

**ZONING COMMITTEE MEETING**  
**Wednesday, May 6, 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 February 4, 2026 meeting minutes.
6. Edit List Review – February, March & April expenses – discussion only (no motion required)
7. Amend Farmland Preservation Plan Map Areas: Town of Stanfold
8. **Public Hearings:**

**10:00 a.m.** – A rezoning request from Unincorporated Village to Agricultural-2 district on property described as prt SW-NW shown as LOTS 2, 3 & 4 CSM #5782 and LOTS 5, 6 & 7 CSM #5783, consisting of 12.65 acres, all located in Section 28, T33N, R12W, Town of Maple Grove. Property owned by Township of Maple Grove.

**10:10 a.m.** – A rezoning request from Agricultural-1 district to Recreational Residential district on property described prt SW-NE shown as Lots 1, 2 & 3, CSM #7464, and also Lot 13 Ex RDWY desc in DOC 332798 Assessor’s Plat #4 & prt SE-NE shown as outlot 1 CSM #7454 consisting of 19.881 acres, all located in Section 28, T33N, R10W, Town of Chetek. Property owned by Jason M & Kelly J Olson.

**10:20 a.m.** – A rezoning request from Agricultural-2 to Agricultural-1 on property described NE-NW Ex Hwy Row in MIS 9/500 consisting of 39.69 acres, located in Section 22, T35N, R12W, Town of Stanfold. Property owned by Scott A. & Brenda Schoenborn Joint Revocable Trust.

9. Discussion: Zoning office activities and actions
10. Future Agenda Items: *New Committee Members*
11. Set next meeting date. June 3, 2026
12. 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, Cook, Kusilek, Corporation Counsel, Deputy Corporation Counsel, County Administrator, County Clerk, Webmaster, Public posting

ZONING COMMITTEE MEETING MINUTES

February 4, 2026 – 10:00 A.M.

Present: Thompson, Rogers, Jenkins, Kusilek, Cook.  
Zoning Office Staff: Gifford, Melton and Thalacker.

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:** (Cook/Rogers) to approve the agenda. Motion carried.

#4. Public Comment - None

#5. Minutes – The minutes of January 7, 2026 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.) **Scott & Mary Bellefeuille, owners; Haas Sons Inc, petitioner- Town of Cumberland, Ag-1 & Ag-2 to Mineral Reservation.**

Kusilek read the public notice and Gifford presented a file review. The 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:** (Rogers/Jenkins) to close testimony; carried. Committee discussion. **Motion:** (Rogers/Cook) to recommend approval of the request; carried. **Motion:** (Rogers/Cook) to close hearing; carried.

(10:17 a.m.) **Dennis Gonyer, owner; Chad Willger, petitioner- Town of Rice Lake, R-1 to Business.**

Kusilek read the public notice and Gifford presented a file review. The 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:** (Cook/Rogers) to close testimony; carried. Committee discussion. **Motion:** (Rogers/Cook) to recommend approval of the request; carried. **Motion:** (Rogers/Cook) to close hearing; carried.

#8. Discussion: Office Activities – Gifford reviewed rough draft amendment of the Floodplain and Shoreland Protection Overlay Ordinances and answered questions from the committee.

#9. Future Agenda Items: *Ordinance Amendments.*

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

#11. Meeting adjourned at 11:47 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\*\*\*

Expense Edits for February, March and April are highlighted Yellow.

Batch Year: 26 Department: Payment Request Date: 02/05/2026

Vendor	Vendor Name	Line	Voucher	Account Description	Date	Description	Amount
1015	CUMBERLAND ADVOCATE	1	C0094651	PUBLICATIONS	02/05/2026	LS-ZA BELLEFEUILLE ZA2026-3	40.54
252190	HEY EVERYTHING OF BARRON LLC	1	C0094652	VEHICLE EXPENSE - LAND SVCS	02/05/2026	LS - WASHER FLUID-VEHICLE EXF	8.98
274259	APG MEDIA OF WISCONSIN LLC	1	C0094653	PUBLICATIONS	02/05/2026	LS-ZA GONYER-WILLGER REZONI	59.20
3565	DSPS FISCAL	1	C0094654	DUE TO STATE - SANITATION FEES	02/05/2026	LS-ZA - JANUARY 2026 STATE SAN	300.00
291838	AMAZON CAPITAL SERVICES INC	1	C0094655	OFFICE SUPPLIES	02/05/2026	LS- INV 1MKW-17N6-L9Q6	244.48
291838	AMAZON CAPITAL SERVICES INC	2	C0094655	INVASIVE SPECIES CONTROL	02/05/2026	LS-SWCD INV 1MKW-17N6-L9Q6	96.44
291838	AMAZON CAPITAL SERVICES INC	3	C0094655	OFFICE SUPPLIES	02/05/2026	LS - INV 1MFK-VQ6H-Q9WN	36.58
291838	AMAZON CAPITAL SERVICES INC	4	C0094655	OFFICE SUPPLIES	02/05/2026	LS - INV 1DYY-1XJY-3VWD	260.15
<b>Totals:</b>							<b>\$1,046.37</b>

