

BOARD OF ADJUSTMENT MEETING

Monday, June 22, 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 #4016: Steven C & Kimberly L Sevals, property owners, Requests a variance to construct an accessory structure located with a reduced setback to an easement in a Residential-1 district.
Property address: 2340A 20 ¼ Street, Rice Lake, Wisconsin

9:10 a.m. Appeal #4017: Bruce E & Roberta Crotteau, property owners, Requests a variance to allow an accessory structure located with a reduced setback to a town road and the ordinary high water mark of the Red Cedar River, in a Recreational Residential district.
Property address: 2204 21st Street, Rice Lake, Wisconsin

9:20 a.m. Appeal #4018: GPRL LLC, property owners, Requests a special exception to host various private and social events such as weddings, reunions, and retreats and to construct an additional accessory structure to support resort operations in a Recreational Residential District.
Property address: 2738 27 ½ Avenue, Birchwood, Wisconsin

7. Report from Land Services Director
8. Adjournment

PLEASE CALL 537-6375 IF YOU ARE NOT ABLE TO ATTEND THE MEETING

NOTE: Any person who has a qualifying disability under the Americans with Disabilities Act and requires the meeting or materials at the meeting to be in an accessible format must contact the County Clerk's office at 715-537-6200 at least 24 hours prior to the meeting so that arrangements may be made to accommodate your request.

cc: Hardie, Moen, 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
June 8, 2026, 9:00 a.m.**

Present: Board of Adjustment: Amy Kelsey, Dan North, Keith Hardie, Carol Moen and Gary Nelson
County Personnel: Jeff French, Jeff Martino and Becky Melton

Call to order: Administrator French 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.

Election of Officers:

- a. Chair: **Motion:** (Kelsey/North to nominate by unanimous white ballot for Gary Nelson to remain as Chair and Keith Hardie to remain as Vice Chair. Discussion. Carried.
- b. Vice Chair: Motion: No motion needed due to previous action.

Motion: (North/Moen) to approve the agenda; carried.

Motion: (Hardie/Kelsey) to approve the minutes of May 11, 2026; carried.

No public comment.

9:00 a.m. Appeal #4015: Gail Campbell & Marla Okerglicki, property owners, request 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.

Nelson opened the hearing and read the public notice. The Board reviewed the file and received testimony from the applicant. **Motion:** (Kelsey/Hardie) to include Appeal 2683; carried. Martino presented a staff report. No correspondence or public testimony received. Town Consideration Form entered into testimony. After Board questions and discussion, **Motion:** (Moen/Kelsey) to close testimony; carried. **Motion:** (Kelsey/Moen) to approve the variance request 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. The addition will be no closer than 25 feet from the road edge, including overhangs.
3. Size of the addition will be no larger than 623 square feet.
4. The deck roof will not exceed the size of the existing deck and will be a roof only with no sides of any type.

Motion carried 5-0.

9:37 a.m. Appeal #4014: Thomas B. & Victoria West, property owners, Requests a special exception to allow mulch bunker in current location for safer traffic movement 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. Applicant provided 2 maps and these were read into the record and provided to each board member for review. **Motion:** (Kelsey/North) to include Appeals 1464, 1529, 1672, 1827, 1937, 2416 & 3980; carried. Martino provided a staff report. Public testimony was received. Town of Almena board minutes item #10, in regards to Growing Wishes from April 13, 2026, was read into the record and presented to the board. Correspondence was read into the hearing and presented to the board. Town

Minutes are not official until approved by the BOA at their next meeting.

Consideration Form entered into testimony. After Board questions, **Motion:** (Moen/Hardie) to close testimony; carried. **Motion:** (Hardie/Moen) 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. Hour of operation at the mulch bunker will be 8 a.m. to 5 p.m. daily.
3. The bunker will be painted to improve appearance before closing for the 2026 season.
4. Other proposed improvement including roof and gates will be completed within 5 years of the date of this hearing.

Motion carried 4-1.

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

Motion: (Kelsey/North) to adjourn the meeting at 11:20 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 22, 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 construct an accessory structure located with a reduced setback to an easement, in a Residential-1 district on property described as Plat 10-8 prt NW-SW Shown as lots 5 CSM 22/31, located in Section 4, 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: Steven C & Kimberly L Sevals
Property address: 2340A 20 ¼ Street, Rice Lake, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 3rd day of June, 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: Steven and Kim Sevals

Agent: _____

Address: 2340A 20 1/4 St.

Address: _____

City/State/ZIP: Rice Lake WI 54868

City/State/ZIP: _____

Daytime Phone: 715-205-6688

Daytime: _____

Email: stevals@hotmail.com

Email: _____

SITE INFORMATION

Parcel I.D. Number: 038 - 0400 - 34 - 055

Property Address: 2340A 20 1/4 St., Rice Lake WI 54868

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: 24 x 30 detached garage.

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 # 4014 Hearing Date: 6 / 22 / 2020 Other appeals #3839

Name of Water Body: Stump Lake Zoning Dist.: R-1

Reviewed By: [Signature] Date 5 / 18 / 26

DATE RECEIVED:

RECEIVED

MAY 08 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.

Due to the shape of our lot and topography location elsewhere, would not work.

