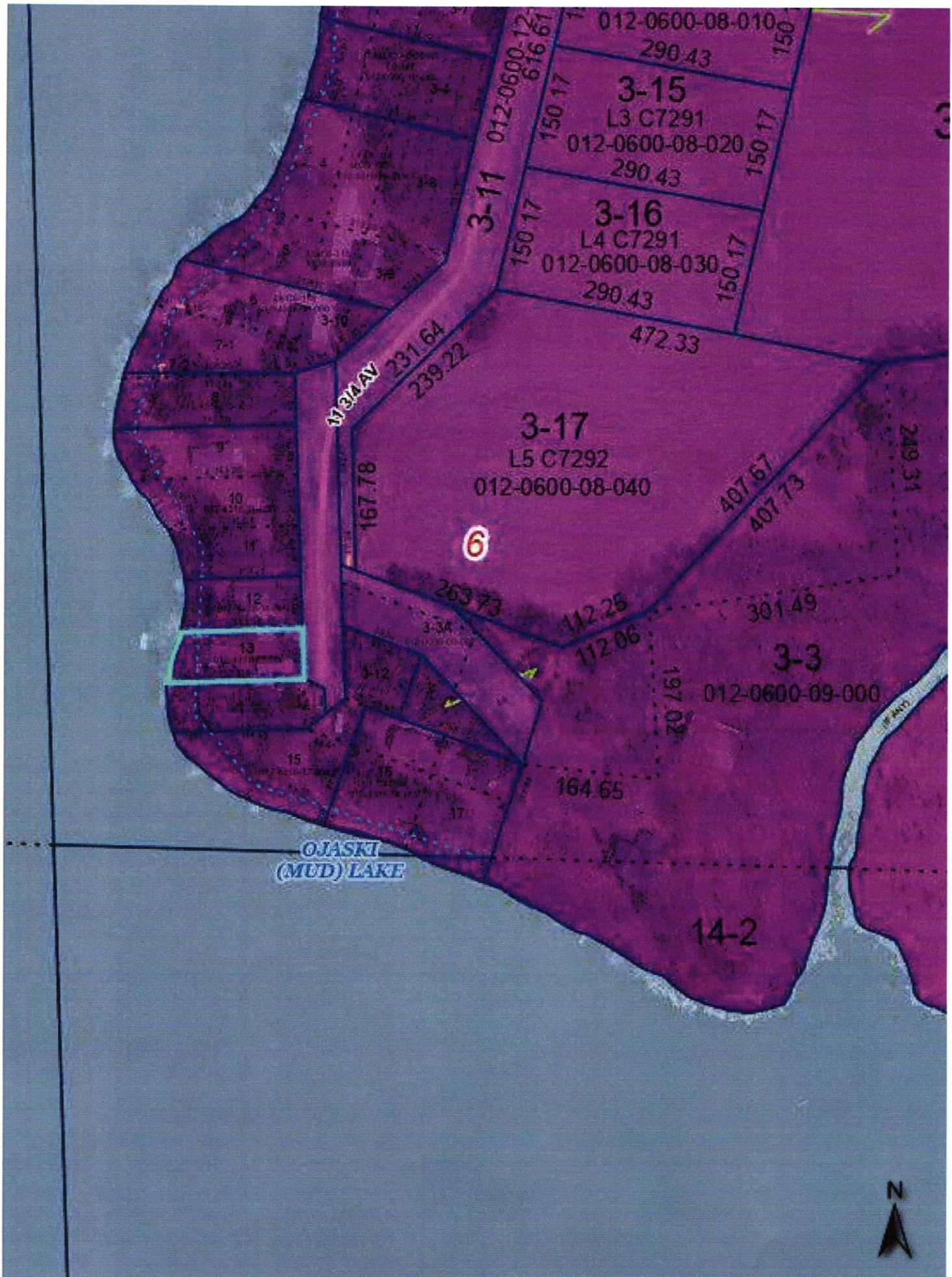
11 3/4 AV

17.24

71.13

OJASKI (MUD) LAKE





# ORDINANCES RELATING TO HEARING

**Applicant/Owner:** John & Amy Wahl

**Appeal:** 4005

**Previous Appeals:** N/A

**Request:** Requests a variance to allow an accessory structure located within the centerline and right-of-way setbacks of a town road, 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.

