



BOARD OF ADJUSTMENT MEETING AGENDA

Monday July 27th, 2026 – 9:00 a.m.

Barron County Government Center | Room 2106

335 E. Monroe Avenue - Barron, Wisconsin

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 #4020 : Chad R Owens & Stacy Slaten, property owners, Request a variance to allow construction of a car port over a concrete apron located within the right-of-way setback of a county road, in an Agricultural-1 District..

Property address: 39 22nd Ave, Comstock, Wisconsin.

9:10 a.m. Appeal #4021: Oak Grove Chetek, LLC, owner, Requests a special exception to expand an existing campground in a Recreational Residential district.

Property address: 1022 24 ½ -25th Street, Unit 20, Chetek, Wisconsin

9:20 a.m. Appeal #4022: Lakeland Manufacturing Properties, LLC, property owners, requests a special exception to add an additional business building structure and a variance within the setback to Hwy 63, the road right-of-way, in a Residential-1 district.

Property address: 2537 US Highway 63, Cumberland, Wisconsin

7. Report from Land Services Director
8. Adjournment

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

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

cc: Hardie, 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 July 13, 2026, 9:00 a.m.

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

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/Moen)** to approve the minutes of June 22, 2026; carried.

Public Comment: None.

9:00 a.m. | Appeal #4019: Thomas M & Deborah Lynn Koch, property owners, Requests a variance to construct a dwelling located with a reduced setback to the centerline of a town road, in a Residential-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. Public testimony was received. Written correspondence was received. Town Consideration Form entered into testimony. After Board question and discussion, **Motion: (Hardie/Kelsey)** to close testimony; carried. **Motion: (Kelsey/Moen)** to approve the variance as presented with the following conditions:

1. All permits are obtained prior to construction, and all testimony, oral and written, is part of the decision.
2. Construct a dwelling with a minimum of 42 feet from the roadway centerline.

Motion carried 5-0

Report from L.S. Director: Gifford introduced Ben Cole, the recommended candidate for Zoning Administrator. His appointment is pending review and final approval by the County Board at the upcoming meeting on July 20th, 2026.

Next Board of Adjustment Meeting: July 27, 2026.

Motion: (North/Kelsey) to adjourn the meeting at 10:29 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, July 27th, 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 construction of a car port over a concrete apron located within the right-of-way setback of a county road, in an Agricultural-1 district on property described Plat 5 NE-NW, located in Section 18, T35N, R14W, town of Crystal 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: Chad R Owens & Stacy Slaten
Property address: 39 22nd Ave., Comstock, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 8th day of July, 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: Chad Owens

Agent: _____

Address: 39 22nd Ave

Address: _____

City/State/ZIP: Constock, WI 54826

City/State/ZIP: _____

Daytime Phone: _____

Daytime: _____

Email: _____

Email: _____

SITE INFORMATION

Parcel I.D. Number: 016 - 1800 - 06 - 000

Property Address: 39 22nd Ave, Constock, WI 54826

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: 42')

☐ Dwelling

☐ Accessory Structure

☐ Fence

☐ Retaining Wall

☐ Open structure (platform, free-standing deck, patio, etc.)

☒ Other Carport

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: Cover the 16' x 30' concrete apron on north side of garage that sits west of house. Open carport concept to shed water and snow off to side instead of dropping in front of door opening. Edge of concrete is about 42' from right of way and ends with end at concrete.

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 # 4020 Hearing Date: 7 / 27 / 26 Other appeals 1292

Name of Water Body: N/A Zoning Dist.: AG-1

Reviewed By: [Signature] Date 6 / 22 / 2026

pd cash \$5000

DATE RECEIVED:

RECEIVED

MAY 20 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.

~~NA~~ Yes, It would be a Financial hardship to tear down and rebuild or move existing garage to new location.

(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.

~~NA~~ Yes, Water Flow down driveway is toward garage and during cold climate water and snow sheds off of existing roof and creates a ice dam on slab causing water and ice to backflow into garage and freeze garage doors close

(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

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.

Do nothing = under freezing condition ice dam builds in front off garage doors = Freezing Garage doors down and water backing up into garage.

(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.

