

**BOARD OF ADJUSTMENT MEETING**

**Monday, May 11, 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 #4011: Gary M & Lisa M Ness, property owners,** Requests a special exception to establish a farm family business with produce and farm products in an Agricultural-2 and Agricultural-1 district.  
**Property address:** 1504 3 ½ Avenue, Dallas, Wisconsin

**9:10 a.m. Appeal #4012: Red Cedar Valley Properties, property owner,** Requests a special exception to place storage container equipment in an Agricultural-2 district.  
**Property address:** 2041 15<sup>th</sup> Avenue, Cameron, Wisconsin

**9:20 a.m. Appeal #4013: Scott & Mary Bellefeuille, property owner,** requests a special exception to expand nonmetallic mine site in a Mineral Reservation district.  
**Property address:** 2143 10<sup>th</sup> Street, Cumberland, 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, Nelson, North, Kelsey, Corporation Counsel, Deputy Corporation Counsel, County Clerk, County Administrator, Public posting

**Barron County Zoning  
Board of Adjustment  
April 27, 2026 at 9:00 a.m.**

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

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:** (North/Kelsey) to approve the agenda; carried.

**Motion:** (Hardie/Kelsey) to approve the minutes of February 23, 2026; motion: 3-0 carried, North abstained from voting due to absence from previous meeting.

No public comment.

**9:00 a.m. Appeal #4009: School Dist. #3 town of Sumner, property owner,** requests a special exception to construct a concession stand and bathroom for the Canton Park located in an Unincorporated Village 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 report. No correspondence. After Board questions and discussion, **motion:** (Hardie/Kelsey) to close testimony; carried 4-0. **Motion:** (Kelsey/Hardie) 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. Concession stand shall not exceed 24 x 30 feet.
3. All lighting associated with the concession stand shall be downward facing.

Motion carried 4-0.

**9:10 a.m. Appeal #4010: Steven E Strusinski Living Trust, property owners,** request a variance to construct an addition to an existing dwelling with a reduced setback to the town road, 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 provided a staff report. No correspondence. Town Consideration Form entered into testimony. After Board questions, **motion:** (Kelsey/Hardie) to close testimony; carried 4-0. **Motion:** (Kelsey/North) to approve the variance 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. Approve a 15 foot x 30 foot addition to a pre-existing non-conforming structure.
3. The setback from the north easement will remain at 25 feet and the east setback will be 41 feet from the public roadway.

Motion carried 4-0.

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

**Motion:** (Kelsey/North) to adjourn the meeting at 10:37 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, May 11, 2026 at 9:00 a.m.** in Room 2106 of the Government Center, 335 E. Monroe Ave., Barron, Wisconsin, relative to a proposal for a special exception to the terms of the Barron County Land Use Ordinance as follows:

Requests a special exception to establish a farm family business with produce and farm products in an Agricultural-2 and Agricultural-1 district, property described as prt SW-NW shown as Lot 1 CSM#5384 Doc 728117 & prt DAF: Com NW cor sd lot 1 th S 88D E 290.68ft thn N to pt N ln sd 40 th W to NW cor SW-NW S to pob & prt DAF; Com SW cor sd lot 1 th S 88d E 290.68ft th S to S ln of sd forty th N alg W ln sd SW-NW to POB consisting of 8.68 acres, located in Section 15, T32N, R12W, Town of Dallas, 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 owner: Gary M & Lisa M Ness  
Property address: 1504 3 ½ Avenue, Dallas, WI

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 22nd day of April, 2026.

Barron County Board of Adjustment  
Gary Nelson, Chairman

# BARRON COUNTY SPECIAL EXCEPTION APPLICATION

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: Gary & Lisa Ness Agent: LISA NESS  
Address: 1504 3 1/2 Ave Address: 1504 3 1/2 Ave  
City/State/ZIP: Dallas WI 54733 City/State/ZIP: Dallas WI 54733  
Daytime Phone: 715 205 6174 Daytime Phone: 715 205 6174  
Email: lchoppersa@gnat.com Email: lchoppersa@gnat.com

## SITE INFORMATION

Parcel I.D. Number: 020 - 1500 - 16 - 000 Township: Dallas  
Property Address: 1504 3 1/2 Ave Lot Size: 100x100 Sq.Ft./Acres

## TYPE OF REQUEST:

Dwelling  Tourist Rooming House  Business  Campground  Mineral Extraction  
 Livestock Enlargement  Other produce

## Reason For Special Exception Request:

want to grow custom garden for profit & chickens

Complete this application and submit it with the Township Consideration Form and the fee of \$ 500.00 to Barron County Zoning Office. Provide a detailed plot plan of the property and floor plan of the proposed project.

