

ZONING COMMITTEE MEETING
Wednesday, June 3, 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. Election of Officers
 - Chair
 - Vice Chair
 - Secretary
 - Executive Committee Representative.
4. Approve Agenda
5. Public Comment
6. Approve May 6, 2026 meeting minutes.
7. Edit List Review – May expenses – discussion only (no motion required)

8. Public Hearings:

10:00 a.m. – A rezoning request from the Agricultural-2 district to the Residential-1 district on property described Plats 10-1 & 9-1 NW-SW Ex prt IN 381/418 & Ex CSM 20/149 #2949 & Incl prt NE-SW Lyg Wly USH 53 (MOS #8022), located in Section 29, T34N, R11W, Town of Stanley. Property owned by Breyen J & Suzanne M Beranek.

9. Ordinance Amendments/Creation- discussion
 - Chapter 17 Land Use Ordinance- amend
 - Chapter 16 Shoreland Protection Ordinance- create
 - Chapter 19 Floodplain Ordinance-create
10. Future Agenda items: *Final draft of Shoreland Protection and Flood Plain Ordinances.*
11. Set next meeting date. July 1, 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, Sandmann, Bartlett, Corporation Counsel, Deputy Corporation Counsel, County Administrator, County Clerk, Webmaster, Public posting

ZONING COMMITTEE MEETING MINUTES

May 6, 2026 – 10:00 A.M.

Present: Jenkins, Kusilek, Cook and Bartlett.

Zoning Office Staff: Gifford and Melton

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

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

#4. Public Comment - None

#5. Minutes – The minutes of February 4, 2026 were presented; **Motion:** (Jenkins/Cook) to approve the minutes. Motion carried.

#6. Edit List – No questions or comments.

#7. Amend Farmland Preservation Plan Map. **Motion:** (Jenkins/Cook) to approve change of map; carried.

#8. **Public Hearings**–

Chair Kusilek turned meeting over to the committee secretary Cook, recused herself and left the room at 10:03 a.m.

(10:03 a.m.) **Town of Maple Grove, owner—Town of Maple Grove, Unincorporated Village to Ag-2**

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

Chair Kusilek returned and resumed as chair at 10:13 a.m.

(10:14 a.m.) **Jason M & Kelly J Olson, owners- Town of Chetek, Ag-1 to Recreational Residential.**

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/Jenkins) to close testimony; carried. Committee discussion. **Motion:** (Cook/Bartlett) to recommend approval of the request; carried. **Motion:** (Cook/Jenkins) to close hearing; carried.

(10:39 a.m.) **Scott A. & Brenda Schoenborn Joint Revocable Trust, owners- Town of Stanfold, Ag-2 to Ag-1.**

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

#9. Discussion: Office Activities – Gifford provided an update on the Shoreland Ordinance amendments and answered questions from the committee.

#10. Future Agenda Items: *Shoreland Ordinance and welcome new Committee Members.*

#11. Next meeting date: June 3, 2026 at 10:00 a.m.

#12. Meeting adjourned at 11:50 a.m. by unanimous consent; carried.

Becky Melton, Secretary

Randall Cook, Committee Secretary

Minutes are not official until approved by the Zoning Committee

May Edits

5/7/2026	APG Media of WI	C0095617	Publications ZA	ZA - Rezoning/BOA's.	\$204.53
5/7/2026	Bell Press Inc	C0095618	Publications ZA	ZA - Rezoning/BOA's.	\$148.22
5/7/2026	Chetek Alert	C0095619	Publications ZA	ZA - Rezoning/BOA's.	\$116.41
5/21/2026	Cumberland Advocate	C0095798	Publications ZA	ZA BOA Bellefeuille	\$44.42
5/7/2026	DSFS Fiscal	C0095620	Sanitation Fees	ZA April Fees	\$3,400.00

Total= \$3913.58

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, June 3, 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 that Plats 10-1 & 9-1 NW-SW Ex prt IN 381/418 &Ex CSM 20/149 #2949 & Incl prt NE-SW Lyg Wly USH 53 (MOS #8022), located in Section 29, T34N, R11W, Town of Stanley, from the Agricultural-2 to the district Residential 1.

Property owned by Breyen J & Suzanne M Beranek
Applicant: Breyen J & Suzanne M Beranek

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 20th day of May, 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

COPY

Property Owner: Breyen Beranek
Address: 1345 19th St. PO Box 340
City/State/ZIP: Cameron, WI 54822
Daytime Phone: (715) 458-4974
Email: sberanek@ch.barron.net

Applicant/Agent: _____
Address: _____
City/State/ZIP: _____
Daytime Phone: _____
Email: _____

SITE INFORMATION

Current Zoning District Ag 2 Proposed Zoning District R-1

Parcel I.D. Number: 044 - 2900 - 11 - 600 Township: Stanley

Property Address: 1345 19th Street Current Parcel Size: 40.264 Acres

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

wooded land with about an acre of farmland.
farmland isn't the best for crops - it's sandy.

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

Build a house - 3 bedroom for grandson
Rezone Ag 2 to R1

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.