(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.

The property is very narrow and the easement greatly reduces the amount of usable space. The dwelling and septic already encroach the easement.

(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.

No impact. Small out building with nominal construction time. Site will be kept clean with waste disposed of appropriately.

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.

There are no alternative locations for the structure that would not impede the easement.

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

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.

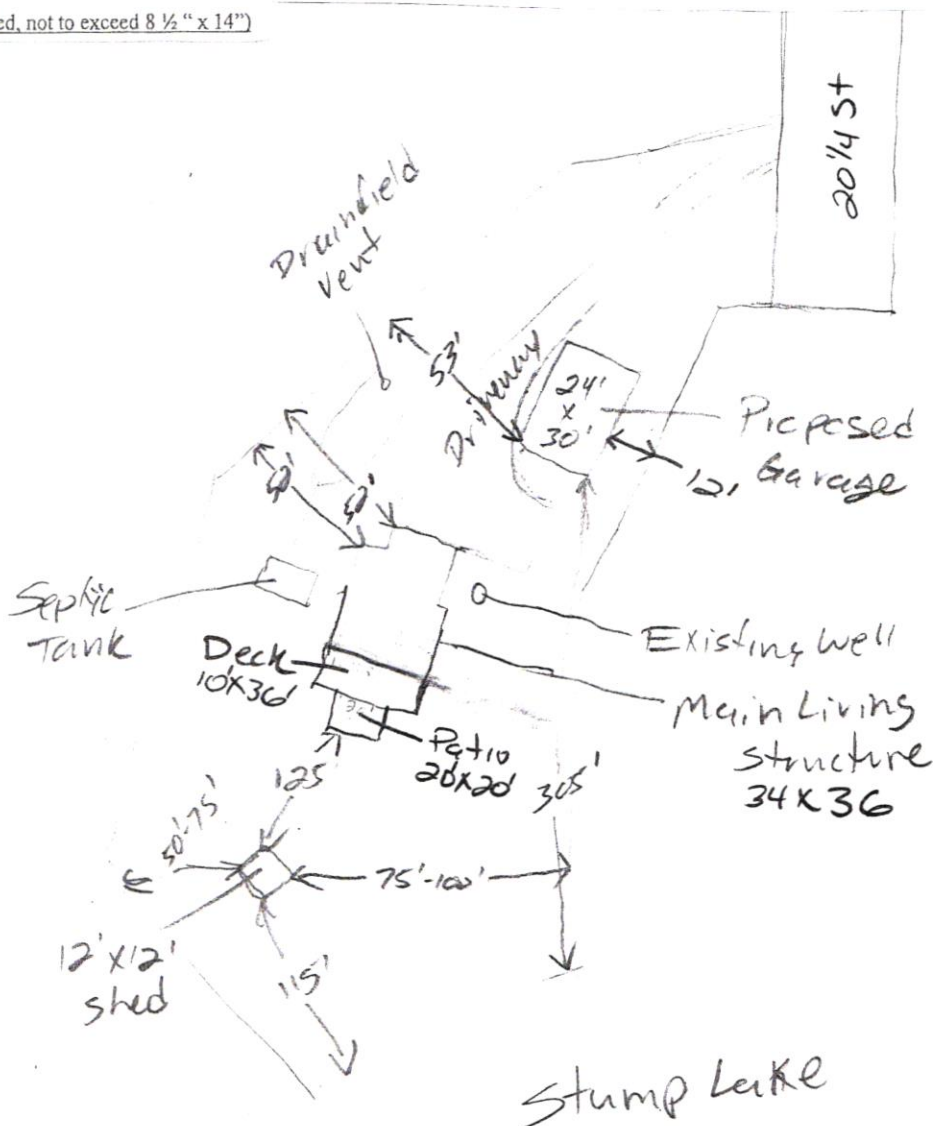
For waterfront properties only, please note:

- 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")

N



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.