I have read and understand the procedures and requirements for applying for a Special Exception. I understand that the filing fee is non-refundable and that my application may be returned if information is incomplete or illegible. **I also understand that I, or my agent, must appear at the public hearing.**

Owner Signature: [Signature] Date: 3, 18, 26

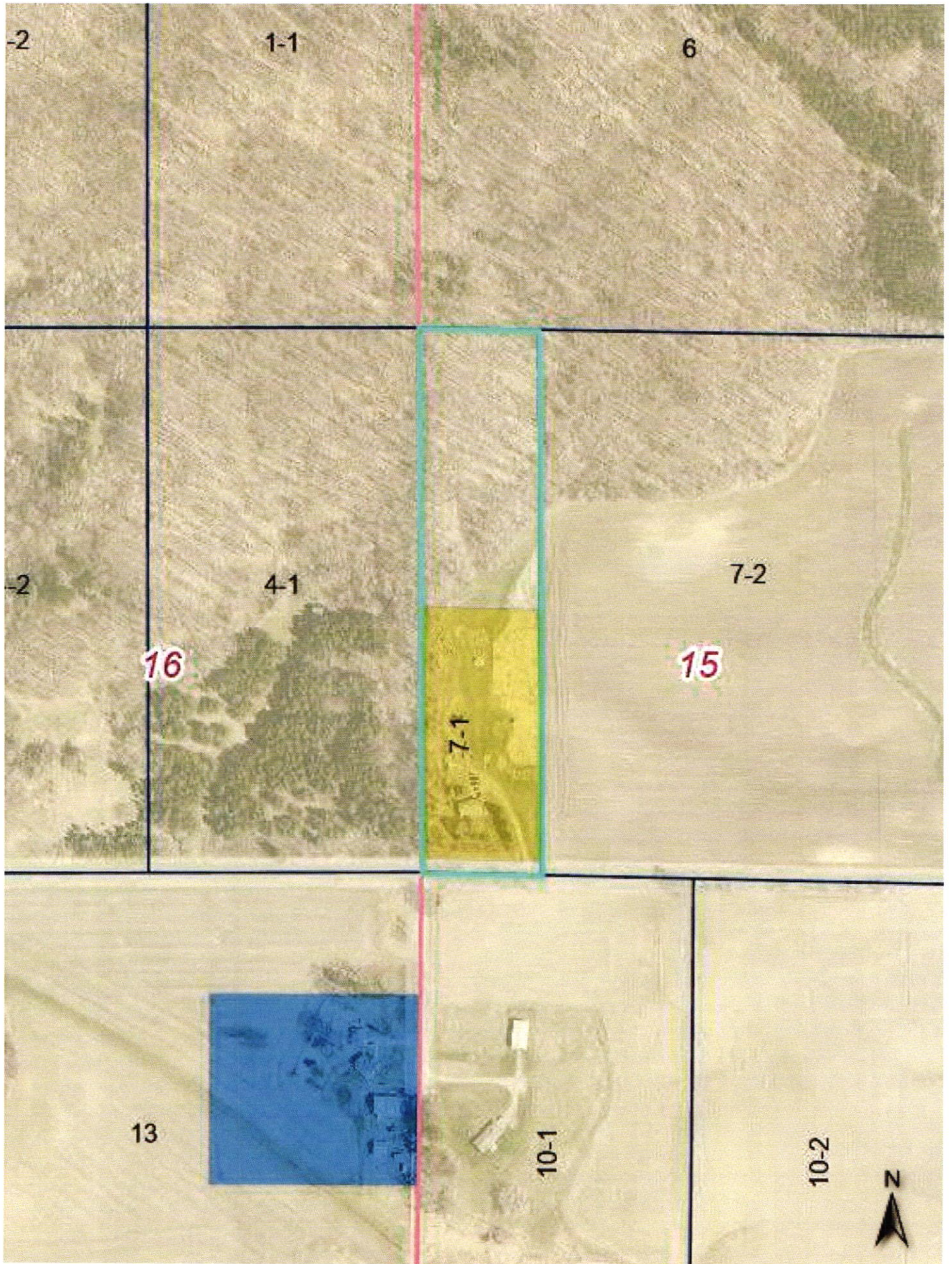
Agent Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## OFFICE USE

