

ZONING COMMITTEE MEETING
Wednesday, July 1, 2026 – 10:00 a.m.
Zoning Office Conference Room
Barron County Government Center
335 E. Monroe Avenue - Rm. 2106, Barron, Wisconsin

A G E N D A

1. Call to order.
2. Acknowledgement of Public Posting Requirements
3. Approve Agenda
4. Public Comment
5. Approve June 3, 2026 meeting minutes.
6. Edit List Review – June expenses – discussion only (no motion required)

7. Public Hearings:

10:00 a.m. – A rezoning request from the Agricultural-1 district to Agricultural-2 district on property described as plat 12-1, W ½ SE-SW, consisting of 20 acres, located in Section 05, T33N, R14W, Town of Turtle Lake. Property owned by Tou Yang & Mayjoua Ly: Applicant: Ben Anderson.

10:10 a.m. – A rezoning request from Conservancy-1 district to Agricultural-2 district on property described as plat 5, described as NE-NW, located in Section 33, T35N, R10W, Town of Doyle, consisting of 40 acres. Property owned by Cindy Geng

8. Discussion: Zoning Office
 - a) New Director
 - b) Ordinance updates
 - c) Activities and Actions
9. Future Agenda Items:
10. Set next meeting date. August 5th, 2026
11. 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

June 3, 2026 – 10:00 A.M.

Present: Jenkins, Cook, Kusilek, Sandmann, and Bartlett.

Zoning Office Staff: Gifford and Melton.

Gifford 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.

Election of Officers:

- Chair: **Motion:** (Cook/Jenkins) nominated Kusilek for chair. Motion carried.
- Vice Chair: **Motion:** (Cook/Jenkins) nominated Bartlett for vice chair. Motion carried.
- Executive Committee Representative: **Motion:** (Cook/Jenkins) nominated Kusilek for Executive Committee Representative. Motion carried.

Agenda – Motion: (Bartlett/Jenkins) to approve the agenda. Motion carried.

Public Comment - None

Minutes – The minutes of May 6, 2026, were presented; **Motion:** (Cook/Jenkins) to approve the minutes. Motion carried.

Edit List – No questions or comments.

Public Hearings –

(10:09 a.m.) **Breyen J. & Suzanne, owners; Rezoning from Ag-2 to Residential-1 District.**

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

Discussion: Office Activities – Gifford detailed the process for amending the Chapter 17 Land Use Ordinance, as well as creating the Chapter 16 Shoreland Protection and Chapter 19 Floodplain Ordinances. He then addressed questions from the committee.

Future Agenda Items: Ordinance Amendments.

Next meeting date: July 1, 2026, at 10:00 a.m.

Meeting adjourned at 11:06 a.m. by unanimous consent.

Respectfully Submitted,

Becky Melton, Administrative Assistant Land Services

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

JUNE EDITS					
6/4/2026	APG Media of WI	C0095882	Publications ZA	ZA- BOA Campbell	\$75.59
6/4/2026	Bell Press Inc	C0095885	Publications ZA	ZA RZ Beraneck	\$65.67
6/4/2026	Cumberland Advocate	C0095884	Publications-ZA	ZA BOA Growing Wishes	\$47.52
6/4/2026	DSPS Fiscal	C0095886	Sanitation Fees	ZA May 2026 State Sanitation Fees	\$3,400.00
6/25/2026	Bureau of Correctional Ent	C0096150	Address	ZA- Rural Signs	\$338.00
6/25/2026	Nathan Strenke	C0096151	Zoning Fees and Permits	ZA-Refund of permit (Unzoned area, no permit needed)	\$500.00
6/25/2026	Christoph Schmidt	C0096152	Zoning Fees and Permits	ZA-Refund -overpayment on a CC permit.	\$50.00
					\$4,476.78

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, July 1, 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 Plat 12-1, described as W ½ SE-SW, located in Section 05, T33N, R14W, Town of Turtle Lake, consisting of 20 acres from Agricultural-1 to Agricultural-2.

Property owned by Tou Yang & Mayjoua Ly
Applicant: Ben Andersen

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 17th day of June, 2026.