Stan C. Smith
Owner Signature

5 / 8 / 26
Date

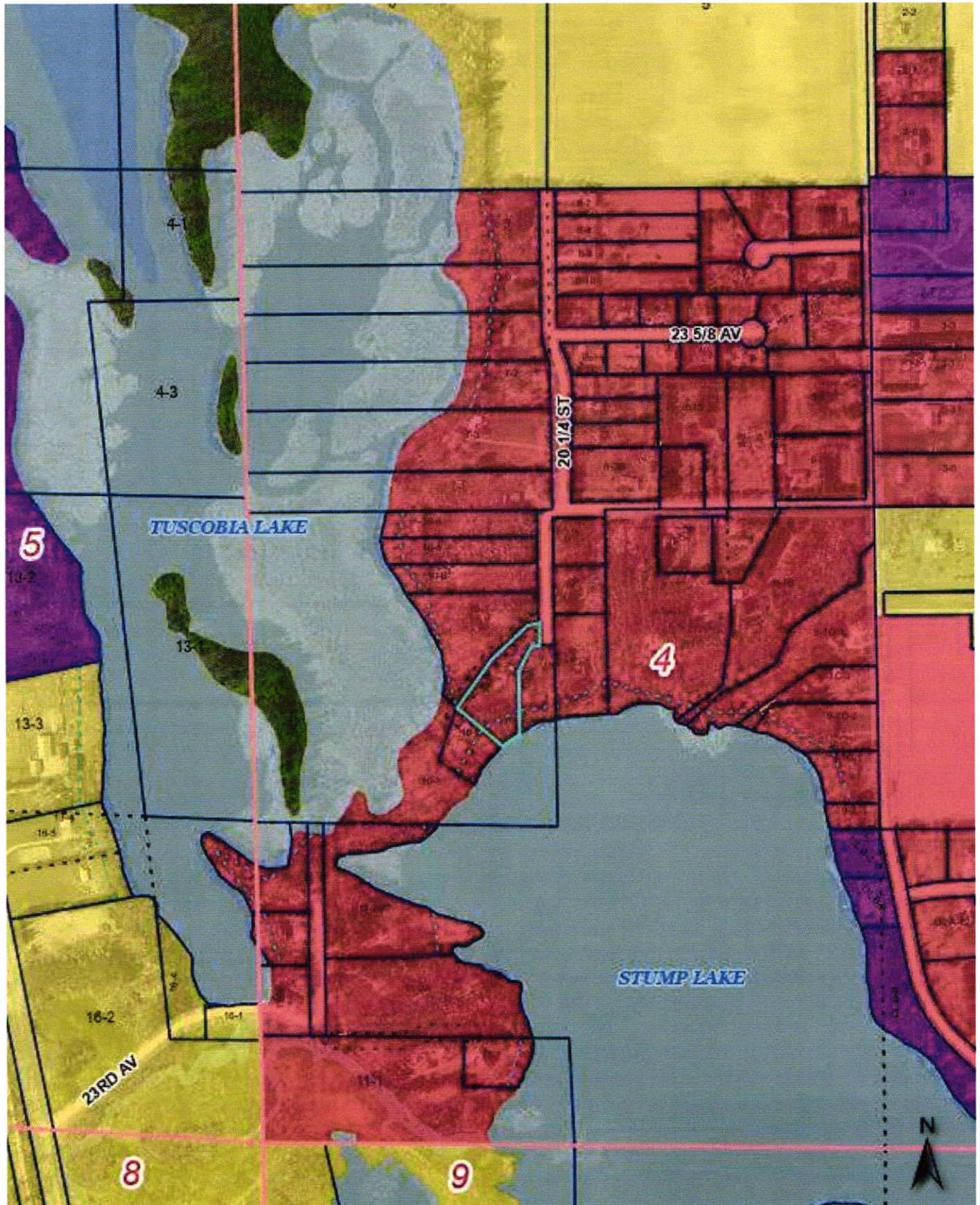
Agent Signature

Date

Sevals

Created by: null





ORDINANCES RELATING TO HEARING

Applicant/Owner: Steven C & Kimberly Sevals
Previous Appeals: 3839

Appeal: 4016

Request: Requests a variance to construct an accessory structure located with a reduced setback to an easement in a Residential-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.

Section 17.32 RESIDENTIAL- 1 The Residential Low Density district is created to establish and protect the essential characteristics of areas within which low density residential use should occur, along with certain community and recreational uses to serve the residents of the district.

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-1 District
17.73(7)	Variances
17.41	Shoreland Overlay Area

Please attach a copy of the following documents:

- List of adjoining property owners within 300 ft. of the subject property (both names and addresses) and notification to those owners by use of the attached form, and distributed at least one week prior to the Planning Commission meeting date.
- Plot Plan showing the area involved, its location, dimensions, and location of adjacent structures within 300 feet of the area. Must show location of well and wastewater system and give distances from existing and proposed structures.
- Copy of CSM or Plat Map.
- Filing and parcel fees for all subdivisions as noted on page 3.
- Application fee of \$50 for all rezoning, special exception and variance requests.

Meeting Dates and Times:

The Town Planning Commission meet at 7:00 p.m. on the 1st Tuesday of each month, unless rescheduled at prior meeting.
The Town Board meet at 7:00 p.m. on the 2nd Monday of each month.

I HAVE READ AND UNDERSTAND THE PROCEDURES AND REQUIREMENTS FOR APPLYING FOR A LAND USE REQUEST. I UNDERSTAND THAT MY APPLICATION MAY BE RETURNED IF INFORMATION IS INCOMPLETE OR ILLEGIBLE. I HEREBY GIVE CONSENT FOR BOARD MEMBERS, COMMISSIONERS AND INSPECTORS TO VIEW AND INSPECT THE SUBJECT PROPERTY, WITHOUT ENTERING ANY STRUCTURES, AND SHALL NOT PROSECUTE FOR TRYSPASSING.