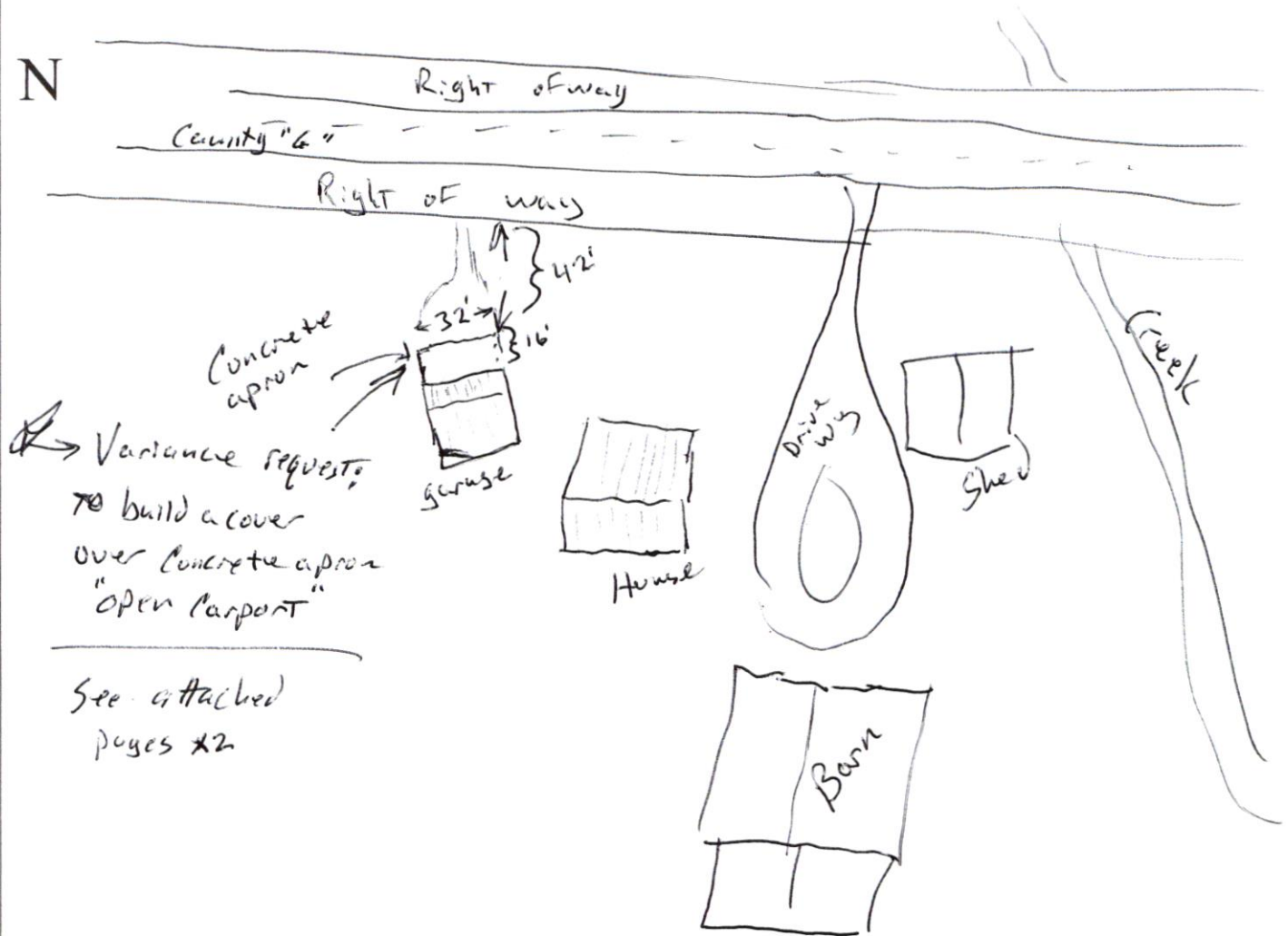
When measuring setback distance on a sloping building site, the measurement must be done on a **HORIZONTAL (flat) MEASURING LINE**. The horizontal measuring line is created by holding the measuring tape level **AND NOT MEASURING ALONG THE SLOPE**. Depending on the amount of slope, several short measurements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



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.

