

**BOARD OF ADJUSTMENT MEETING**

**Monday, June 8, 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. Election of Officers  
    Chair  
    Vice Chair
4. Approval of Agenda
5. Approval of Minutes
6. Public Comment
7. Hearings of applications and appeals to the Board of Adjustment:

**9:00 a.m. Appeal #4015: Gail Campbell & Marla Okerglicki, property owners,** requests a variance to allow an addition to a dwelling structure located within the right-of-way setback of a town road and to allow construction of a roof over existing deck within the ordinary high water mark, in a Recreational Residential district.

**Property address:** 2203 21<sup>st</sup> Street, Rice Lake, Wisconsin

**9:10 a.m. Appeal #4014: Thomas B & Victoria West, property owner,** requests special exception to allow mulch bunkers in current location for safer traffic movement in a Recreational Residential district.

**Property address:** 1637 1 3/4 Street, Turtle Lake, Wisconsin

8. Report from Land Services Director

9. 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, Moen, G.Nelson, North, Kelsey, Corporation Counsel, Deputy Corporation Counsel, County Clerk, County Administrator, Department of Natural Resources, Public posting

## BARRON COUNTY ZONING

### Board of Adjustment Meeting Minutes May 11, 2026, 9:00 a.m.

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

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/Hardie)** to approve the agenda; carried. **Motion: (Kelsey/North)** to approve the minutes of April 27, 2026; carried.

Public Comment: None.

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**9:00 a.m. | Appeal #4011: Gary M. & Lisa M. Ness** Property owners request a special exception to establish a farm family business with produce and farm products in an Agricultural-2 and Agricultural-1 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 public testimony was received, written or oral. Town Consideration Form entered into testimony. **Motion: (Kelsey/Hardie)** to close testimony; carried. **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. **Motion carried 4-0.**
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**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.

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 public testimony was received, oral or written. Town Consideration Form entered into testimony. **Motion: (Kelsey/North)** to close testimony; carried. **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. No more than 24 pods and associated equipment will be placed on the property in the specified area of 50 feet by 200 feet.
  3. All pods will be locked, secured, and placed in an orderly manner. **Motion carried 4-0.**
-

**9:20 a.m. | Appeal #4013: Scott & Mary Bellefeuille (Owners); Haas Sons Inc. (Agent)** Request a special exception to expand nonmetallic mine site in a Mineral Reservation District.

Nelson opened the hearing and read the public notice. The Board reviewed the file and received testimony from the applicant. **Motion: (Kelsey/North)** to include Appeal 2412; carried. Gifford and Thalacker provided staff overview. No public testimony was received, oral or written. Town Consideration Form entered into testimony. **Motion: (Kelsey/North)** to close testimony; carried. **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. **Motion carried 4-0.**

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

**Next Board of Adjustment Meeting:** June 8, 2026.

**Motion: (Kelsey/North)** to adjourn the meeting at 10:53 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, June 8<sup>th</sup>, 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 addition to a dwelling structure located within the right-of-way setback of a town road and to allow construction of a roof over existing deck within the ordinary high water mark, in a Recreational Residential district on property described Lot 195 & Lot 196 Ex Prt IN Plat of Homewood Hiawatha Park (MOS #9827), consisting of 0.159 acres located in Section 15, T35N, R11W, town of Rice 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: Gail Campbell & Marla Okerglicki  
Property address: 2203 21<sup>st</sup> Street, Rice Lake, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 20<sup>th</sup> day of May, 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: Gail Campbell / Marka Okerslicki Agent: \_\_\_\_\_  
Address: N4086 Collier Ave Address: \_\_\_\_\_  
City/State/ZIP: Nellisville WI 54454 City/State/ZIP: \_\_\_\_\_  
Daytime Phone: 715-937-4068 / 715-937-4067 Daytime: \_\_\_\_\_  
Email: porkandbones@yahoo.com Email: \_\_\_\_\_

## SITE INFORMATION

Parcel I.D. Number: 038 - 4089 - 43 - 000  
Property Address: 2203 21st St - Rice Lake

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

Describe project: Addition 623 square foot addition to the west  
to add additional space for bed rooms, bathroom  
& basement space. Also add roof over existing deck, not  
to exceed size of deck.