Alan C. Lunn 4/20/26
Owner's Signature Date Co-Owner's Signature Date

Applicant/Agent Signature Date

Shack # 1775
Date application received: 4/20/26 Received by: Debbie Berma
Application complete: yes X Request to be placed on agenda for PC Meeting to be held: 5/5/2026
no _____ Returned to applicant on: _____
Application needs the following items: _____

PLANNING COMMISSION REVIEW & RECOMMENDATION TO TOWN BOARD

SUITABILITY:

Area Soils: _____ Drainage Concerns: _____ Yes _____ No Flood Plain Area: _____ Yes _____ No
Variance requirements are met: X Yes _____ No If Yes, describe Hardship: _____

General Plans conform to Town's Comprehensive Plan: X Yes _____ No _____ N/A
Motion by Commissioner DeBousseau, Second by Commissioner Mathison to
recommend X Approval _____ Denial for the following reason: _____

AYES: 4 NAYS: 0 ABSENT: 3 ABSTAIN: 0

TOWN BOARD RECOMMENDATION TO BARRON COUNTY

Motion by Supervisor Putnam, Second by Supervisor Lisi to
recommend X Approval _____ Denial for the following reason: _____

AYES: 4 NAYS: 0 ABSENT: 1 ABSTAIN: 0
Dean A. Bough Date: 5/14/2026
Chairperson, Town of Rice Lake
Date faxed to Barron County: 5/15/2026 Time: 8:30 a.m./p.m.
emailed

Attest: Debbie Berma
Deputy Clerk/Treasurer, Town of Rice Lake
Date mailed to Barron County: _____

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 22, 2026 at 9:10 a.m.** in Room 2106 of the Barron County Government Center, 335 E. Monroe Ave., Barron, Wisconsin, relative to a proposal for a variance to the terms of the Barron County Land Use Ordinance as follows:

Requests a variance to allow an accessory structure located with a reduced setback to a town road and the ordinary high water mark of the Red Cedar River, in a Recreational Residential district on property described as Lots 56 & 57 Hiawatha Park (MOS#7139), located in Section 10, 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: Bruce E & Roberta Crotteau
Property address: 2204 21st Street, Rice Lake, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 3rd day of June, 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: Bruce Crothall

Agent: JOHN BLASKOWSKI

Address: 2204 21ST STREET

Address: 2287 19TH ST.

City/State/ZIP: RICE LAKE WI 54868

City/State/ZIP: Rice Lake, WI 54868

Daytime Phone: 715-205-0007

Daytime: 715-419-0272

Email: brucecrothall@icloud.com

Email: JWBSKI@GMAIL.COM

SITE INFORMATION

Parcel I.D. Number: 038 - 4111 - 20 - 010

Property Address: _____

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

Yard Barn

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? 7/22

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

Describe project: 11'6" X 20' WIDE 10 1/2' HIGH ON SKIDS

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 # 4017 Hearing Date: 6 / 22 / 2016 Other appeals N/A

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

Reviewed By: [Signature] Date 5 / 18 / 26

DATE RECEIVED:

RECEIVED

MAY 07 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. Set backs are such that compliance denies the use of the property for a yard barn.

(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.

There is a town road between my home and this lot across the street. On the opposite side of this lot is the lake.

Thus setbacks are restrictive to comply with the ordinance.

(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.

The yardbarn has been in place for 2-3 years with no negative effect. The property has been maintained in a neat and orderly fashion and will continue to do so.

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.

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

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.

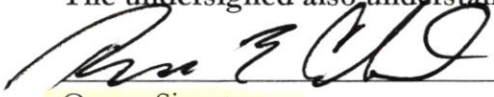
For detailed information regarding these requirements, please consult with Zoning Office staff.

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

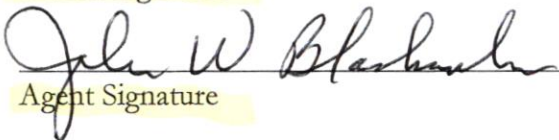
N * Please see attached map of property.

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.