Appeal # 4011 Hearing Date: 5 / 11 / 2026 Previous Hearings: N/A  
Name of Water Body: NA Zoning Dist.: Ag2  
Reviewed By: [Signature] Date: 3 / 24 / 26

## DATE RECEIVED:

**RECEIVED**  
MAR 18 2026  
BARRON COUNTY  
LAND SERVICES





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# ORDINANCES RELATING TO HEARING

**Applicant/Owner:** Gary M & Lisa M Ness  
**Previous Appeals:** NA

**Appeal:** 4011

**Request:** A special exception to establish a farm family business with produce and farm products in an Agricultural-2 and Agricultural-1 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.

## **17.28 A-1 EXCLUSIVE AGRICULTURAL DISTRICT**

The Exclusive Agricultural District is created to protect areas where agricultural production is the dominant land use and where a continuation of such use is in the interest of the farm operators and beneficial to the interests of the general public in terms of production of food and fiber and environmental quality. Except for continuation of preexisting uses, this district will allow very few nonagricultural uses or development. This policy is intended to avoid conflicts which occur when farm and non-farm uses are mixed, and to reduce the adverse pressures upon farming caused by speculative land values and consequent increases in property taxes on farmlands. A limited number of agricultural or agriculturally related uses are treated as special exceptions in this district, because of potential problems of pollution or land use conflicts.

## **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.

## **Ordinances related to this Appeal:**

17.73(6) Special Exception Uses

**VARIANCE and SPECIAL EXCEPTION  
TOWN CONSIDERATION FORM**

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*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.*

RECEIVED

APR 13 2026

BARRON COUNTY  
LAND SERVICES

**Section A** - to be completed by the property owner and/or agent;

Type of Request:     Variance             Special Exception

Town of Dallas

Owner: Gary & Lisa Ness

Applicant/Agent: \_\_\_\_\_

Property Address: 1504 3/4 Ave            Property Tax ID #: 000-1500-110-000

Explain Request: (must match explanation on application)  
grow produce & chickens for profit

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

The Town Board is:     In Favor     Neutral     Opposed

**EXPLANATION OF TOWN BOARD DECISION:**

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

Date: 4/13/26

Signed: Richard Lent  
(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, May 11, 2026 at 9:10 a.m.** in Room 2106 of the Government Center, 335 E. Monroe Ave., Barron, Wisconsin, relative to a proposal for a special exception to the terms of the Barron County Land Use Ordinance as follows:

Requests a special exception to place storage container equipment in an Agricultural-2 district, property described as Plat 5-6 prt NE-NW shown as lot 1 CSM 46/54 #6984 Doc 892381 consisting of 4.867 acres, located in Section 21, T34N, R11W, Town of Stanley, 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 owner: Red Cedar Valley Properties LLC  
Property address: 2041 15<sup>th</sup> Avenue, Cameron, WI

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 22nd day of April, 2026.

Barron County Board of Adjustment  
Gary Nelson, Chairman

## BARRON COUNTY SPECIAL EXCEPTION APPLICATION

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

*Cody Woolbridge*

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Property Owner: Red Cedar Valley Properties Agent: \_\_\_\_\_  
 Address: 1896 21-22 1/4 St. Address: \_\_\_\_\_  
 City/State/ZIP: Rice Lake, WI 54868 City/State/ZIP: \_\_\_\_\_  
 Daytime Phone: 715-790-5110 Daytime Phone: \_\_\_\_\_  
 Email: cedcedorvalley@gmail.com Email: \_\_\_\_\_

**SITE INFORMATION**

Parcel I.D. Number: 044-2100-15-020 Township: Stanley  
 Property Address: 2041 15th Ave. Cameron, WI 54822 Lot Size: 4.87 Acres Sq.Ft./Acres

**TYPE OF REQUEST:**

- Dwelling  
  Tourist Rooming House  
  Business  
  Campground  
  Mineral Extraction  
 Livestock Enlargement  
 Other Equipment parking

**Reason For Special Exception Request:** Looking to store equipment on my property. I own Cameron Storage in Village of Cameron but need extra space to store my trailer, mule system, and empty moving PODs. This will be used for me only and only for parking equipment. There will be no customers or business ran at the location. Just  
 Complete this application and submit it with the Township Consideration Form and the fee of \$ 500.00 to Barron County used to park equipment  
 Zoning Office. Provide a detailed plot plan of the property and floor plan of the proposed project.