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 # 4015 Hearing Date: 01/8/2026 Other appeals # 2083  
Name of Water Body: Red Cedar River Zoning Dist.: RR  
Reviewed By: [Signature] Date 5/18/26

## DATE RECEIVED:

RECEIVED

APR 13 2026

BARRON COUNTY  
LAND SERVICES

**Variance Criteria**

(1) Will there be **unnecessary hardship** to the property owner to strictly comply with the ordinance?

*Unnecessary hardship exists when compliance would unreasonably prevent the owner from using the property for a permitted purpose (leaving the property owner without any use that is permitted for the property) or would render conformity with such restraints unnecessarily burdensome.*

*An applicant may not claim unnecessary hardship because of conditions which are self-imposed or created by a prior owner (for example, excavating a pond on a vacant lot and then arguing there is no suitable location for a home or claiming that they need more outbuilding space than permitted to store personal belongings.) Courts have also determined that economic or financial hardship does not justify a variance. When determining whether unnecessary hardship exists, the property as a whole is considered rather than a portion of the parcel. The property owner bears the burden of proving unnecessary hardship.*

Yes, we would like to make this residence our new home + with the current lot restrictions + limited square footage of the dwelling, it would prevent us from being able to expand this dwelling to accommodate our family + in home business.

(2) Do **unique physical characteristics** of your property prevent compliance with the ordinance? If yes, please explain.

*Unique physical limitations of the property such as steep slopes or wetlands that are not generally shared by other properties must prevent compliance with the ordinance requirements. The circumstance of an applicant (growing family, need for a larger garage, etc.) are not a factor in deciding variances. Nearby ordinance violations, prior variances or lack of objections from neighbors do not provide a basis for granting a variance.*

When we purchased the home, the legal description indicated a .25 acre lot. After a land survey was completed, it showed an actual lot size of .15 acre lot. The only direction we are able to expand is to the west due to the septic being on the ~~east~~ south side.

(3) What would be the effect on this property, the community or neighborhood and the public interest if the variance was granted? How can these impacts be mitigated?

*The purpose and intent statements of the ordinance outline public interest factors. If granted, the variance request cannot harm the interests of the neighborhood, County and State as a whole and cannot be contrary to the objectives of the ordinance as established in the intent and purpose statements. Support from neighbors is not to be construed as proof of no adverse impacts on public interest.*

It would revitalize an old home + boost property values for everyone.

**Alternatives**

(1) Describe alternatives to your proposal such as other locations, designs and construction techniques. Attach a site map showing alternatives you considered in each category below.

(A) Alternatives you considered that comply with existing standards. If you find such an alternative, you can move forward with this option with regular permit. If you reject compliant alternatives, provide the reasons you rejected them.

Due to lot restrictions + size, no other options are available.

(B) Alternatives you considered that require a lesser variance. If you reject such alternatives, provide the reasons you rejected them.

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**Plot Plan Instructions:** Use the area provided on the following page, or a separate piece of paper, to show ALL of the following items:

1. The location and size of all *proposed and existing* buildings
2. The location of:
  - any lake, flowage, stream or river that either abuts or is near your property
  - and name of all roads
  - any Easements (road, utility or other)
  - any proposed or existing well(s)
  - Privately Owned Wastewater Treatment System (POWTS). A POWTS includes a septic tank, holding tank, mound system or drainfield
3. Show distances from buildings to:
  - lot lines
  - center of roads and/or edge of easements
  - ordinary highwater mark of any lake, river, stream or wetland if applicable

All measurements are from the furthest extension of the structure (eaves, overhangs, etc are part of the structure) to the nearest point of a setback.