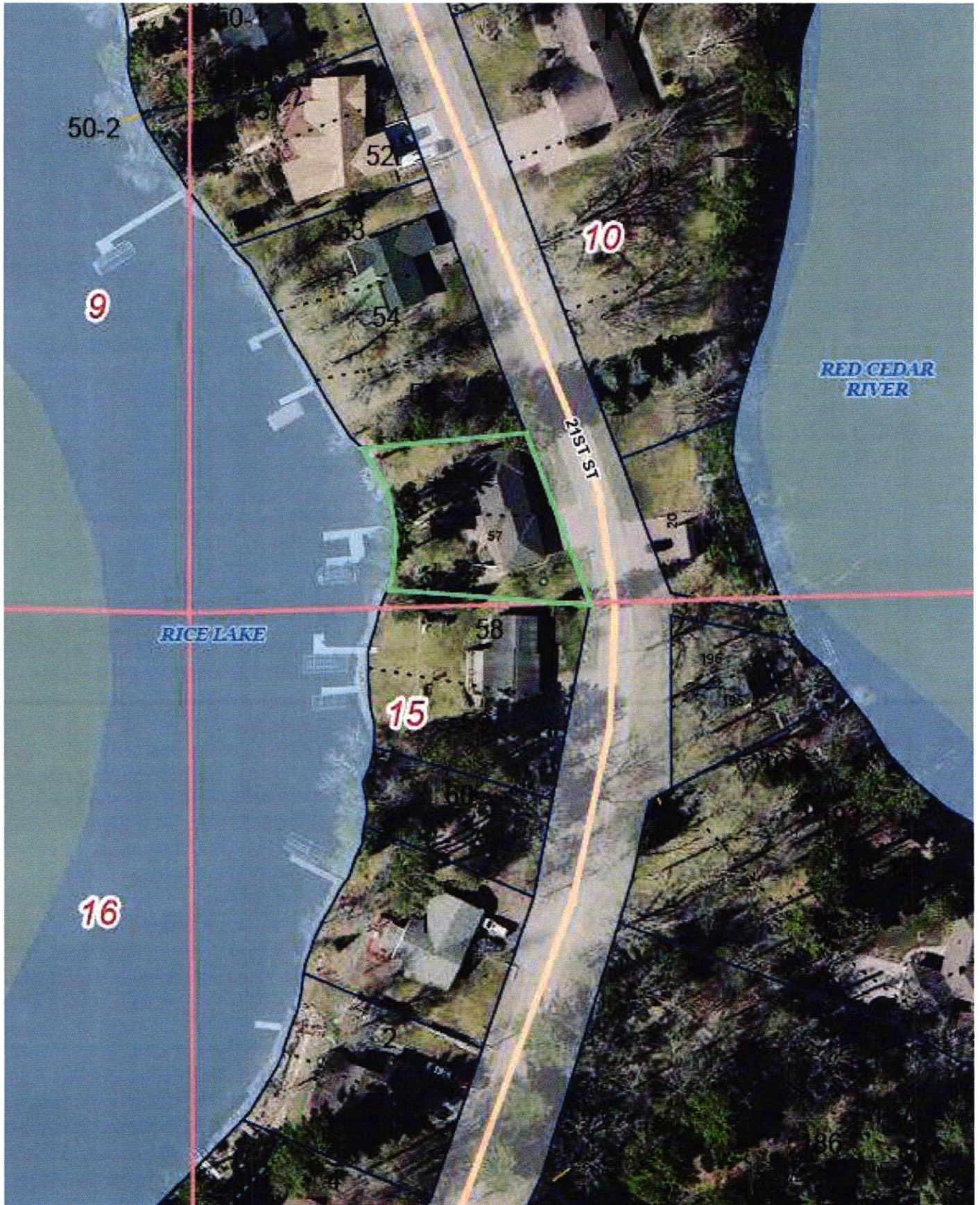
The undersigned also understands that they, or their agent, must appear at the public hearing.


Owner Signature

01 / 09 / 2025
Date


Agent Signature

01 / 09 / 2025
Date



ORDINANCES RELATING TO HEARING

Applicant/Owner: Bruce E & Roberta Crotteau
Previous Appeals: N/A

Appeal: 4017

Request: Requests a variance to allow an accessory structure located with a reduced setback to a town road and the ordinary high water mark of the Red Cedar River, 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 DISTRICT

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:

- | | |
|----------|-----------------------------------|
| 17.36 | Recreational Residential District |
| 17.73(7) | Variances |
| 17.41 | Shoreland Overlay Area |

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 RICE LAKE

Owner: Bruce E & Roberta D Crotteau

Applicant/Agent: Bruce Crotteau / JOHN BLASKOWSKI

Property Address:

Property Tax ID #: 038-411-20-010

Explain Request: (must match explanation on application) Hardship Variance requested due to limitations of setbacks between town road & lake for a yard barn.

Section B - to be completed by the Township

The Town Board is: ☒ In Favor ☐ Neutral ☐ Opposed

EXPLANATION OF TOWN BOARD DECISION:

Hardship variance due to limitations in setbacks between town road and lake for a yard barn

Date:

Signed: Dean A Borofka
(Town Chairman)

OR

Signed: Dawn Nelson
(Town Clerk)

Print Name

Dean A Borofka

Print Name

Dawn Nelson

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



Imagery ©2026 Airbus, Map data ©2026 Google 20 ft



2204 21st St

Building

-  Directions
-  Save
-  Nearby
-  Send to phone
-  Share

 2204 21st St, Rice Lake, WI 54868

Photos



View from centerline of road.



View toward S. property.



View toward N. property.



View from owner's
driveway.

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 22, 2026 at 9:20 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 host various private and social events such as weddings, reunions, and retreats and to construct an additional accessory structure to support resort operations in a Recreational Residential District, property described as gl 3-1 that prt govt lot 3 daf: beg NW cor gl 3 th S to SW cor thrf th E alg S ln to W ln CSM 20/125 #2925 doc 531768 th N 10-01-06 W to S ln d's 40/85 th S 84-38-00 W to SW cor d's 40/85 th N 20-38-00 E 392 ft th S 87-00-00 W 433 ft to SW cor d's 118/86 th N alg W ln d's 118/86 568.5 ft +/- to lake th wly alg shore to pob ex CSM 1/3 #3 doc 315361 & ex CSM 1/4 #4 doc 315363 & ex d's 353/335 (ex incl CSM 21/44 #2994 doc 537567) & ex pt desc in 1083/313 & ex hwy row desc in doc #707507 (0.06A) & ex existing row (0.85A) & ex 28th ave row (mos #9467), consisting of 22.41 acres, located in Section 15, T36N, R10W, Town of Cedar Lake, Barron County, Wisconsin.

The Board of Adjustment reserves the right to view the property and may convene in executive session prior to rendering a decision. Contact Zoning Office staff at 715-537-6375 with questions regarding this appeal.