Barron County Zoning Committee
Audrey Kusilek, Chair

BARRON COUNTY REZONING PETITION

RECEIVED

MAY 15 2026



Barron County Zoning Office
345 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

BARRON COUNTY
LAND SERVICES

Property Owner: Tou Yang
Address: 5590 157th Way N
City/State/ZIP: Hugo MN 55038
Daytime Phone: _____
Email: _____

Applicant/Agent: Ben Andersen
Address: 97 135th Ave
City/State/ZIP: Turtle Lake WI 54889
Daytime Phone: _____
Email: _____

SITE INFORMATION

Current Zoning District Ag-1 Proposed Zoning District Ag-2

Parcel I.D. Number: 048 - 0500 - 19 - 000 Township: Turtle Lake

Property Address: X 11th Ave Turtle Lake Current Parcel Size: 20 Acres

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

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

So that a home can be built on it.

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 REQUIREMENTS FOR APPLYING FOR A REZONING. I UNDERSTAND THAT MY APPLICATION MAY BE RETURNED IF INFORMATION IS INCOMPLETE OR ILLEGIBLE.

Tou Yang 05/14/26
Property Owner's Signature Date
Ben Andersen 05/14/26
Applicant/Agent's Signature Date

Date Received:

RECEIVED

MAY 15 2026

BARRON COUNTY
LAND SERVICES

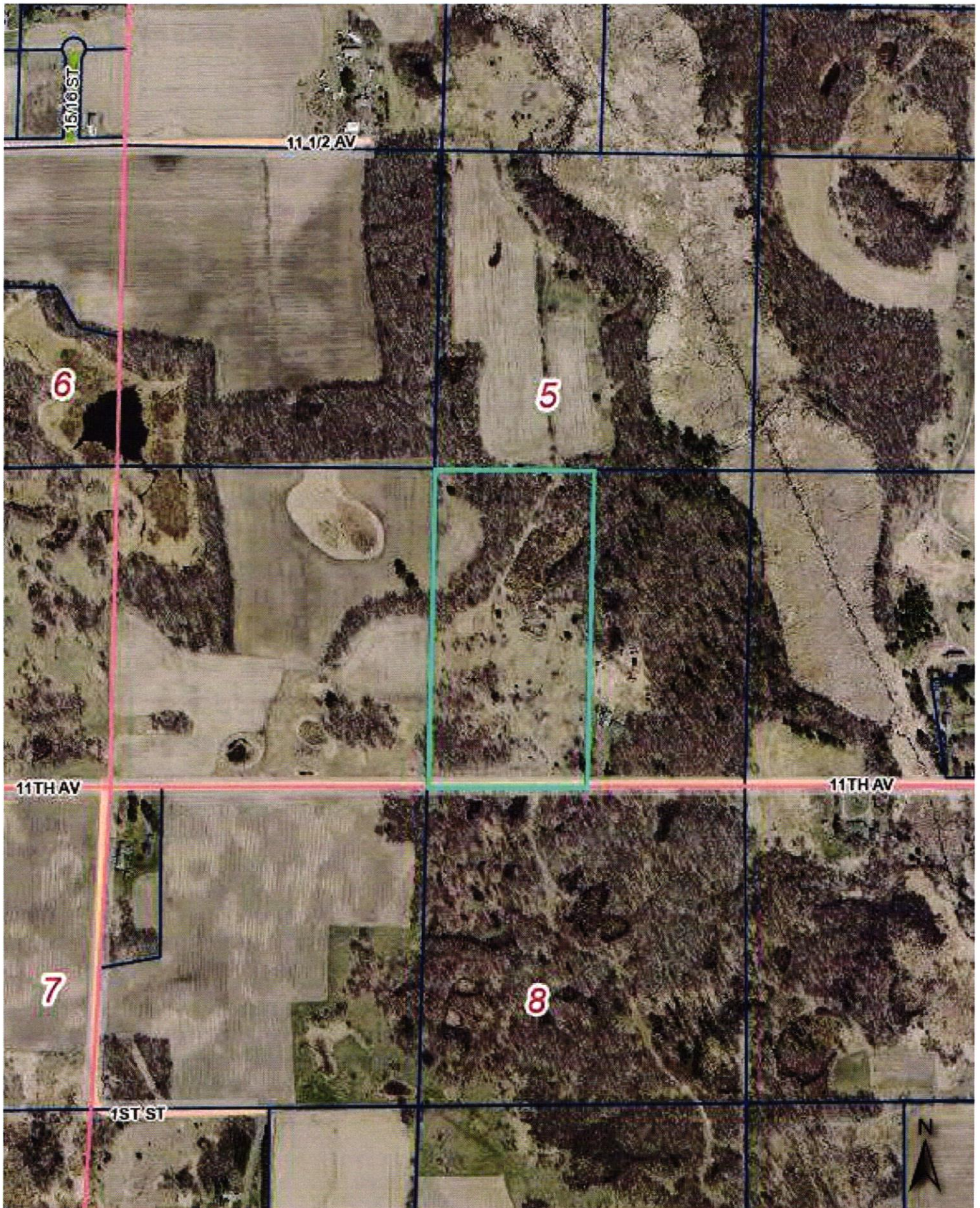
Fee: \$500.00 Paid X check # 1045

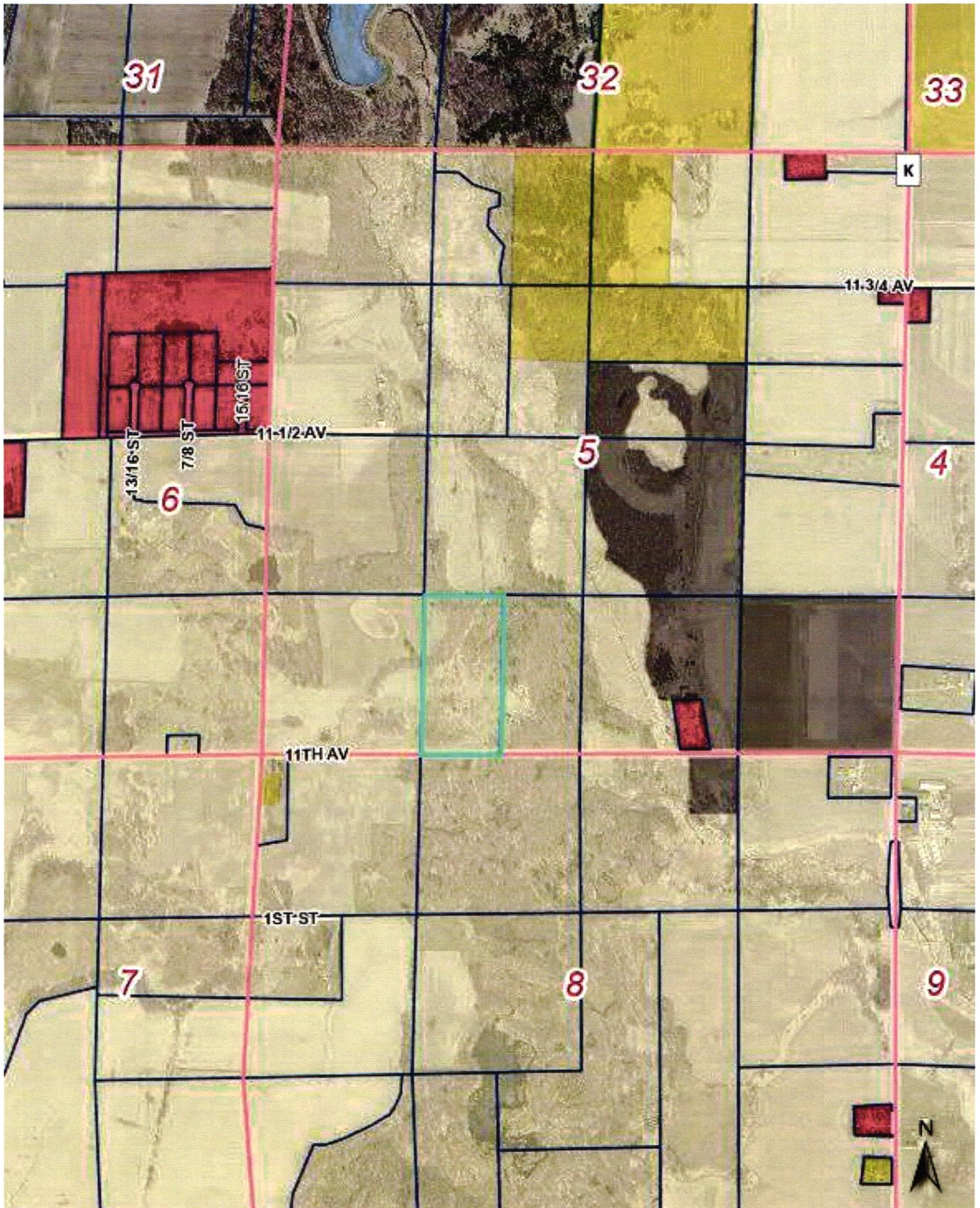
Hearing # R2 2026-9

Date/County Clerk Submission: 5/18/26

Reviewed by: [Signature]