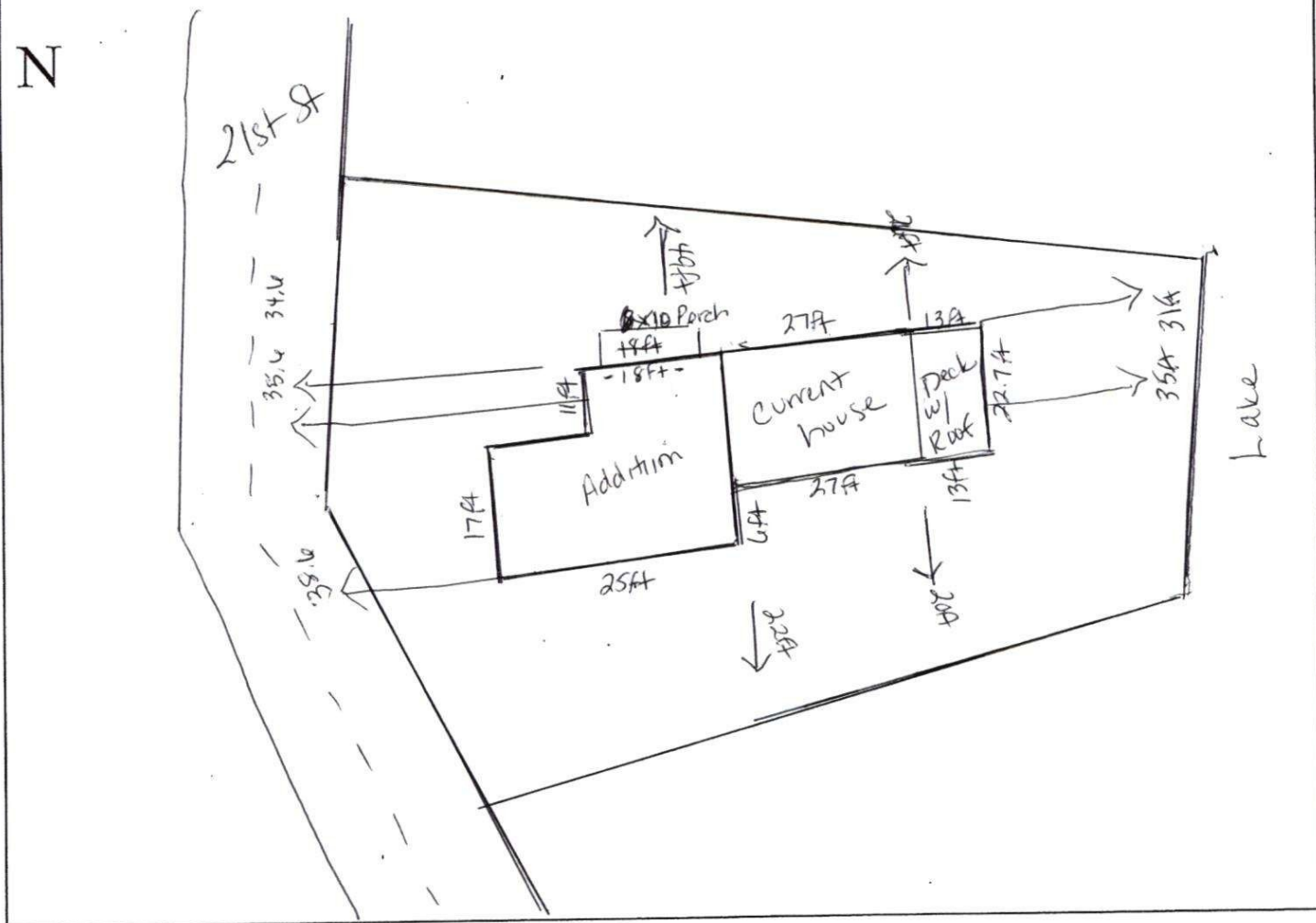
When measuring setback distance on a sloping building site, the measurement must be done on a **HORIZONTAL (flat) MEASURING LINE**. The horizontal measuring line is created by holding the measuring tape level **AND NOT MEASURING ALONG THE SLOPE**. Depending on the amount of slope, several short measurements may have to be made.

**For waterfront properties only, please note:**

- Impervious Surfaces: For all proposed projects, an "Impervious Surface Worksheet" must be completed and attached to this application.
- Viewing/Access Corridor: For proposed dwelling projects on an undeveloped lot, a viewing/access corridor sketch must be submitted.
- Mitigation Plan: Where proposed construction will impact setbacks to the ordinary highwater mark, a mitigation plan may be a requirement of variance approval.

For detailed information regarding these requirements, please consult with Zoning Office staff.