Property owner: GPRL LLC

Property address: 2738 27 ½ Avenue, Birchwood WI

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 3rd day of June, 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: GPRL LLC
Address: 2738 27 1/2 Avenue
City/State/ZIP: Birchwood, WI 54817
Daytime Phone: 715-354-3029
Email: info@gatheringplaceresort.com

Agent: Michael and Deanna Hessling
Address: 2736 27 1/2 Avenue
City/State/ZIP: Birchwood, WI 54817
Daytime Phone: 563-949-0762
Email: mike@gatheringplaceresort.com

SITE INFORMATION

Parcel I.D. Number: 010 - 1500 - 03 - 000 Township: Town of Cedar Lake

Property Address: 2738 27 1/2 Avenue, Birchwood, WI 54817 Lot Size: 22.41 Acres Sq.Ft./Acres

TYPE OF REQUEST:

☐ Dwelling ☐ Tourist Rooming House ☐ Business ☐ Campground ☐ Mineral Extraction
☐ Livestock Enlargement ☒ Other _____

Reason For Special Exception Request:

GPRL LLC is seeking discretionary land use approval from the Board of Adjustment to continue hosting family and social events. In support of these operations, we are also seeking approval to construct an additional accessory building to accommodate resort operational functions and improve the separation of guest and service-related activities.

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.

Deanna Hessling
Owner Signature

05 / 29 / 2026
Date

Michael Hessling
Agent Signature

05 / 29 / 2026
Date

OFFICE USE

DATE RECEIVED:

Appeal # 4018 Hearing Date: 10 / 22 / 26 Previous Hearings: #3919, 2730, 2578, 2293, 1463, 996

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

Reviewed By: [Signature] Date 5 / 29 / 26

RECEIVED
MAY 29 2026

BARRON COUNTY SPECIAL EXCEPTION APPLICATION - ADDENDUM

Barron County Zoning Office, 335 E. Monroe Ave. Rm. 2104, Barron, WI 54812

REQUEST SUMMARY:

GPRL LLC, doing business as Gathering Place Resort & Lodge, is seeking discretionary land use approval from the Board of Adjustment to continue hosting family and social events including weddings, family reunions, graduations, retreats, and other private gatherings. In support of these operations, we are also seeking approval to construct an additional accessory building to accommodate resort operational functions and improve the separation of guest and service-related activities.

PROJECT DESCRIPTION and DISCUSSION

Existing Established Use

Gathering Place Resort is an existing and well-established destination resort and event venue that serves guests for lodging, weddings, retreats, and special events. The proposed structure is an accessory improvement intended to support and enhance the current use of the property rather than expand it into a new or incompatible use.

Consistency with Property Character and Surrounding Area

The proposed structures are consistent with the existing design, use, and character of Gathering Place Resort and are compatible with surrounding tourism, lodging, and hospitality-related uses in the area. The additions are designed to complement the existing property rather than alter its overall character.

Improved Guest Safety and Accessibility

The proposed covered walkway will provide safe, convenient, and weather-protected pedestrian access between primary guest-use buildings. This improvement reduces exposure to rain and slippery conditions, improving accessibility and overall guest comfort.

Improved Separation of Guest and Operational Functions

The proposed operations building will relocate laundry facilities, storage, and employee breakroom space out of the existing event building. This creates a clearer separation between guest-facing hospitality spaces and back-of-house operational functions, improving the guest experience not only during weddings, retreats, and events but also in day-to-day operations.

Reduced Disruption to Guests

By removing employee activity from the current event building, the property will experience fewer interruptions, less service-related noise, and reduced staff traffic. This directly supports the quiet enjoyment and quality of guest experiences on-site.

Existing Septic System Capacity and Limited Seasonal Use

The existing building will continue to utilize the current conventional septic system, which includes an 800-gallon, pre-fab, concrete septic tank attached to a 210 sq ft seepage bed with a percolation rate of 5 mpi. GPRL LLC is currently working with The Septic Gal (CeCe Rudniki) and H&H Plumbing (Kent Hoke) to analyze the needs of an additional septic capacity based on the daily maximum daily usage of the new building. This will be covered under separate permitting. Until the new building POTS is completed, we will continue to use the existing system supplemented by two portable toilets provided by Jiffy Biffy.

No Significant Adverse Impact

The improvements are not expected to create significant additional traffic, noise, drainage issues, or negative impacts to neighboring properties. Instead, the project improves internal site organization and operational efficiency while maintaining the appearance and function of the resort property.

Parking and Operational Procedures

Gathering Place Resort has taken deliberate steps to ensure that parking capacity, traffic flow, and event operations are appropriately managed for weddings, retreats, and other private gatherings hosted on the property.

The resort currently maintains two gravel parking areas with capacity for approximately 150 vehicles with overflow parking available if needed. Event seating on the terrace and gathering spaces has been intentionally designed around a maximum occupancy of approximately 300 guests, which aligns with a parking ratio of roughly two guests per vehicle. As a result, the existing parking areas are appropriately sized to accommodate anticipated event attendance.