[Signature]

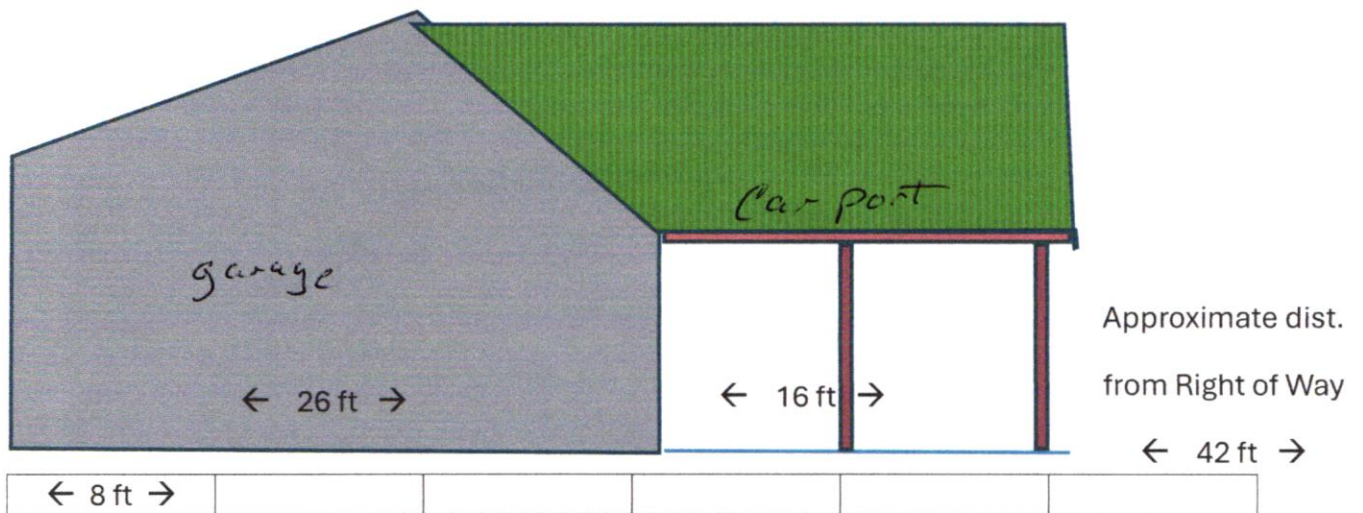
Owner Signature

5 / 11 / 2026

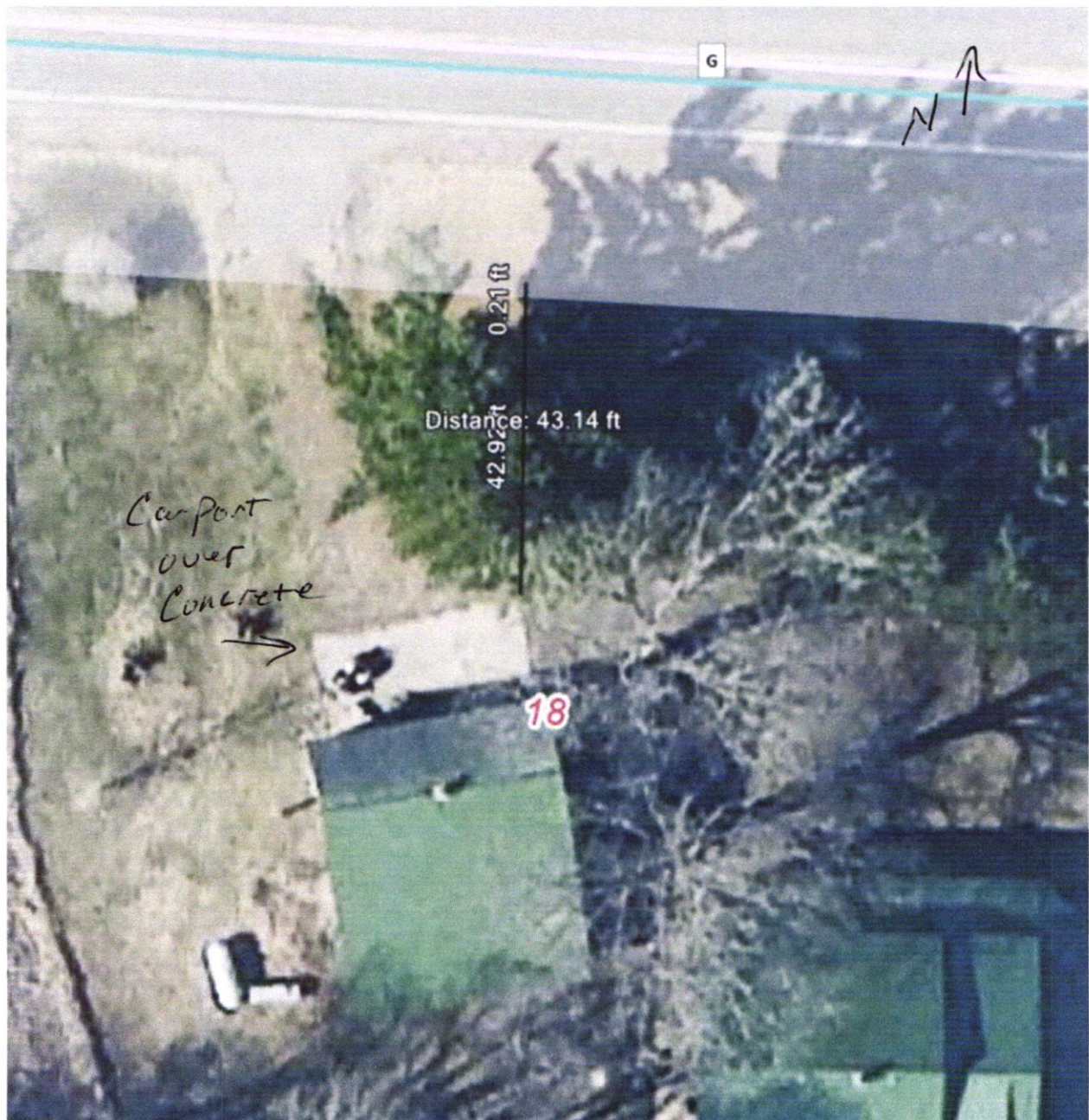
Date

Agent Signature

Date



Proposed cover will open carport.





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 Crystal Lake

Owner: Chad Owens

Applicant/Agent: _____

Property Address: 39 22nd Ave, Canstock Property Tax ID #: 016-1800-06-000

Explain Request: (must match explanation on application) Variance request being made