I have read and understand the procedures and requirements for applying for a Special Exception. I understand that the filing fee is non-refundable and that my application may be returned if information is incomplete or illegible. **I also understand that I, or my agent, must appear at the public hearing.**

Cody Woolbridge \_\_\_\_\_ 4, 3, 2026  
 Owner Signature Date  
 \_\_\_\_\_ \_\_\_\_\_  
 Agent Signature Date

**OFFICE USE**

**DATE RECEIVED:**

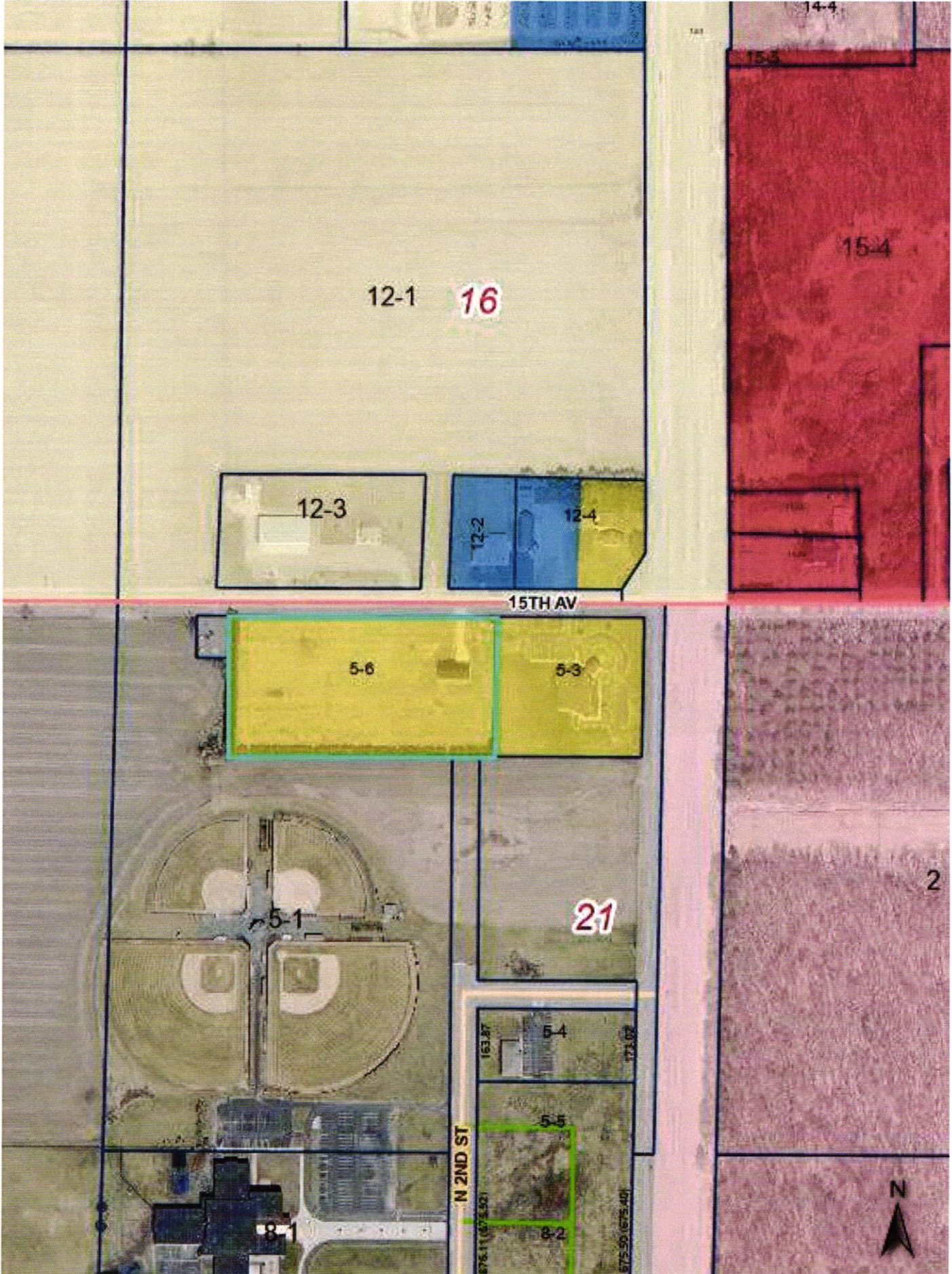
Appeal # 4012 Hearing Date: 5, 11, 2026 Previous Hearings: \_\_\_\_\_  
 Name of Water Body: NA Zoning Dist.: AG2  
 Reviewed By: [Signature] Date 4, 14, 26