Breyen Beranek
Property Owner's Signature

4 / 16 / 2026
Date

Applicant/Agent's Signature

/ /
Date

Date Received:

RECEIVED

APR 16 2026

BARRON COUNTY
LAND SERVICES

Fee: \$500.00 Paid X Check # 4161

Hearing # 2026-8 / Permit # 584

Date/County Clerk Submission: 4/30/26

Reviewed by: [Signature]

Date: 4/30/2026

**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: April 16, 2026

File # **044-2900-71-000**

Hearing Date: **June 3, 2026**

Petitioner: Breyen K & Suzanne Beranek

Owner: Breyen J & Suzanne Beranek, PO Box 340, Cameron, WI

Property Address: 1347 19th Street, Cameron, WI

(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: PLATS 10-1 & 9-1 NW-SW EX PRT IN 381/418 & EX CSM 20/149 #2949 & INCL PRT NE-SW LYG WLY USH 53 (MOS #8022), located in Section 29, T34N, R11W, **Town of Stanley**, Barron County, Wisconsin.
2. The petitioner requests to rezone from the **Agricultural-2 district to Residential-1.**
3. The present use of the property is: vacant land.
4. Petitioner purpose of the rezoning request is: rezone 6 acres of mostly wooded land with about an acre of farmland to build a 3 bedroom home for grandson.
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: _____

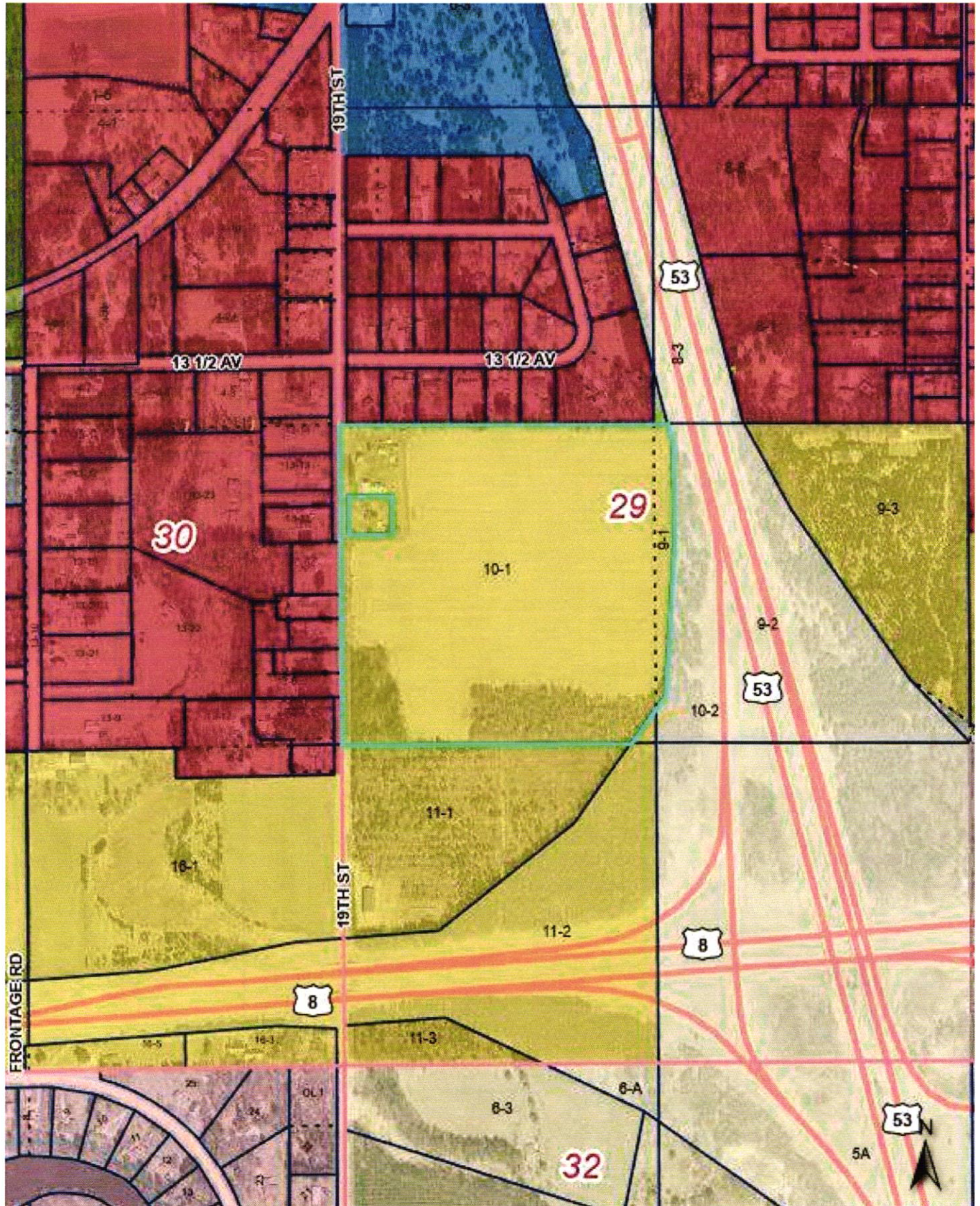
(Signed by Committee Chairperson _____ on _____.)

Committee action is not final until approved by County Board Resolution.



Beranek Rezoning

Created by: null



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 Stanley Parcel I.D. #: 024-2900-11-000

Owner: Breyen Beranek Applicant/Agent: _____

Property Address: 1347 19th St. Cameron, WI 54822

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

Area to be rezoned: Entire Parcel Other: 6 ACRES

Explain your request: Request to rezone about 6 ACRES of mostly wooded land with about an acre of farm land to build a 3 bedroom home for grandson

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 objections

Date: MAY 13, 2026

Signed: _____ OR Signed: James Hessel
(Town Chair.) (Town Clerk)

❖ Only the signature of the Chair or the Clerk is required.

Towns, please return the completed TCF and Staff Rezoning Summary to the applicant for final submittal to the Zoning office.

Note: This form is not intended, and shall not be used, to meet the requirements § 59.69(5)(e)(3), Wis. Stats.