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## **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

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 Chetek

Owner: John + Amy Wahl

Applicant/Agent: John Wahl

Property Address: 2440 11 3/4 Ave. Property Tax ID #: 012-4318-15-000

Explain Request: (must match explanation on application) I am requesting a reduced setback from the town Rd for a 12x30 shed. If I move it back further I am on my septic tank. The shed is currently 49 ft. from the center line and 24 ft. from the right of way. I am asking for about 6' ft. Variance.

Section B - to be completed by the Township

The Town Board is:  In Favor  Neutral  Opposed

EXPLANATION OF TOWN BOARD DECISION:

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

Date: 11-11-25

Signed: John F Postle Sr  
(Town Chairman)

OR Signed: \_\_\_\_\_  
(Town Clerk)

John F Postle Sr  
Print Name

\_\_\_\_\_  
Print Name

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

RECEIVED

DEC 01 2025

BARRON COUNTY ZONING OFFICE

Appeal #4008

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 with a reduced setback to a town road and the ordinary highwater mark of Red Cedar Lake, in a Recreational Residential district on property described Lot 59, Blk 11, Loch Lomond Division Three, located in Section 23, T36N, R10W, Town of Cedar 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: Timothy J & Sandra K Stratton  
Property address: 2667 28 1/8 St, Birchwood, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 4<sup>th</sup> day of February, 2026.

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: Tim & Sandy Stratton

Agent: \_\_\_\_\_

Address: 864-245/8 ST

Address: \_\_\_\_\_

City/State/ZIP: Chetek WI 54728

City/State/ZIP \_\_\_\_\_

Daytime Phone: 715-924-4952

Daytime: \_\_\_\_\_

Email: Sandystratten@centurytel.net

Email: \_\_\_\_\_

## SITE INFORMATION

Parcel I.D. Number: 010 - 4355 - 87 - 000

Property Address: 2667 - 28 1/8 St. Birchwood WI 54817

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? NO

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

Describe project: Requesting a reduced setback from the centerline of 28 1/8 St, Lottion Place of 63 feet to 53 feet, a distance of 10 feet, for building a 26'x32' single family dwelling. The property is staked with the 53 feet from centerline.

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 # 4008 Hearing Date: 2 / 23 / 26 Other appeals \_\_\_\_\_

Name of Water Body: Red Cedar Lake Zoning Dist.: RR

Reviewed By: [Signature] Date 1 / 22 / 26

DATE RECEIVED:

RECEIVED

JAN 22 2026

BARRON COUNTY ZONING OFFICE



RED CEDAR LAKE

11

23

59

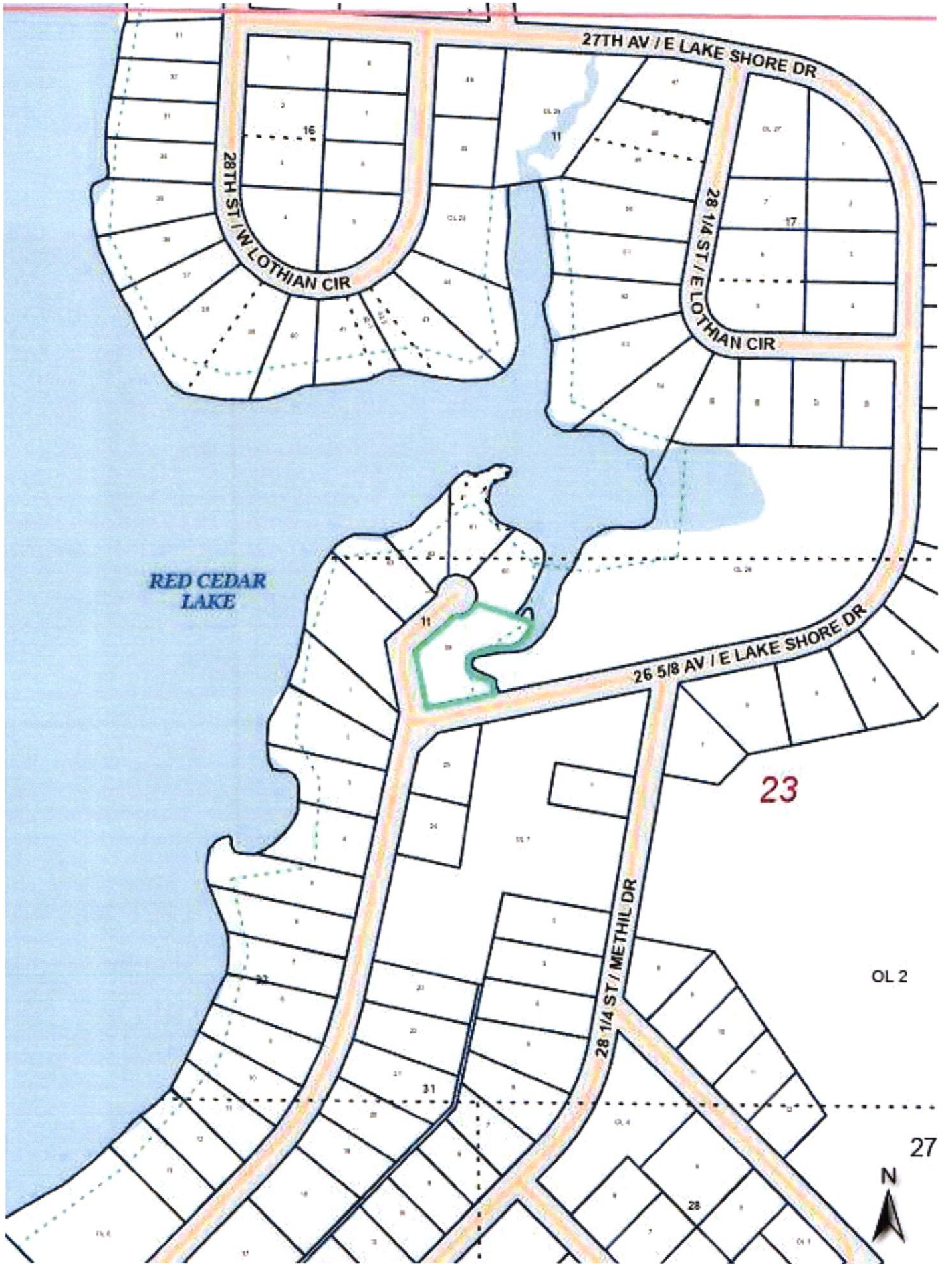
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28 1/8 ST /  
LOTHIAN PL

26 5/8 AV /  
E LAKE SHORE DR

28 1/8 ST /  
E LAKE SHORE DR



# ORDINANCES RELATING TO HEARING

**Applicant/Owner:** Timothy Stratton

**Appeal:** 4008

**Previous Appeals:** N/A

**Request:** Requests a variance to construct a dwelling within 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.

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## **Section 17.41 SHORELAND OVERLAY AREA**

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### **Ordinances relating to this Appeal:**

17.32	Residential Recreational 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 Cedar Lake

Owner: Timothy and Sandra Stratton

Applicant/Agent: Timothy Stratton

Property Address: 2166<sup>1</sup>/<sub>2</sub> - 28<sup>1</sup>/<sub>8</sub> St.      Property Tax ID #: 010-4355-87-000

Explain Request: (must match explanation on application) Requesting a reduced setback from the centerline of 28<sup>1</sup>/<sub>8</sub> St / Lathian Place of 63 feet to 53 feet, a distance of 10 feet, for building a 24 X 32 single family dwelling. The property is staked with the 53 feet from centerline.


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

The Town Board is:  In Favor     Neutral     Opposed

**EXPLANATION OF TOWN BOARD DECISION:**

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

Date: 1-12-20

Signed:   
(Town Chairman)

OR Signed: \_\_\_\_\_  
(Town Clerk)

Anthony J. Wolff  
Print Name

\_\_\_\_\_  
Print Name

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

RECEIVED

JAN 22 2026