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**RECEIVED**  
 APR 09 2026  
 BARRON COUNTY  
 LAND SERVICES



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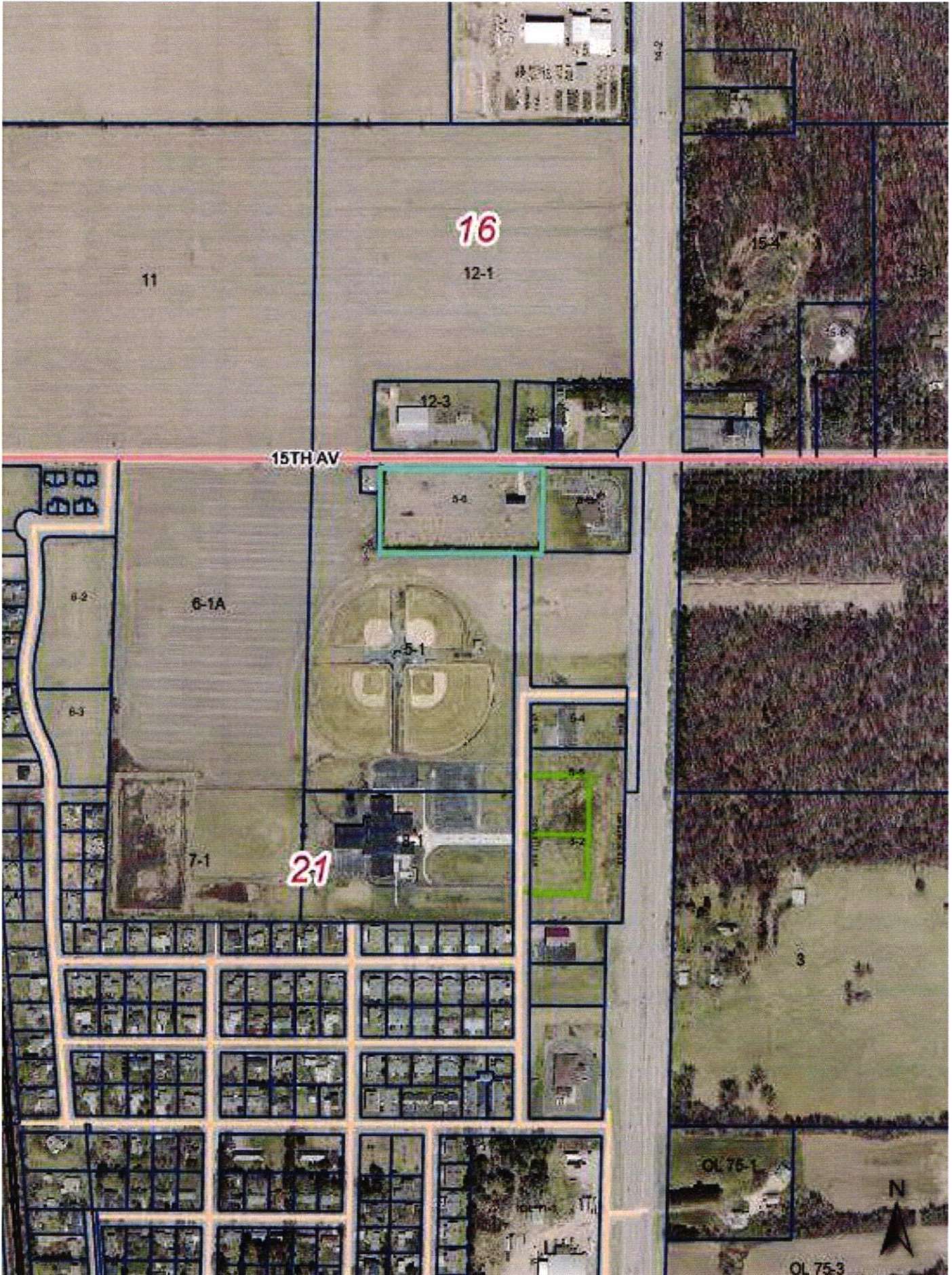
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# ORDINANCES RELATING TO HEARING