is to cover the 16'x30' concrete apron on the north side of the
garage that sits west of the house. Edge of the concrete is about
42' from the right of way. Reason is to get the snow and water to shed
off the side instead of dropping and freezing in front of garage opening.

Section B- to be completed by the Township

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

EXPLANATION OF TOWN BOARD DECISION:

Date: 5-19-2026

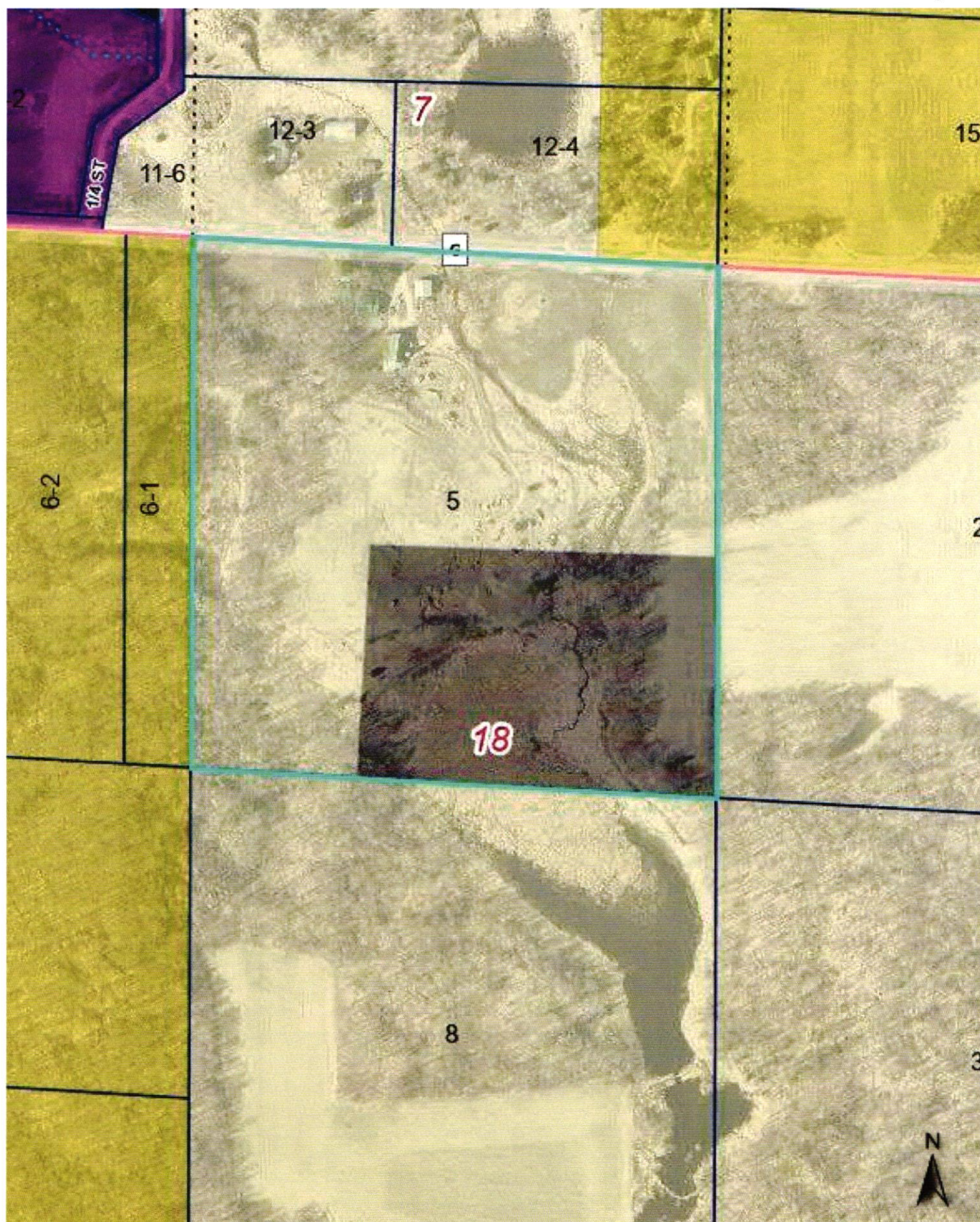
Signed: Craig Nelson
(Town Chairman)