+

Batch Year: 26 Department: Payment Request Date: 02/12/2026

Vendor	Vendor Name	Line	Voucher	Account Description	Date	Description	Amount
744	CHETEK ALERT INC	1	C0094747	PUBLICATIONS	02/12/2026	LS - BOA APPEAL - BRAUN 4006	60.98
1015	CUMBERLAND ADVOCATE	1	C0094763	PUBLICATIONS	02/12/2026	LS - ZC - BELLEFEUILLE ZA2026-3	40.54
<b>Totals:</b>							<b>\$101.52</b>

+

Batch Year: 26 Department: Payment Request Date: 03/05/2026

Vendor	Vendor Name	Line	Voucher	Account Description	Date	Description	Amount
274259	APG MEDIA OF WISCONSIN LLC	1		PUBLICATIONS	03/05/2026	LS-ZA - BOA STRATTON #4008	70.91
201316	UNIVERSITY OF WISCONSIN-STOU	1		CONFERENCE REGISTRATION	03/05/2026	LS-SWCD RED CEDAR CONF/BROWN	35.00
201316	UNIVERSITY OF WISCONSIN-STOU	2		CONFERENCE REGISTRATION	03/05/2026	LS-SWCD RED CEDAR CONF/EVERSON	35.00
201316	UNIVERSITY OF WISCONSIN-STOU	3		CONFERENCE REGISTRATION	03/05/2026	LS-SWCD RED CEDAR CONF/GRUETZMACHER	35.00
201316	UNIVERSITY OF WISCONSIN-STOU	4		CONFERENCE REGISTRATION	03/05/2026	LS-SWCD RED CEDAR CONF/THALACKER	35.00
3565	DSPS FISCAL	1		DUE TO STATE - SANITATION FEES	03/05/2026	LS-ZA - FEBRUARY 2026 STATE SAN FEES	600.00
<b>Totals:</b>							<b>\$810.91</b>

Batch Year: 26 Department: Payment Request Date: 03/19/2026

Vendor	Vendor Name	Line	Voucher	Account Description	Date	Description	Amount
263869	SEILER INSTRUMENT & MFG CO IN	1	C0095119	ASSIGNED RESERVE - DATCP	03/19/2026	LS-SWCD - TRAINING INV 72739	750.00
291838	AMAZON CAPITAL SERVICES INC	1	C0095120	OFFICE SUPPLIES	03/19/2026	LS - OFFICE SUPPLIES INV 17WY-I	104.97
744	CHETEK ALERT INC	1	C0095121	PUBLICATIONS	03/19/2026	LS-ZA - BOA APPEAL #4006 & #4008	114.69
6025	WI LAND & WATER CONSERVATION	1	C0095122	CONFERENCE REGISTRATION	03/19/2026	LS-SWCD - GRUETZMACHER MEN	385.00
<b>Totals:</b>							<b>\$1,354.66</b>

Batch Year: 26 Department:

Payment Request Date: 03/26/2026

Vendor	Vendor Name	Line	Voucher	Account Description	Date	Description	Amount
289493	BUREAU OF CORRECTIONAL ENTE	1		REVENUE - RURAL ADDRESS NUMBERS	03/26/2026	LS-ZA - RURAL SIGNS	178.00

Batch Year: 26 Department:

Payment Request Date: 04/09/2026

Vendor	Vendor Name	Line	Voucher	Account Description	Date	Description	Amount
210781	BAUER TODD	1	C0095381	ZONING FEES AND PERMITS	04/09/2026	LS- REFUND FROM CC OVERCHAI	50.00
302	SWANT GRABER FORD	1	C0095382	VEHICLE EXPENSE - LAND SVCS	04/09/2026	LS - 2014 FORD F150 OIL CHG/EN	383.33
3565	DSPS FISCAL	1	C0095383	DUE TO STATE - SANITATION FEES	04/09/2026	LS-ZA - MARCH 2026 STATE SAN F	1,200.00
<b>Totals:</b>							<b>\$1,633.33</b>

Batch Year: 26 Department:

Payment Request Date: 04/23/2026

Vendor	Vendor Name	Line	Voucher	Account Description	Date	Description	Amount
289493	BUREAU OF CORRECTIONAL ENTE	1	C0095527	REVENUE - RURAL ADDRESS NUMBERS	04/23/2026	LS-ZA - RURAL ADDRESS SIGNS	314.00
<b>Totals:</b>							<b>\$314.00</b>

**Total= \$2917.88**

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, May 6, 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 SW-NW shown as LOTS 2, 3 & 4 CSM #5782 and LOTS 5, 6 & 7 CSM #5783, consisting of 12.65 acres, all located in Section 28, T33N, R12W, Town of Maple Grove, from Unincorporated Village to Agricultural-2.

Properties owned by Township of Maple Grove  
Applicant: Town of Maple Grove

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 22<sup>nd</sup> day of April, 2026.