In addition, the resort has implemented operational procedures to further support safe and orderly event management. For the current season, Gathering Place Resort has hired a dedicated parking attendant to assist with guest arrival, vehicle direction, parking organization, and traffic flow during larger events. The attendant, along with our directional signs and traffic cones, helps minimize congestion, improves guest experience, and ensures vehicles are parked efficiently within designated areas.

The resort has also expanded seasonal staffing by hiring two bartenders to better support hosted events and improve overall event operations and guest service. These staffing additions are intended to ensure organized event management while maintaining a safe, controlled, and enjoyable environment for guests.

Long-Term Viability of the Business

These improvements support the long-term sustainability of Gathering Place Resort by allowing the property to operate more efficiently, provide a higher-quality guest experience, and maintain its role as an important hospitality and tourism destination within Barron County.

ORDINANCES RELATING TO HEARING

Applicant/Owner: GPRL, LLC

Appeal: 4018

Previous Appeals: 3919, 2730, 2578, 2293, 1463, 996

Request: Requests a special exception to host various private and social events such as weddings, reunions, and retreat and to construct an additional accessory structure to support resort operations 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 DISTRICT

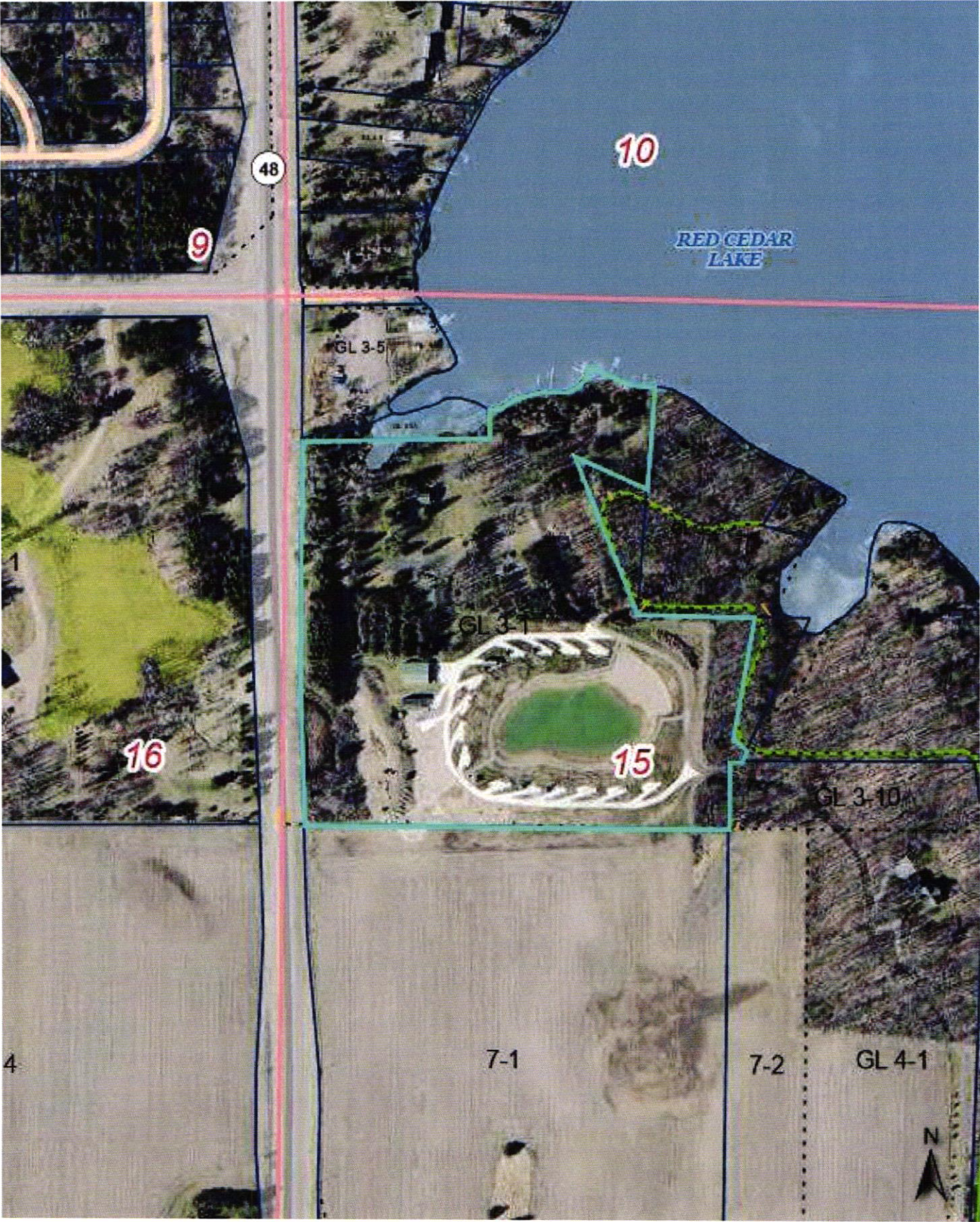
The Recreational-Residential District is created to provide for a mixture of residential, recreational and commercial uses, with emphasis on commercial uses which relate to the recreational opportunities or which serve the residential properties. This district will be located primarily along or near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