OR Signed: _____
(Town Clerk)

CRAIG NELSON
Print Name

Print Name

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





ORDINANCES RELATING TO HEARING

Applicant/Owner: Chad R Owens & Stacy Slaten
Previous Appeals: 1292

Appeal: 4020

Request: Request a variance to allow construction of a car port over a concrete apron located within the right-of-way setback of a county road, in an Agricultural-1 district.

Purpose Section 17.02: This chapter is declared to be for the purpose of promoting the public health, safety and general welfare.

Intent Section 17.03: It is the general intent of this chapter to regulate and restrict the use of structures, lands, shoreland and waters; regulate and restrict lot coverage, population distribution and density and the size and location of all structures so as to lessen congestion in and promote the safety and efficiency of the streets and highways; secure safety from fire, flooding, panic and other dangers; provide adequate light, air, sanitation and drainage; prevent overcrowding; avoid undue population concentration; facilitate the adequate provision of public facilities and utilities; stabilize and protect property values; further the appropriate use of land and conservation of natural resources; preserve and promote the beauty of the community; prevent and control water pollution; protect spawning grounds, fish and aquatic life; preserve shoreland cover; and implement the county's general plan or county plan components. It is further intended to provide for the administration and enforcement of this chapter and to provide penalties for its violation.

17.28 A-1 EXCLUSIVE AGRICULTURAL DISTRICT

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

Ordinances relating to this Appeal:

17.73(7)	Variances
17.28	A-1 Exclusive Agricultural District

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, July 27th, 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 expand an existing campground in a Recreational Residential, property described as unit 20 & 1/20 int In common elements including campground limited common element Oak Grove Resort condominium, located in Section 07, T33N, R10W, Town of Chetek, 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: Oak Grove Chetek LLC

Property address: 1022 24 ½-25th St Unit 20, Chetek, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 8th day of July, 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: OAK GROVE CHETEK LLC

Agent: BEN HANVELT

Address: 1022 COUNTY HIGHWAY M

Address: 2746 27TH AVE

City/State/ZIP: CHETEK, WI 54728

City/State/ZIP: MIKANA, WI 54857

Daytime _____

Daytime _____

Email: _____

Email: _____

SITE INFORMATION

Parcel I.D. Number: 012 - 4568 - 20 - 000 Township: CHETEK

Property Address: 1022 CTY HWY M UNIT 20

Lot Size: 12.75

Sq.Ft./Acres

APPROXIMATELY

TYPE OF REQUEST:

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

Reason For Special Exception Request:

CAMPGROUND EXPANSION. SEE ATTACHED PROPOSED MAP.