Barron County Zoning Committee  
Audrey Kusilek, Chair

# BARRON COUNTY REZONING PETITION

**COPY**

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: Town of Maple Grove Applicant/Agent: Paul Hutchison  
 Address: 1448 7 1/2 Avenue Address: 1480 6 1/2 Avenue  
 City/State/ZIP: Hillsdale, WI 54733 City/State/ZIP: Hillsdale, WI 54733  
 Daytime Phone: (715) 575-5627 Daytime Phone: (715) 418-9914  
 Email: mgclerk@gmail.com Email: phutchison1960@gmail.com

**SITE INFORMATION** Current Zoning District ~~R-2~~ Proposed Zoning District Ag-2  
UV  
 Parcel I.D. Number: see attached Township: Maple Grove  
 Property Address: \_\_\_\_\_ Current Parcel Size: ~~14.45~~ Acres  
12.65

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

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

Consolidate from 7 parcels into 1 parcel  
and rezone to Ag 2 with an exception to build

**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.

Angela Young  
Property Owner's Signature - clerk

02 / 10 / 2026  
Date

Paul Hutchison  
Applicant/Agent's Signature

02 / 10 / 2026  
Date

Date Received:

**RECEIVED**

FEB 16 2026

BARRON COUNTY  
LAND SERVICES

Fee: \$500.00 Paid X check # 013740

Hearing # 2026-5

Date/County Clerk Submission: 3/12/26

Reviewed by: [Signature]

Date: 3/12/26

App# 161081

<u>Parcel ID</u>	<u>Owner Name</u>	<u>Acres</u>	<u>City</u>
028-2800-34-010	Town of Maple Grove	2	Hillsdale
028-2800-34-020	Town of Maple Grove	2	Hillsdale
028-2800-34-030	Town of Maple Grove	2	Hillsdale
028-2800-34-040	Town of Maple Grove	2.22	Hillsdale
028-2800-34-050	Town of Maple Grove	2.22	Hillsdale
028-2800-34-060	Town of Maple Grove	2.21	Hillsdale

**12.65 acres to rezone from UV to AG-2**

**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: February 16, 2026

File # **028-2800-34-010, 028-2800-34-020, 02-2800-34-030  
028-2800-34-040, 028-2800-34-050, 028-2800-34-060**

Hearing Date: **May 6, 2026**

**Petitioner: Town of Maple Grove**

Owner: Township of Maple Grove, 1448 7 ½ Ave., Hillsdale, WI 54733  
(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 SW-NW shown as LOTS 2, 3 & 4 CSM #5782 and LOTS 5, 6 & 7 CSM #5783, consisting of 12.65 acres, all located in Section 28, T33N, R12W, **Town of Maple Grove**, Barron County, Wisconsin.
2. The petitioner requests to rezone from the **Unincorporated Village to the Agricultural-2 district**.
3. The present use of the property is: vacant land.
4. Petitioner purpose of the rezoning request is: to combine 6 parcels to make one lot totaling 12.65 acres.
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.) Meets the requirements of Section 17.81 (3)(a) of the Barron County Land Use Ordinance.
- 2.)
- 3.)
- 4.)
- 5.)

**Is the Committee's decision consistent with the County Plan? Yes \_\_\_\_\_ No \_\_\_\_\_**

**Barron County Zoning Committee:**

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

Attest: \_\_\_\_\_  
Becky Melton, Committee Secretary

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

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

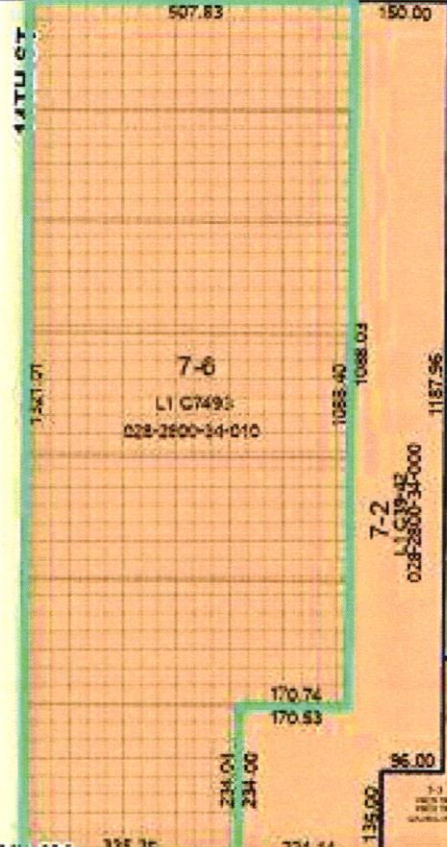
00-02-000

701.58 5-7

6-1  
028-2800-30-000

5-5  
028-2800-2

4-1  
028-2900-06-000



7-6  
L1 C7493  
028-2800-34-010

7-1  
MOS 7628  
028-2800-33-000

7-2  
L1 C139-42  
028-2800-34-000

29

28

7-1/2 AV 335.35 29R

10-8  
028-2800-90-000

20R-5.5  
8R

11R-11  
8R

13R  
7R

11.5R  
9R

247.5  
9-25

24R

13-1  
028-2900-16-000

10-9  
028-2800-91-000

10-4  
028-2800-87-000

10-1

16R

14TH ST

48R

55.5R



4-1  
028-2900-06-000

29

171.69  
171.69  
150.00  
7-6  
L2 C39-42  
028-2800-34-010  
507.30

171.78  
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7-7  
L3 C39-42  
028-2800-34-020  
507.02

171.88  
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190.89  
7-8  
L4 C39-42  
028-2800-34-030  
506.73  
506.73