Plot Plan (Attach additional page if needed, not to exceed 8 1/2" x 14")



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

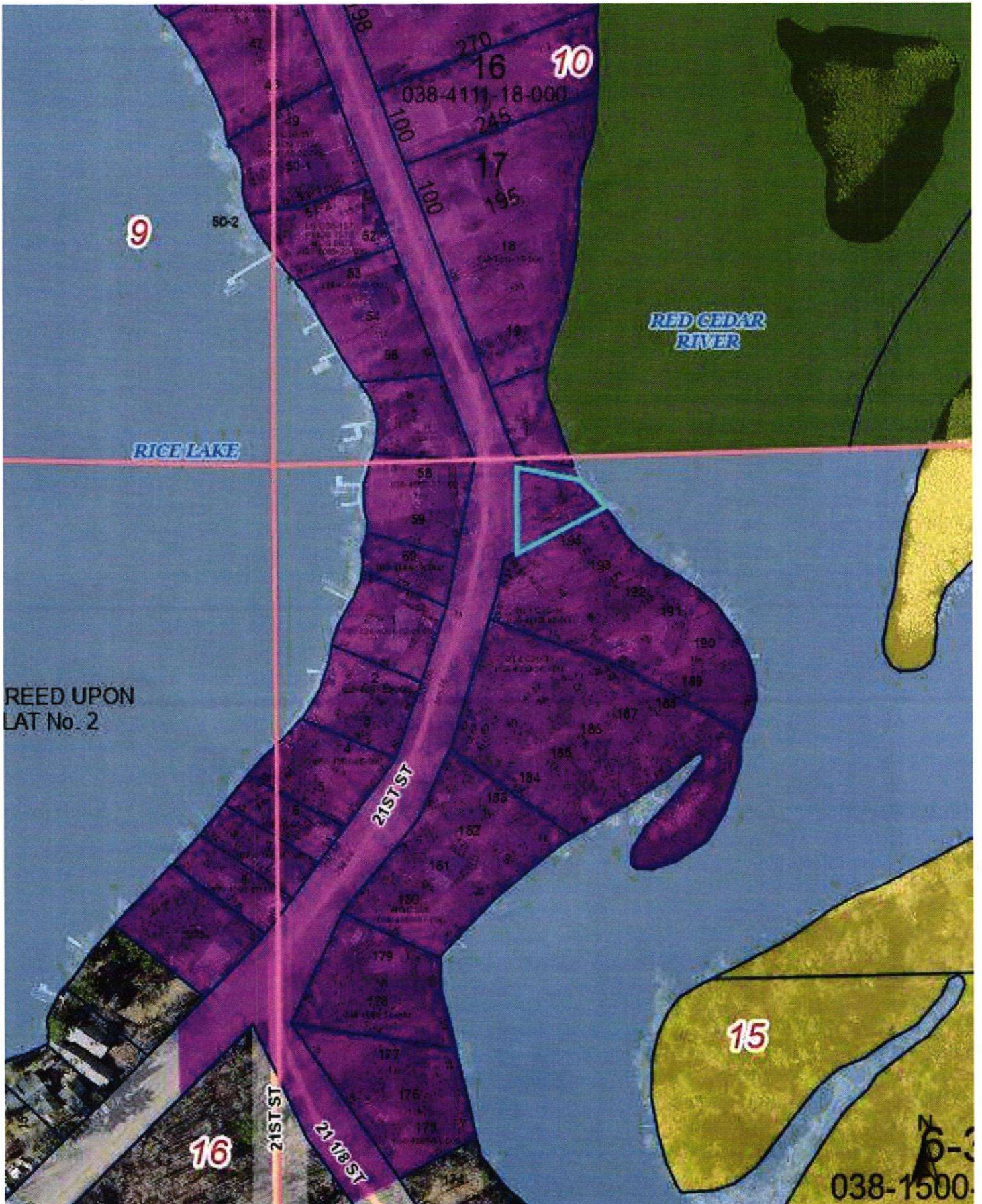
The undersigned also understands that they, or their agent, must appear at the public hearing.