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.**

Ben Hanvelt
Owner Signature

4 / 28 / 26

Date

Ben Hanvelt
Agent Signature

4 / 28 / 26

Date

OFFICE USE

Appeal # 4021 Hearing Date: 7 / 27 / 2024 Previous Hearings: NA

Name of Water Body: Ojash Lake Zoning Dist.: RR

Reviewed By: [Signature] Date 6 / 25 / 26

DATE RECEIVED:

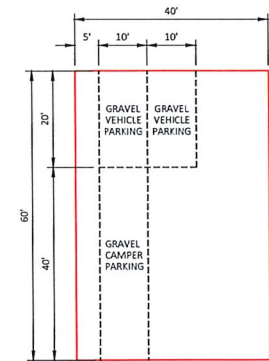
RECEIVED

APR 28 2026

**BARRON COUNTY
LAND SERVICES**

G:\2024\proj\24290120\CD\Sheets\Oak Grove Concept 2 Plan.dwg

PLOT DATE: Jun 16, 2026 - 12:59pm



CAMPSITE DETAIL

- BUILDINGS**
CB - CABIN
CP - CAMPING PAD
SWMH - SINGLEWIDE MOBILE HOME
PAD - EMPTY SWMH SITE
FH - FISH HOUSE
BH - BATH HOUSE
SS - SODA SHACK
BC - BASKETBALL COURT

- * LIGHT POLE
□ SIGN
□ POWER POLE
* UTILITY PEDESTAL
— FENCE
— OVERHEAD UTILITY LINE
— UNDERGROUND TELEPHONE LINE
— UNDERGROUND ELECTRIC LINE
— UNDERGROUND FIBER OPTIC LINE
— UNDERGROUND GAS LINE