190.89  
190.89  
1088.00  
7-9  
L5 C39-43  
028-2800-34-040  
506.42

190.89  
190.89  
1187.90  
7-10  
L6 C39-43  
028-2800-34-050  
506.11

190.90  
190.90  
1088.00  
7-11  
L7 C39-43  
028-2800-34-060  
505.80

233.02  
233.02  
170.53  
7-12  
L8 C39-43  
028-2800-34-070  
335.27

150.00

171.78

190.89

190.89

190.89

190.90

170.53

224.14

16R

7-1  
MOS 7628  
028-2800-33-000

28

7-2  
L1 C39-42  
028-2800-34-000

1088.00

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194.88

8R

7-4  
MOS 7628  
028-2800-33-000

104.88

8R

60

8R

110

110

9R

235.47

9R

11.55

110

10R

## Staff Rezoning Summary

(To be returned to Zoning Office with Town Consideration Form)

PETITIONER: Town of Maple Grove

Town: Maple Grove

PROPERTY OWNER: Town of Maple Grove

PARCEL #(s):

028-2800-34-010

028-2800-34-020

028-2800-34-030

028-2800-34-040

028-2800-34-050

028-2800-34-060

CURRENT ZONING DISTRICT:

### **UNINCORPORATED VILLAGE DISTRICT (UV)**

The Unincorporated Village District is created to accommodate the land use patterns of those established unincorporated villages or settlements where the mixture of land uses makes it impracticable to apply traditional land use separations. See Section 17.35 (pg. 60) of Barron Co. Land Use Ordinance for more information.

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.

STAFF REVIEW

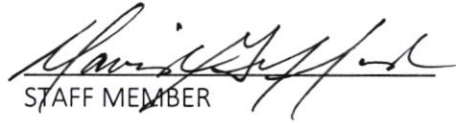
The Town of Maple Grove purchased seven (7) parcels located west of the Unincorporated Village of Hillsdale in 2025. The parcels were created in 2010 and have not been developed. The town road that fronts these parcels is a dirt road and with the development of these parcels would require the town to improve the road at a significant cost.

The Town of Maple Grove is requesting to rezone the northern six (6) parcels, Lots 2, 3, 4, 5, 6 and 7) to an Agricultural 2 (Ag 2) zoning district with Lot 8 remaining Unincorporated Village (UV).

The Town of Maple Grove will be re-surveying these parcels creating one parcel. With the property being reduced to a single parcel only one residence can be established and the location of that residence would be in the area that is zoned UV.

The Town of Maple Grove would further like to vacate that portion of 14<sup>th</sup> Street that fronts the property on the west, requiring access to the propriety from 7 ½ Avenue.

The property to the west and north is currently zoned as Agricultural 1 and to the east is UV. The area to be rezoned is not prime farmland and with the rezoning to the Ag 2 district the property can be used for agricultural purposes not permitted in UV district.

  
STAFF MEMBER

4/8/2026  
DATE

TOWN ACKNOWLEDGEMENT:

\_\_\_\_\_  
Town Board

\_\_\_\_\_  
Date

*A copy of this form will be returned to the Town for your records.*

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, May 6, 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 shown as prt SW-NE shown as Lots 1, 2 & 3, CSM #7464, and also Lot 13 Ex RDWY desc in DOC 332798 Assessor's Plat #4 & prt SE-NE shown as outlot 1 CSM #7454 consisting of 19.881 acres, all located in Section 28, T33N, R10W, Town of Chetek, from Agricultural-1 to Recreational Residential.

Properties owned by Jason M & Kelly J Olson  
Applicant: Jason M & Kelly J Olson

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 22<sup>nd</sup> day of April, 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: JASON + KELLY OLSON  
 Address: 2950 12 3/4 AVE  
 City/State/ZIP: CHETEK WI 54728  
 Daytime Phone: 715-491-2703  
 Email: J3optBux@hotmail.com

Applicant/Agent: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City/State/ZIP: \_\_\_\_\_  
 Daytime Phone: \_\_\_\_\_  
 Email: \_\_\_\_\_

COPY

**SITE INFORMATION** Current Zoning District Ag-1 Proposed Zoning District RR  
 Parcel I.D. Number: 012-2800-04-030 Township: Chetek  
012-2800-04-010  
 Property Address: N/A 012-4066-27-000 Current Parcel Size: 19.881 Acres  
Total of all parcels

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

Plats 13-1 + 14-2 Lot 13 EX RDwy RESC IN 145/328 Doc 332798 ASSessorS Plat #4 + PRT SE-NE shown as outlot /  
CSM # 7454 Doc 716480 (mos # 9826)  
- Plat 3-2 SW-NE shown as lot 1 CSM # 7464 Doc, Plat 3-3, Plat 3-4 -

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

Property is not able to be irrigated and very sandy soil, Better use of the property  
is future homes.