Date: 5/18/26





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

PETITIONER: Ben Andersen

Town: Turtle Lake

PROPERTY OWNER: Tou Yang

PARCEL #(s): 0048-0500-19-000

CURRENT ZONING DISTRICT:

EXCLUSIVE AGRICULTURAL – 1 (A-1) Section 17.28 (19.881 Acres)

The Exclusive Agricultural District was formed as a part of the Barron County Farmland Preservation Plan and is intended to protect agricultural lands and associated natural areas from development contrary to agricultural use and to minimize fragmentation of these lands. Due to the importance of agriculture within the local and regional economy, it is necessary to encourage farmland preservation, protect natural resources, and minimize conflicts between farm and nonfarm land uses. Agriculture related business and infrastructure that supports agriculture are included as special exception uses in this district in order to facilitate an efficient network for agricultural owners and operators. See Section 17.28 of Barron Co. Land Use Ordinance for more information.

REQUESTED ZONING DISTRICT:

Section 17.37: AGRICULTURAL-2 DISTRICT

The Agricultural-2 District is created to maintain and protect agricultural lands historically used for farming or forestry, but which are not included with the A-1 District. Because of location, soil characteristics, relatively low intensity of agricultural operation, topography and other reasons, these areas can accommodate some non-farm housing if these developments are carefully planned and located. See Section 17.37 (pg. 65) of Barron Co. Land Use Ordinance for more information.

STAFF REVIEW

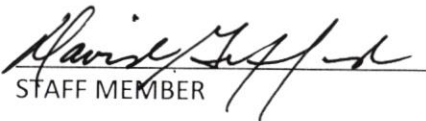
The Yang property is zoned as Agricultural 1 and has been classified as such since the Town of Turtle Lake adopted zoning in 1990.

The zoning classification of Agricultural 1 (AG1) was assigned for participation with the Farmland Preservation Program (FPP) as this property was part of a larger land holding of farmer at the time of adoption.

This property has very low agricultural potential based on soils and slope. There is an area identified as wetland in the northern half of the property.

The proposed zoning of Agricultural 2 would allow the placement of a residence and the property would be allowed agricultural uses such as livestock.

The rezoning of this property would not remove prime agricultural lands from FPP.


STAFF MEMBER


DATE

TOWN ACKNOWLEDGEMENT:

Town Board

Date

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

TOWN CONSIDERATION FORM (TCF) FOR REZONING

Instructions: This form must be completed and presented to the Town Board for their consideration of the proposed rezoning request after your petition is reviewed by zoning staff. Please complete Section A.

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

Town of Turtle Lake

Parcel I.D. #: 048-0500-19-000

Owner: Tou Yang

Applicant/Agent: Ben Andersen

Property Address: 20 Acres 11th Ave Turtle Lake

Present Zoning District: Ag-1

Proposed Zoning District: Ag-2

Area to be rezoned: ☒ Entire Parcel

☐ Other: _____

Explain your request: Rezoning requested so that a home can be built on the property.

Section B - to be completed by the Town

☐ The property owner/applicant appeared before the Town Board and we have been informed of their request.

TOWN CONSIDERATION: ☒ NOT OPPOSED ☐ OPPOSED

Proposed driveway(s) location will meet township standards. ☒ Yes ☐ No ☐ N/A

TOWN BOARD COMMENTS:

Date: 6-15-26

Signed: David Paul
(Town Chair.)

OR Signed: _____
(Town Clerk)

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

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

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

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, July 1, 2026 at 10:10 a.m.** in the Room 2106 of the Barron County Government Center, 335 E. Monroe Ave., Barron, Wisconsin, the following request relative to rezoning amendments of the official zoning maps:

Request to rezone that Plat 5, described as NE-NW, located in Section 33, T35N, R10W, Town of Doyle, consisting of 40 acres, from the Conservancy-1 to the Agricultural-2 district.