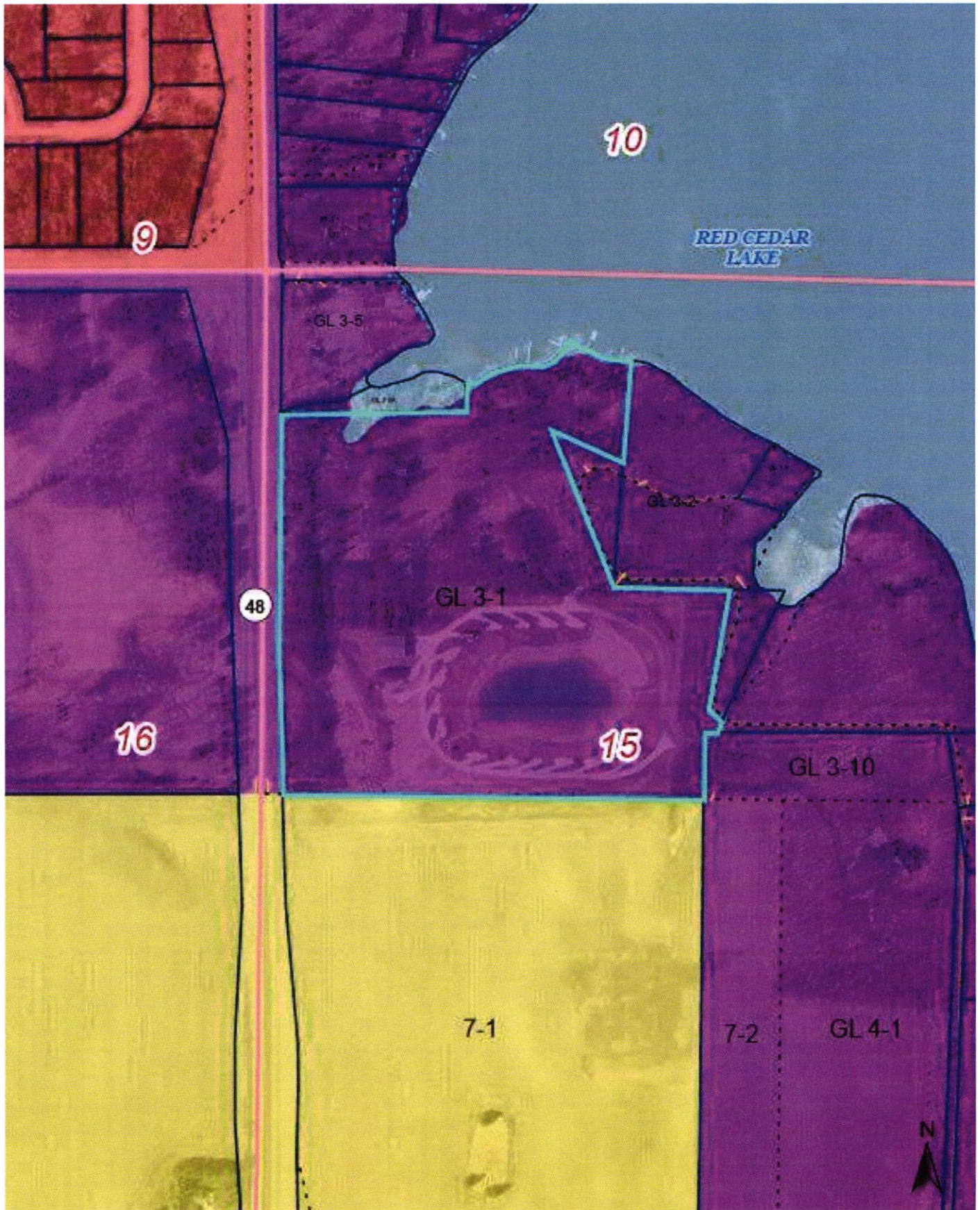
Section 17.41 SHORELAND OVERLAY AREA

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:

- | | |
|----------|-----------------------------------|
| 17.36 | Recreational Residential District |
| 17.36(2) | Special Exception Uses |
| 17.41 | Shoreland Overlay Area |





VARIANCE and SPECIAL EXCEPTION TOWN CONSIDERATION FORM

Instructions: This form must be completed and presented to the Town Board for their consideration of the proposed variance or special exception request. The completed form shall be submitted with the Barron County Board of Adjustment Application for Variance or Special Exception prior to scheduling your public hearing.

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

Type of Request: ☐ Variance ☒ Special Exception

Town of Cedar Lake

Owner: GPRL LLC

Applicant/Agent: Mike and Deanna Hessling

Property Address: 2738 27 1/2 Avenue, Birchwood Property Tax ID #: 010 - 1500 - 03 - 000

Explain Request: (must match explanation on application) _____

The applicant is requesting approval for a Special Exception to construct two accessory structures on the existing resort property. See attached project description and rationale for the request.

Section B- to be completed by the Township

The Town Board is: ☐ In Favor ☒ Neutral ☐ Opposed

EXPLANATION OF TOWN BOARD DECISION:

Date: 6-8-26

Signed: _____

(Town Chairman)

OR

Signed: _____

(Town Clerk)

Anthony J. Wolff
Print Name

Cindy Zuleger
Print Name

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