**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.**

Jason M. Olson  
 Property Owner's Signature Date 3 / 4 / 2026  
 \_\_\_\_\_  
 Applicant/Agent's Signature Date  / /

Date Received:

RECEIVED

MAR 04 2026

BARRON COUNTY  
LAND SERVICES

Fee: \$500.00 Paid X Check # 10418

Hearing # 2026-10 (May 5, 2026) Date/County Clerk Submission: 3/11/2026

Reviewed by: David Yaffel Date: 3/11/2026

PT App # 161080

**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: March 4, 2026

File # **012-2800-040-030, 012-2800-04-010,  
012-2800-04-020 and 012-4066-27-000 RZ2026-5**

Hearing Date: **May 6, 2026**

Agent: **Jason M & Kelly J Olson**

Owner: Jason & Kelly Olson– 2950 12 ¾ Ave., Chetek, WI 54728  
(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: prt SW-NE shown as Lots 1, 2 & 3, CSM #7464, and also Lot 13 Ex RDWY desc in DOC 332798 Assessor’s Plat #4 & prt SE-NE shown as outlot 1 CSM #7454 consisting of 19.881 acres, all located in Section 28, T33N, R10W, **Town of Chetek**, Barron County, Wisconsin.
2. The present use of the property is: vacant land.
3. The petitioner requests to rezone from the **Agrcultural-1 district to Recreational Residential district**.
4. Petitioner purpose of the rezoning request is: Property is not able to be irrigated and has very sandy soil. Better use of the property is for future home.