**Applicant/Owner:** Red Cedar Valley Properties  
**Previous Appeals:** NA

**Appeal:** 4012

**Request:** A special exception to place storage container equipment in an Agricultural-2 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 17.37: 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.

## **Ordinances related to this Appeal:**

17.73(6) Special Exception Uses

**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 Stanley

Owner: Cody Wooldridge

Applicant/Agent: Cody Wooldridge / Red Cedar Valley Properties

Property Address: 2041 15th Ave. Cameron, WI 54801      Property Tax ID #: 044-200-15-020

Explain Request: (must match explanation on application) Looking to store equipment on my property. I own Cameron Storage in the village of Cameron but need somewhere to park my trailer, male system and empty moving pods. This will be used for me only. There will be no customers or business taking place. Just parking equipment.

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

The Town Board is:     In Favor     Neutral     Opposed

EXPLANATION OF TOWN BOARD DECISION:

No concerns

Date: 4-8-2026

Signed: \_\_\_\_\_  
(Town Chairman)

OR Signed: James Hessel  
(Town Clerk)

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

Print Name JAMES HESSEL

\*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:

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Requests a special exception to expand nonmetallic mine site in a Mineral Reservation District, property described as prt of Govt Lot 2, consisting of 4.18 acres and prts of SE-NW and NE-SW shown as Plats 8-1 and 9-3, consisting of 15.17 acres. All in Section 14, R35N, R13W, Town of Cumberland.

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 owner: Scott & Mary Bellefeuille  
Applicant: Haas Sons Inc.  
Property Address: 2143 10<sup>th</sup> Street, Cumberland, WI

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 22<sup>nd</sup> day of April, 2026.

Barron County Board of Adjustment  
Gary Nelson, Chairman

# BARRON COUNTY SPECIAL EXCEPTION APPLICATION

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

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

## SITE INFORMATION

Parcel I.D. Number: 018 - 1400 - 11 - 000 Township: Cumberland  
018 - 1400 - 12 - 000

Property Address: 2143 10th St. Cumberland WI 54829 Lot Size: 55.1 Sq.Ft./Acres

## TYPE OF REQUEST:


Dwelling  Tourist Rooming House  Business  Campground  Mineral Extraction  
 Livestock Enlargement  Other \_\_\_\_\_

## Reason For Special Exception Request:

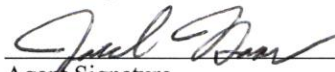
To expand the existing mine at the location. The sand and gravel deposit continues to the north from the existing mine site and Haas would like to use the good mineral deposit that is connected to the current mine site. Test holes were dug to confirm the deposit continues.

Complete this application and submit it with the Township Consideration Form and the fee of \$ 500.00 to Barron County Zoning Office. Provide a detailed plot plan of the property and floor plan of the proposed project.

I have read and understand the procedures and requirements for applying for a Special Exception. I understand that the filing fee is non-refundable and that my application may be returned if information is incomplete or illegible. **I also understand that I, or my agent, must appear at the public hearing.**