Mel Campbell  
Owner Signature

4 / 13 / 2024  
Date

Man R Oly  
Agent Signature  
Owner

4 / 13 / 2024  
Date





10

RED CEDAR RIVER

RICE LAKE

21ST ST

15



038-4089-25-000  
126  
54  
112

57  
038-4089-30-000

58  
038-4089-27-000  
119

038-4001-02-000  
100  
100

038-4001-05-000  
99.8  
33.83

038-4089-50-000  
195  
195

17.50  
24

200.50  
205.76

33

29.83

182

195  
195  
195

82

85

100

179.95

85

85

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# ORDINANCES RELATING TO HEARING

**Applicant/Owner:** Gail Campbell & Marla Okerglicki  
**Previous Appeals:** 2683

**Appeal:** 4015

**Request:** Requests a variance to allow an addition to a dwelling structure located within the right-of-way setback of a town road and to allow construction of a roof over existing deck within the ordinary high water mark, 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 Price Lake

Owner: Gail Campbell / Marla Okergliski

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

Property Address: 2203 21st St. Property Tax ID #: 038-4089-63-000

Explain Request: (must match explanation on application) \_\_\_\_\_

Section B - to be completed by the Township

The Town Board is:  In Favor  Neutral  Opposed

EXPLANATION OF TOWN BOARD DECISION:

*Filed out by owner Not the town* { Addition of 6:3 space just addition to the west to add additional <sup>smaller ones</sup> space for bedrooms, bathroom & basement space. Also add ramp for existing deck, not to exceed size of deck.

Date: 5/14/2026

Signed: Dean A. Boyoff  
(Town Chairman)

OR

Signed: Debbie Bouna  
(Town Clerk) Deputy Clerk

Print Name: Dean Boyoff

Print Name: Debbie Bouna

\*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 June 8, 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 allow mulch bunkers in current location for safer traffic movement in a Recreational Residential district, property described as GL 5-1 Prt Govt Lot 5 Lyg N USH 63 & E of 1 ¾ St & S CSM 30/89 #4340 DOC 633962 (MOS #9391 & #9577) consisting of 4.89 acres, located in Section 08, T34N, R14W, Town of Almena, 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: Thomas B & Victoria West  
Property address: 1637 1 ¾ Street, Turtle Lake, WI

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 20<sup>th</sup> day of May, 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: Thomas West  
Address: 1637 1-3/4 St.  
City/State/ZIP: Turtle Lake, WI 54889  
Daytime Phone: 715-419-0892  
Email: tvwest@centurytel.net

Agent: Lucas West  
Address: 1621 1-3/4 St.  
City/State/ZIP: Turtle Lake, WI 54889  
Daytime Phone: 715-419-1446  
Email: lucasjwest@outlook.com

## SITE INFORMATION

Parcel I.D. Number: 002 - 0800 - 61 - 000 Township: Almena  
Property Address: 1637 1-3/4 St., Turtle Lake, WI 54889 Lot Size: 4.9 acres Sq.Ft./Acres

## TYPE OF REQUEST:

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

## Reason For Special Exception Request:

To keep mulch bunker in current location for safer traffic movement.

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.

[Signature] 04 / 13 / 2026  
Owner Signature Date

[Signature] 04 / 13 / 2026  
Agent Signature Date

## OFFICE USE

Appeal # 4014 Hearing Date: 6 / 8 / 2026 Previous Hearings: 1464, 1529, 1672, 1827, 1937, 2416, 3980  
Name of Water Body: NA Zoning Dist.: RR  
Reviewed By: [Signature] Date 4 / 16 / 26