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 \_\_\_\_\_

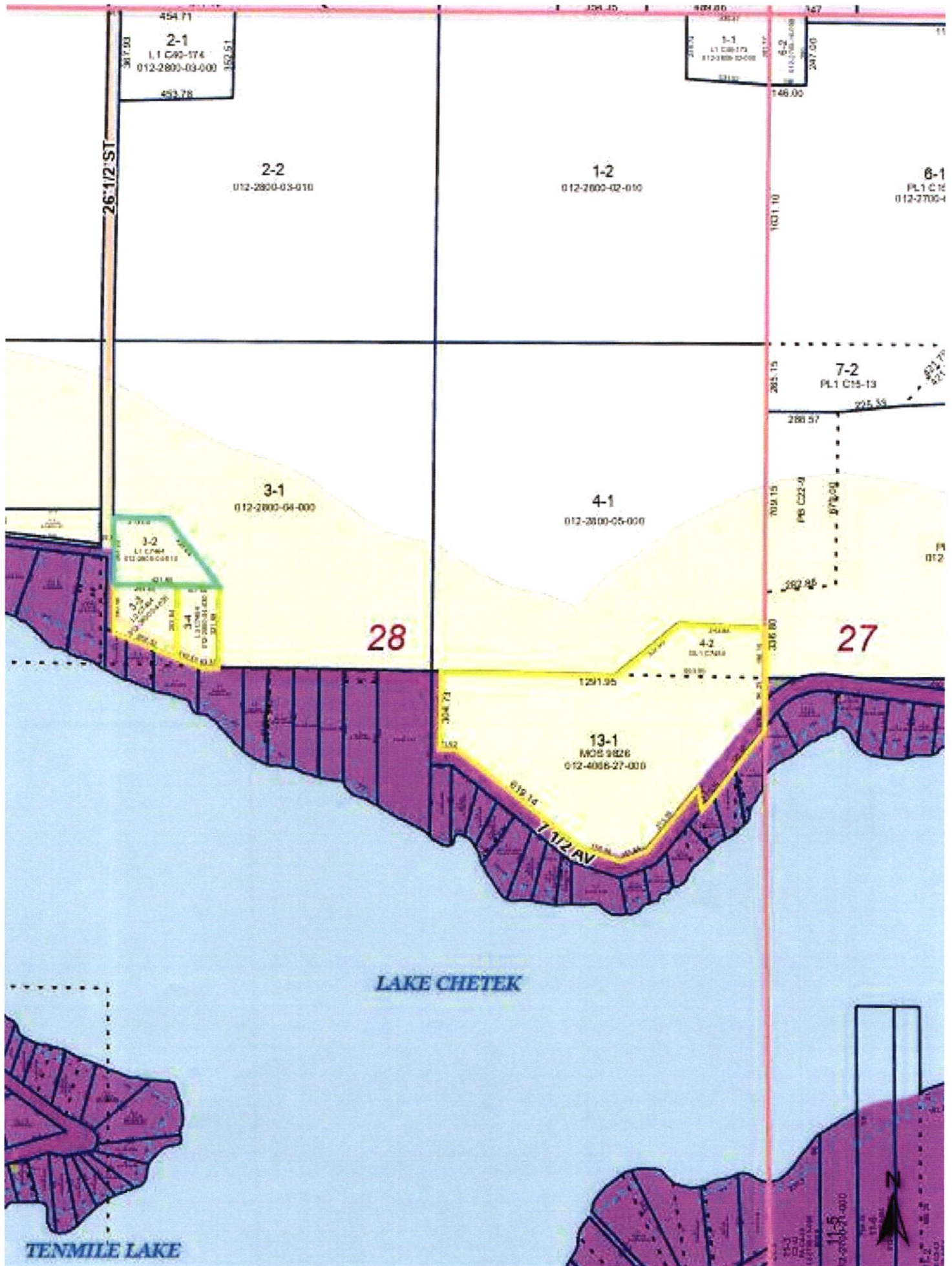
**Barron County Zoning Committee:**

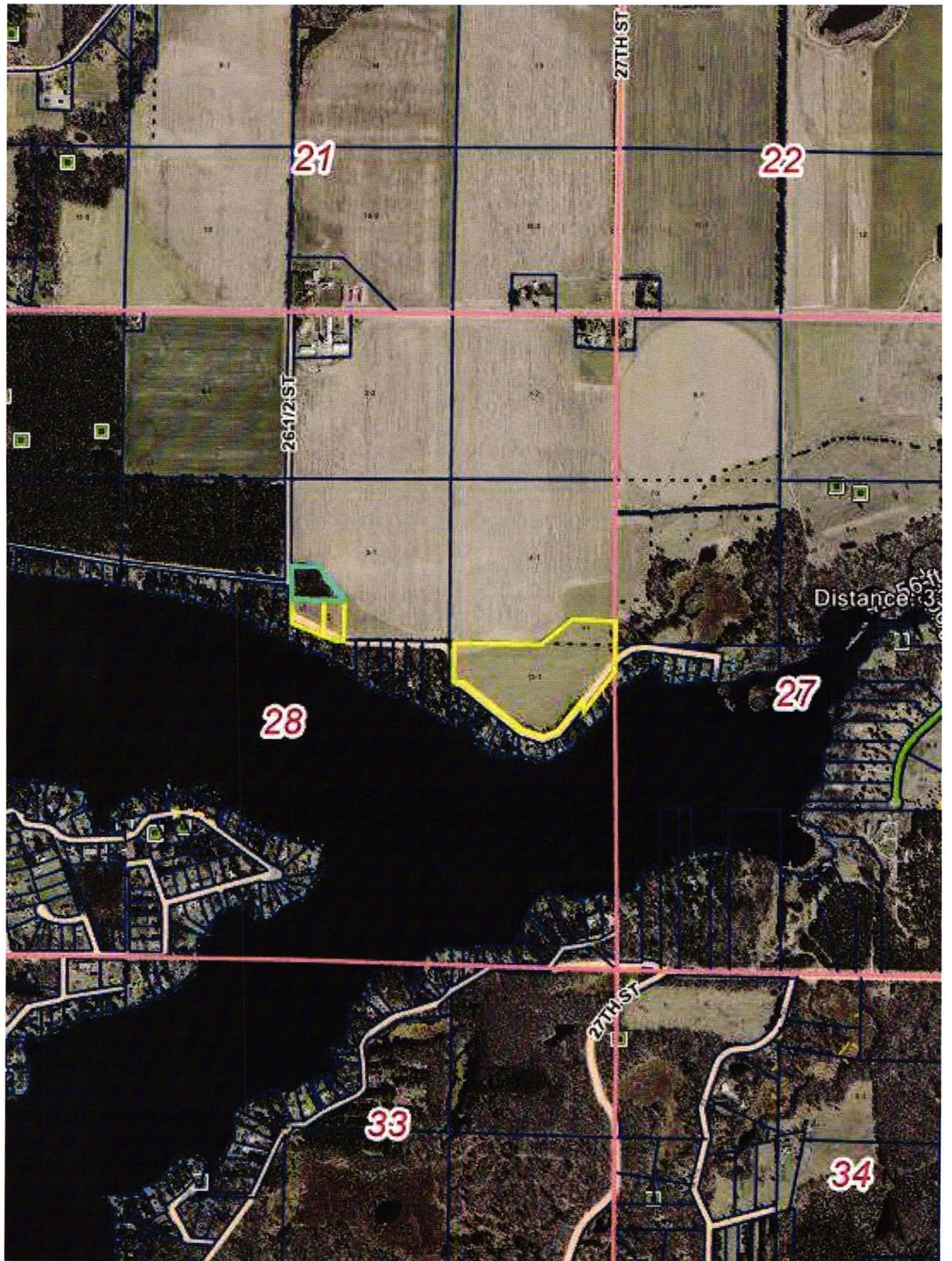
Signed: \_\_\_\_\_  
Committee Chairperson

Attest: \_\_\_\_\_  
Becky Melton, Committee Secretary

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

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





## Staff Rezoning Summary

(To be returned to Zoning Office with Town Consideration Form)

PETITIONER: JASON & KELLY OLSON  
PROPERTY OWNER: JASON & KELLY OLSON

Town: CHETEK

PARCEL #(s): Totaling 19.881 Acres  
012-2800-04-010  
012-2800-04-020  
012-2800-04-030  
012-4066-27-000

**CURRENT ZONING DISTRICT: EXCLUSIVE AGRICULTURAL – 1 (A-1)** Section 17.28 (19.881 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.

**REQUESTED ZONING DISTRICT: RECREATIONAL RESIDENTIAL (RR)** Section 17.36

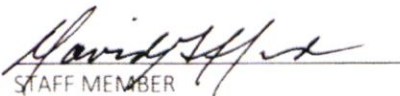
The Recreational-Residential District is created to provide for a mixture of residential, recreational and commercial uses, with emphasis on commercial uses which relate to the recreational opportunities or which serve the residential properties. This district will be located primarily along or near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

### STAFF REVIEW

The Olson rezoning request consists of four (4) parcels totaling 19.881 acres. Three of the parcels were created in December of 2025, being 4.482 acres.