  
Owner Signature

3 / 13 / 26  
Date

  
Agent Signature

3 / 18 / 26  
Date

## OFFICE USE

## DATE RECEIVED:

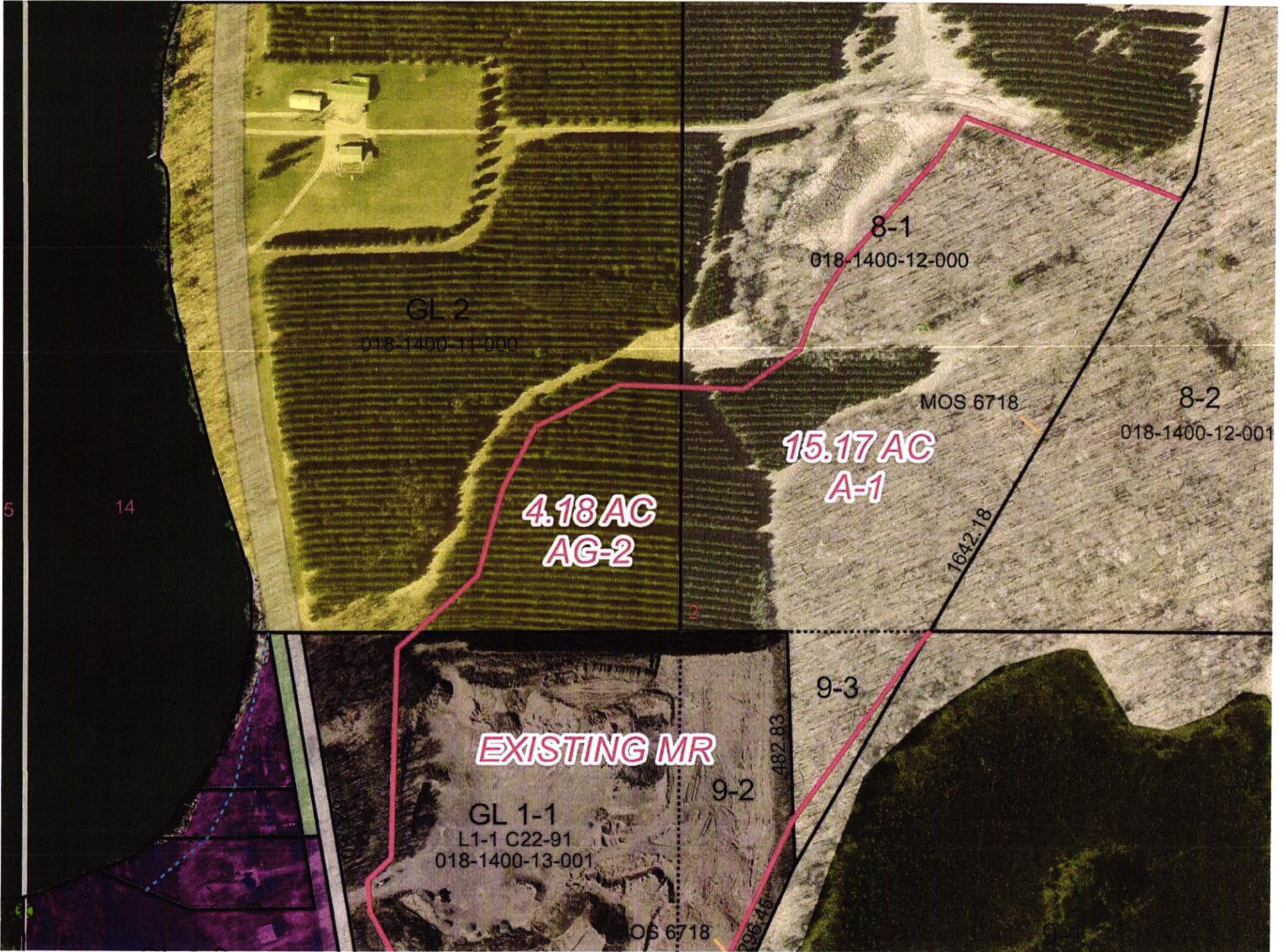
Appeal # 4013 Hearing Date: 5 / 11 / 2026 Previous Hearings: \_\_\_\_\_