Property owned by Cindy Geng
Applicant: Cindy Geng

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 17th day of June, 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: Cindy Geng
Address: 2633 19th Ave
City/State/ZIP: Rice Lake WI 54868
Daytime Phone: _____
Email: (_____

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

SITE INFORMATION

Current Zoning District C1 Proposed Zoning District AG-2

Parcel I.D. Number: 024 - 3300 - 06 - 000 Township: Doyle

Property Address: 2633 19th Ave Rice Lake WI 54868 Current Parcel Size: 40 Acres

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

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

Change zone from C1 to Ag2 to utilize my property in a better way.

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.

Cindy Geng
Property Owner's Signature

5 / 18 / 2026
Date

Cindy Geng
Applicant/Agent's Signature

5 / 18 / 2026
Date

Date Received:

RECEIVED

MAY 21 2026

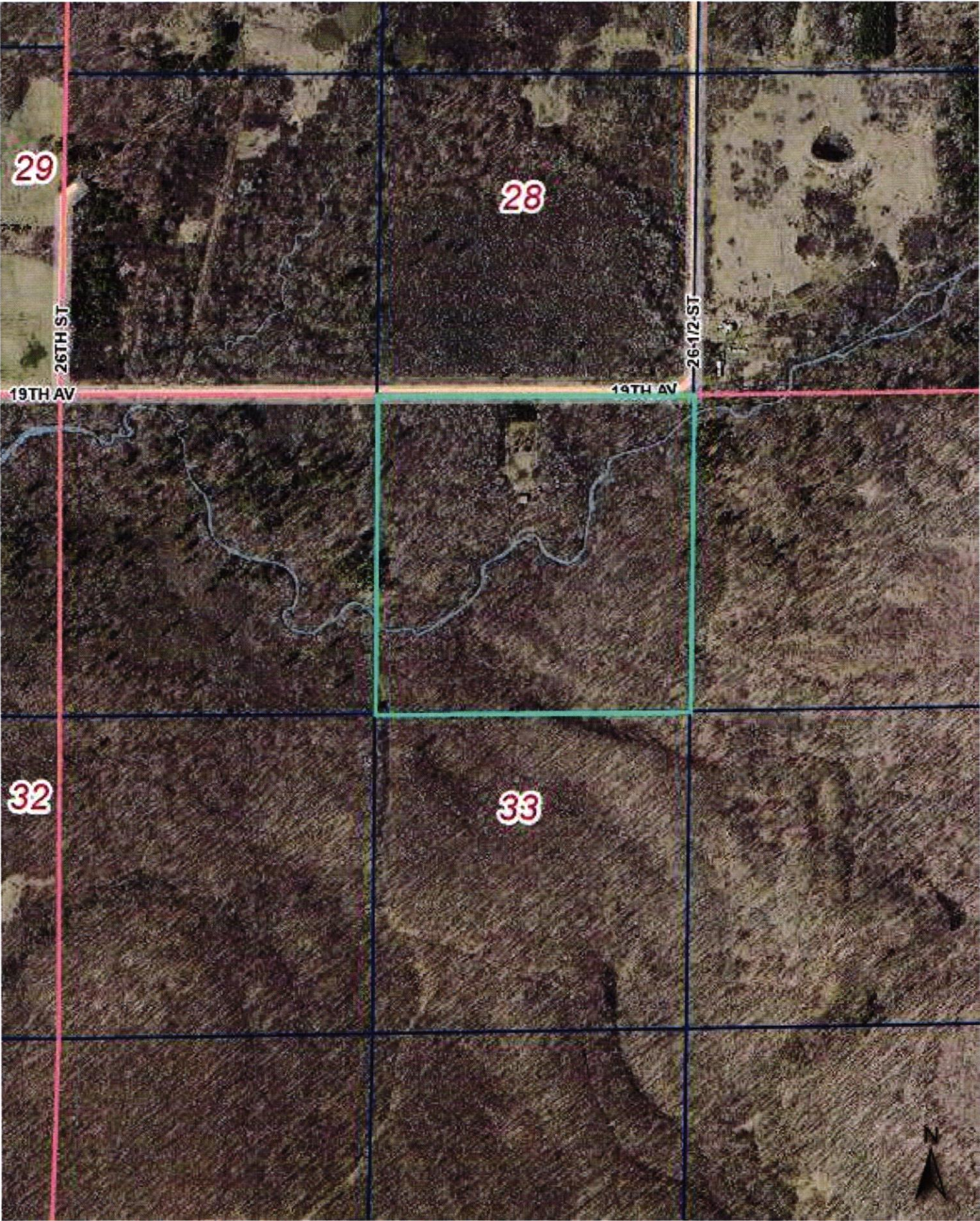
**BARRON COUNTY
LAND SERVICES**

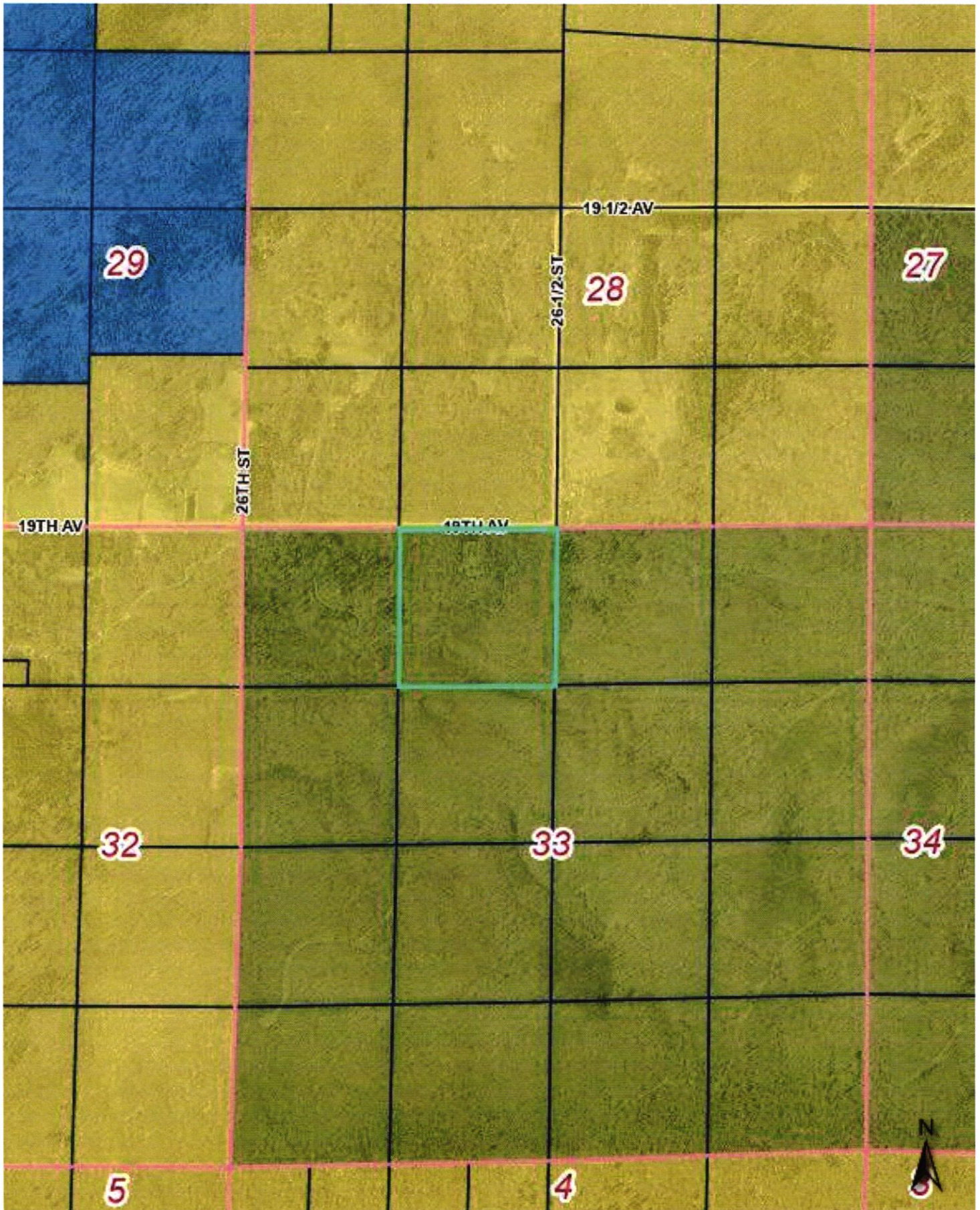
Fee: \$500.00 Paid X check #8550

Hearing # 2026-10

Date/County Clerk Submission: 6/9/26

Reviewed by: [Signature] Date: 6/9/26





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

PETITIONER: Cindy Geng

Town: Doyle

PROPERTY OWNER: Cindy Geng

PARCEL #(s): 024-3300-06-000

CURRENT ZONING DISTRICT:

Section 17.29: C-1 WETLAND CONSERVANCY DISTRICT

The Wetland Conservancy District is created to protect wetlands. Wetlands are seldom suitable for building for the following reasons: septic tank systems will not function because of high groundwater; water supplies can be polluted by wastes that have not been adequately absorbed by the soil; foundations and roads often crack due to poor support and frost action; flooding is common. Filling rarely solves all these problems. In their natural