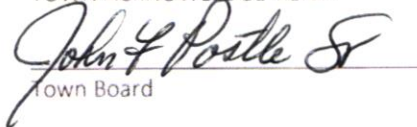
The property is currently zoned Agricultural-1, however, the property is not considered prime agricultural lands due to soils and slope. The soil is MnB, Menahga series, which is characterized as extremely sandy soils with a low capacity to retain moisture. These soil can be used for crops, however, the use of irrigation is necessary to sustain yields. The use of these properties for agriculture use is limited since irrigation is not feasible.

The property requested to be rezoned is located adjacent to other property currently zoned Recreational-Residential.

  
STAFF MEMBER

3/11/2026  
DATE

TOWN ACKNOWLEDGEMENT:

  
Town Board

3-18-26  
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 Chetek Parcel I.D. #: 012-2800-04-030  
012-2800-04-010  
012-2800-04-020  
012-4066-27-000  
Owner: Jason & Kelly Olson Chetek WI Applicant/Agent: \_\_\_\_\_  
Property Address: N/A 2950 123/4 Ave  
54728

Present Zoning District: Ag-1 Proposed Zoning District: RR

Area to be rezoned:  Entire Parcel  Other: \_\_\_\_\_

Explain your request: Property is not able to be irrigated and very sandy soil,  
better use of the property is future homes.

**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 public opposit

Date: 3-18-26  
Signed: John F Postle Sr OR Signed: \_\_\_\_\_  
(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)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, May 6, 2026 at 10:20 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-NW Ex Hwy Row in MIS 9/500 ex 495' x 176' to remain Ag-2, consisting of 37.69 acres, located in Section 22, T33N, R12W, Town of Stanfold, from the Agricultural-2 to the Agricultural-1 district.

Property owned by Scott A & Brenda K Schoenborn Joint Revocable Trust  
Applicant: Same as owner

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 22<sup>nd</sup> day of April, 2026.

Barron County Zoning Committee  
Audrey Kusilek, Chair

# BARRON COUNTY REZONING PETITION

**COPY**

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 & Brenda Schoenborn Applicant/Agent: Same as owner  
 Address: 725 25 1/2 Ave. Address: \_\_\_\_\_  
 City/State/ZIP: Cumberland, WI 54829 City/State/ZIP: \_\_\_\_\_  
 Daytime Phone: 715-613-1514 Daytime Phone: \_\_\_\_\_  
 Email: Schoenbornb715@gmail.com Email: \_\_\_\_\_

**SITE INFORMATION** Current Zoning District Ag-2 Proposed Zoning District Ag-1  
 Parcel I.D. Number: D42 - 2200 - 08 - 000 Township: Stanford  
 Property Address: 1545 21st Ave., Rice Lake, WI 54868 Current Parcel Size: 37.69 Acres

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

37.69 acres in Stanford Township.

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

We would like to divide the property into smaller parcels for building sites.

**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.**

Brenda Schoenborn \_\_\_\_\_ 3 / 31 / 26  
 Property Owner's Signature Date  
 \_\_\_\_\_ \_\_\_\_\_  
 Applicant/Agent's Signature Date

Date Received:  
  
**RECEIVED**  
**MAR 31 2026**  
 BARRON COUNTY  
 LAND SERVICES

Fee: \$500.00 Paid Check # 2006

Hearing # 2026-7 Date/County Clerk Submission: 4/1/2026

Reviewed by: [Signature] Date: 4/1/26

**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: March 31, 2026

File # 042-2200-08-000

Hearing Date: May 6, 2026

Petitioner: **Scott & Brenda Schoenborn**

Owner: Scott A. & Brenda K Schoenborn Joint Revocable Trust, 725 25 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 NE-NW Ex Hwy Row in MIS 9/500 ex 495' x 176' to remain Ag-2, consisting of 37.69 acres, located in Section 22, T33N, R12W, Town of Stanfold, Barron County, Wisconsin.
2. The petitioner requests to rezone from the **Agricultural-2 district to the Agricultural-1 district.**
3. The present use of the property is: vacant land.
4. Petitioner purpose of the rezoning request is: to create 25 acre Ag-1 parcel to allow for sale of land zoned Ag-1.
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: \_\_\_\_\_  
Becky Melton, Committee Secretary

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

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



285'