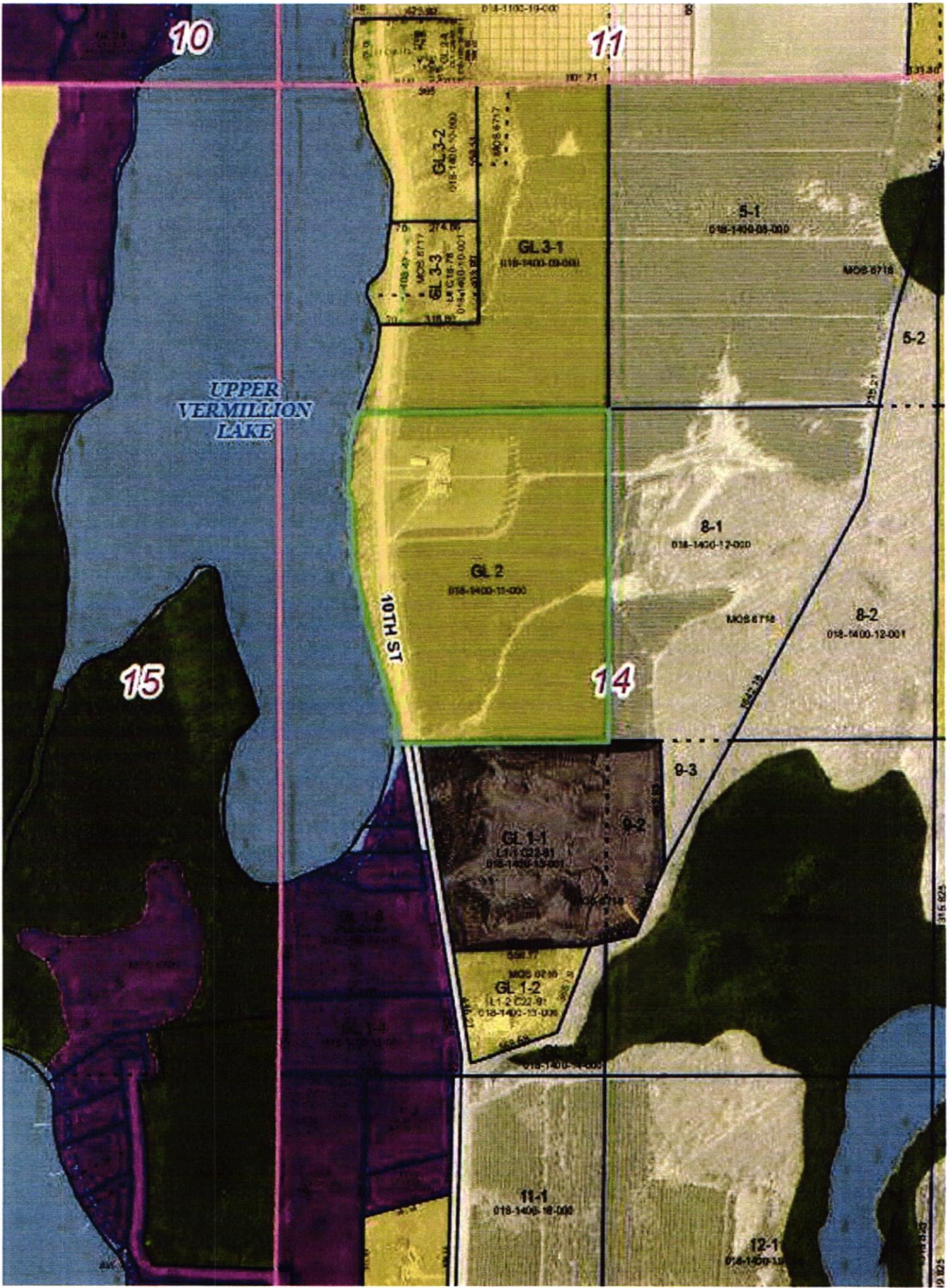
Name of Water Body: NA Zoning Dist.: Mineral Reservation

Reviewed By:  Date 4 / 15 / 26

**RECEIVED**

APR 15 2026





# ORDINANCES RELATING TO HEARING

**Applicant/Owner:** Scott & Mary Bellefeuille  
**Previous Appeals:** NA

**Appeal:** 4013

**Request:** A special exception to expand nonmetallic mine site in a Mineral Reservation 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 17.31 MR-MINERAL RESERVATION DISTRICT**

The Mineral Reservation District is created to protect mineral extraction operations against problems caused by intrusion of incompatible land uses, and to allow for protection of deposits of minerals. The district regulations also control, by cross-references, mineral extraction operations which occur in other zoning districts.

### **Ordinances related to this Appeal:**

17.73(6) Special Exception Uses