state, wetlands control and store floodwaters, thus minimizing flood risks; they trap sediments from upland runoff thus preventing surface water siltation; they hold and oxidize organic and biological wastes thus reducing the biological oxygen demand placed upon surface waters; they intercept nutrients thus stabilizing the fertilization of surface waters; they provide habitat and breeding space for a variety of aquatic and terrestrial animals, thus providing opportunities for hunting, fishing, trapping and other recreational pursuits; they provide opportunities for scientific research and understanding of biological communities; they are a reservoir of life that may be needed in the future for production of food, pharmaceuticals and other essentials of life; and they provide open space of unique texture and diversity. See Section 17.329 (pg. 45) of Barron Co. Land Use Ordinance for more information.

REQUESTED ZONING DISTRICT:

Section 17.37: AGRICULTURAL-2 DISTRICT

The Agricultural-2 District is created to maintain and protect agricultural lands historically used for farming or forestry, but which are not included with the A-1 District. Because of location, soil characteristics, relatively low intensity of agricultural operation, topography and other reasons, these areas can accommodate some non-farm housing if these developments are carefully planned and located. See Section 17.37 (pg. 65) of Barron Co. Land Use Ordinance for more information.

STAFF REVIEW

The Geng property has been zoned as Conservancy Upland since the Town of Doyle adopted county zoning in 1994. At the time of adoption a residence was located on the property being a manufactured home. Rather than rezone the property to an appropriate district, approval for a new home was granted by the Board of Adjustment as a Special Exception in 2003.