N 1/4  
CORNER

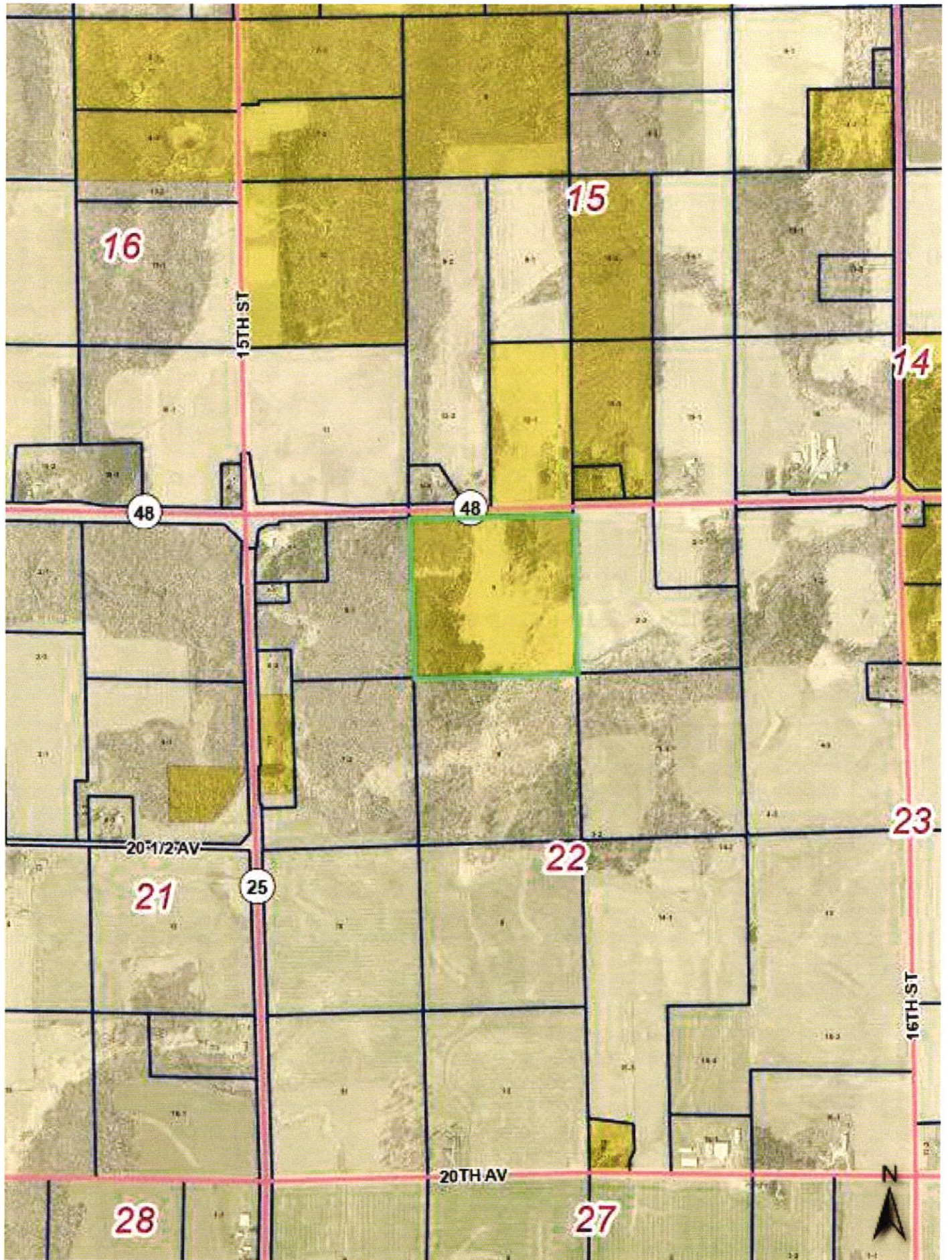
122'

176 ACRES

95.00'

176.00'

495.00'



Staff Rezoning Summary  
(To be returned to Zoning Office with Town Consideration Form)

PETITIONER: Scott A & Brenda K Schoenborn Joint Revocable Trust      Town: Stanfold  
PROPERTY OWNER: Same as above

PARCEL #(s): 042-2200-08-000

CURRENT ZONING DISTRICT: Section 17.37: AGRICULTURAL-2 DISTRICT

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 (pg. 65) of Barron Co. Land Use Ordinance for more information.

REQUESTED ZONING DISTRICT: EXCLUSIVE AGRICULTURAL – 1 (A-1) Section 17.28 (19.881 Acres)

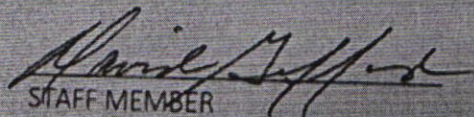
The Exclusive Agricultural District was formed as a part of the Barron County Farmland Preservation Plan and is intended to protect agricultural lands and associated natural areas from development contrary to agricultural use and to minimize fragmentation of these lands. Due to the importance of agriculture 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.

STAFF REVIEW

In 2003 this property was rezoned from the Agricultural 1 district to the Agricultural 2 for the purpose of establishing a salvage yard. The current request is to rezone the property back the Agricultural 1 district which is consistent with surrounding properties.

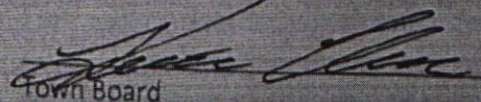
The rezoning of 37.69 acres will allow two acres to remain in the Ag-2 district around the existing home and out buildings. The location of the existing residence on a two acre parcel will be in compliance with the standards of the ordinance.

With the rezoning of the 37.69 acres to the Ag-1 district this property will be used to develop other property owned by the applicant that is currently zoned Ag-1

  
STAFF MEMBER

4/8/2026  
DATE

TOWN ACKNOWLEDGEMENT:

  
Town Board

4/14/2026  
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 Stamford Parcel I.D. #: 042-2200-08-000

Owner: Scott & Brenda Schoenborn Applicant/Agent: \_\_\_\_\_

Property Address: 1545 21st Ave, Rice Lake WI 54878

Present Zoning District: Ag-2 Proposed Zoning District: Ag-1

Area to be rezoned:  Entire Parcel  Other: 37.69 acres

Explain your request: Would like to divide the property into smaller parcels for building sites.

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: 4/14/2026

Signed: Larry A. Kull  
(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.