## DATE RECEIVED:

RECEIVED

APR 16 2026

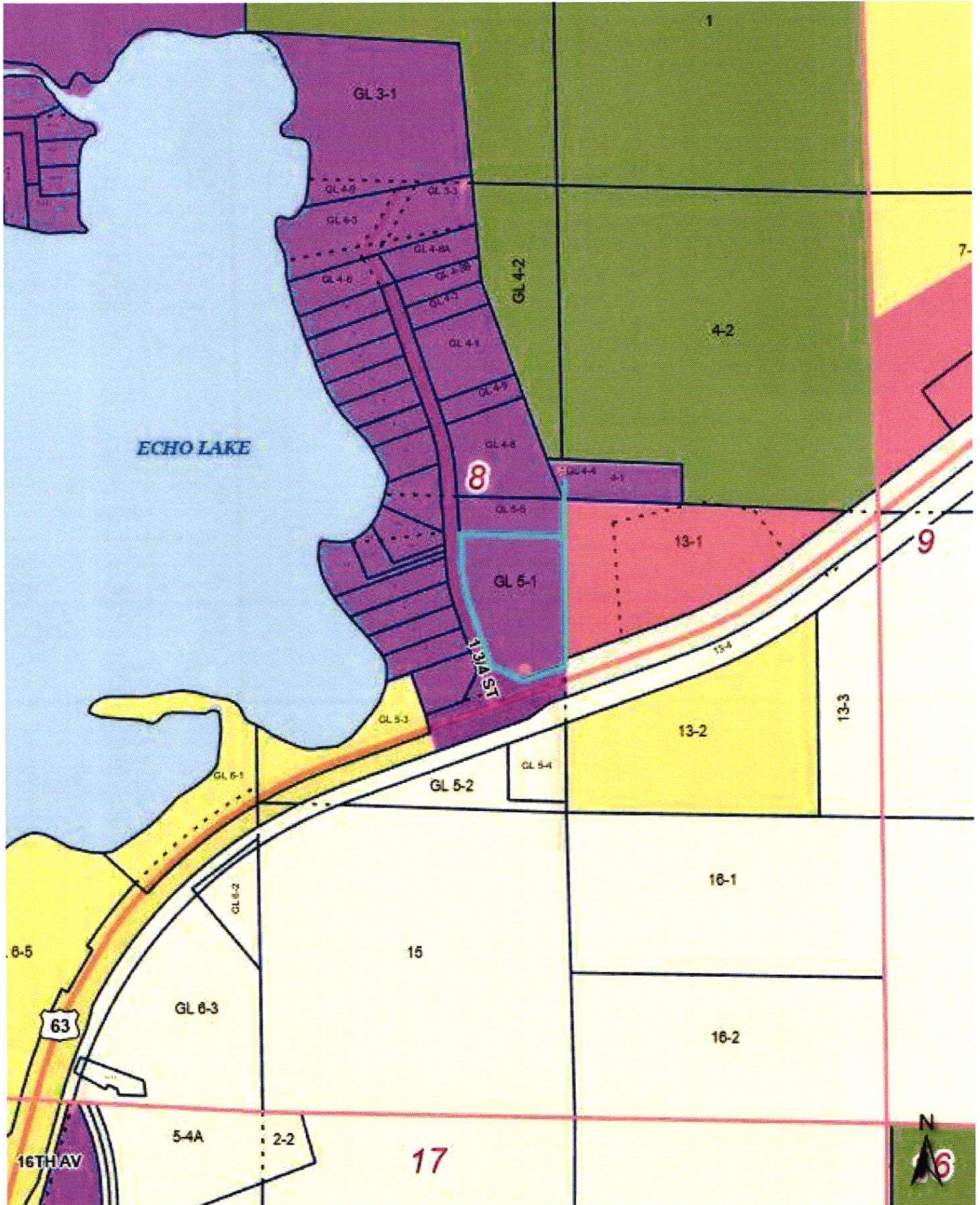
# West- Growing Wishes

Created by: null



# West- Growing Wishes

Created by: null



# ORDINANCES RELATING TO HEARING

**Applicant/Owner:** Thomas West & Lucas West

**Appeal:** 4014

**Previous Appeals:** 1464, 1529, 1672, 1827, 1937, 2416 and 3980

**Request:** Requests a special exception to allow mulch bunkers in current location for safer traffic movement, 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 Almena

Owner: Thomas West

Applicant/Agent: Lucas West

Property Address: 1637 1-3/4 St. Turtle Lake, WI Property Tax ID #: 002 - 0800 - 61 - 000

Explain Request: (must match explanation on application) 54869

To keep the mulch bunker in current location for safer traffic movement

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

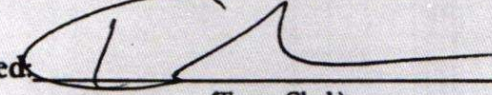
The Town Board is:     In Favor     Neutral     Opposed

**EXPLANATION OF TOWN BOARD DECISION:**

Board approves and agrees to keep bunders @ the current location due to decrease in traffic behind greenhouse, no need for another drive way. Behind greenhouse is a blind spot, a new driveway, and increase traffic on road for all residents on road. Herland Becker or Keith Kahl from Board will be at zoning meeting for town Board.

Date: 4-13-2020

Signed:   
(Town Chairman)

OR Signed:   
(Town Clerk)

Ken Schops  
Print Name

Kristen Maen  
Print Name

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