The Conservancy Upland (C2) district does not allow the placement of accessory structures that are not part of a permitted use in the C2 district. The applicant would like to construct an additional storage building, however, the use of the building would not be for a permitted use and therefore not allowed.

With the rezoning of the property to an AG2 district the property would be allowed to locate the proposed building and other buildings on this property.

The AG2 district allows a new residence to be located on a minimum of 17 acres and with the entire property (40 acres) requested to be rezoned, the property could be sub-divided to allow an additional residence. It is possible to rezone a portion of the property, such as the north one half, which would limit the ability to place an additional residence.


STAFF MEMBER


DATE

TOWN ACKNOWLEDGEMENT:

Town Board

Date

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

TOWN CONSIDERATION FORM (TCF) FOR REZONING

Instructions: This form must be completed and presented to the Town Board for their consideration of the proposed rezoning request after your petition is reviewed by Zoning staff. Please complete Section A.

Section A – to be completed by the property owner and/or agent:

Town of Doyle Parcel I.D. #: 024-3300-06-000
Owner: Cindy Geng Applicant/Agent: _____
Property Address: 2633 19th Ave Rice Lake, WI 54868
Present Zoning District: C1 Proposed Zoning District: AG 2
Area to be rezoned: ☒ Entire Parcel ☐ Other: _____
Explain your request: to utilize my property in
a better way.

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:

Rezone C1 to Ag 2 for to build
Cold Storage Shed no closer to
creek than house is located
JB

Date: 5/18/2026

Signed: James E Baish OR Signed: _____
(Town Chair.) (Town Clerk)

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

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