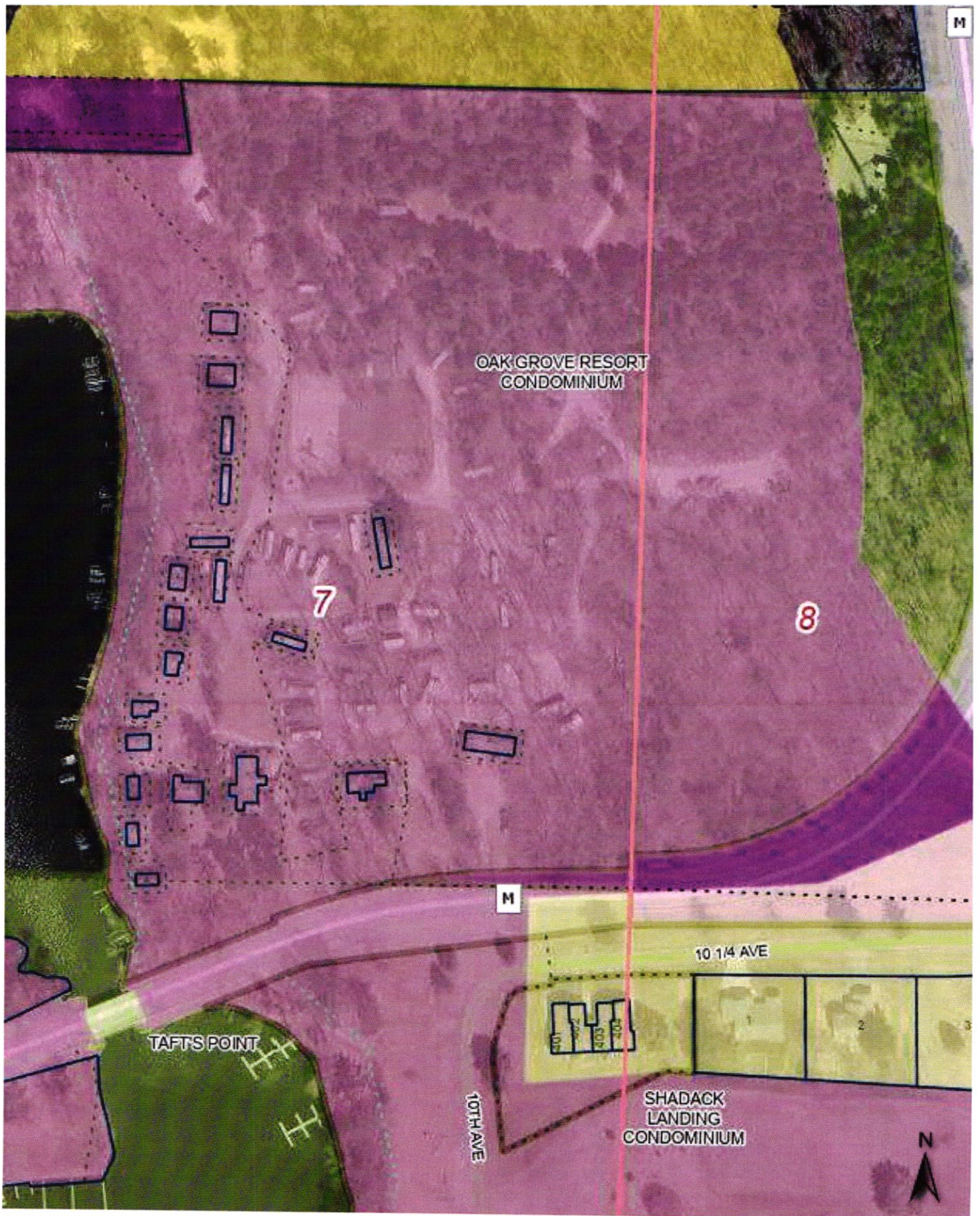


				CEC PROJECT NO. 24290120	PROJECT MANAGER NICOLE HODKIEWICZ	 COOPER ENGINEERING 2600 COLLEGE DRIVE, P.O. BOX 230 RICE LAKE, WISCONSIN 54868-0230 TELEPHONE (715) 234-7008 FAX (715) 234-1025	OAK GROVE CHETEK, LLC	OAK GROVE CAMPGROUND EXPANSION	
				DRAWN BY - CEC VALUE	CHECKED BY ACS		TOWN OF CHETEK, BARRON COUNTY, WI	OAK GROVE CONCEPT PLAN	SHEET 1
NO.	BY	DATE	REVISIONS	ISSUE DATE 6/21/24	APPROVED BY NKH				



Oak Grove

Created by: null



Oak Grove

Created by: null



ORDINANCES RELATING TO HEARING

Applicant/Owner: Oak Grove Chetek, LLC
Previous Appeals: NA

Appeal: 4021

Request: A special exception to expand an existing campground 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 related to this Appeal:

17.73(6)	Special Exception Request
17.36	Recreational-Residential
17.41	Shoreland Overly Area

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, July 27th, 2026 at 9:20 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 special exception to add an additional business building structure and a variance within the setback to Hwy 63, the road right-of-way, in an Residential-1 district on property described part of the NE-SE shown as Lot I CSM 17/58 & Lot 2 CSM 23/73, also shown as Plat 13-5, consisting of 3.27 acres, located in Section 30, T36N, R13W, Town of Lakeland, 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: Lakeland Manufacturing Properties, LLC
Property address: 2537 US Highway 63, Cumberland, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 8th day of July, 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: Zach Goodwin

Agent: _____

Address: 2032 Morgan Ave N.

Address: _____

City/State/ZIP: Stillwater, MN 55082

City/State/ZIP: _____

Daytime Pl

Daytime: _____

Email

Email: _____

SITE INFORMATION

Parcel I.D. Number: 026 - 3000 - 22 - 000

Property Address: 2537 Hwy 63, Cumberland, WI 54829

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 Production Bldg for new equipment

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? No

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

Describe project: New building with cement floor for new equipment

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 # 4082 Hearing Date: 7 / 21 / 2026 Other appeals 2583, 3559, 3771, 3362, 4

Name of Water Body: _____ Zoning Dist.: R-1

Reviewed By: [Signature] Date: 6 / 24 / 2026

E RECEIVED:

RECEIVED

MAY 20 2026

BARRON COUNTY
LAND SERVICES

Variance Criteria

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

the 75' setback from the road Results
in the building location loading and unloading
of trucks in our yard.

(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.

On the east side of property are restricted by
sloping and a numbered lake - see attached

(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 effect that would need mitigation - positive
outcome instead with increased production for the
Company and could be a sound barrier for noise to
surrounding neighbors.

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.

Concrete and lean-to off of existing building -
See attached - this would still be under the
75' set back

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

On diagram B would be turned from cold storage to production.

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 1/4" 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.



Owner Signature

4 / 2 / 2026

Date

Agent Signature

Date

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: Eric Swanson

Agent: _____

Address: 2537 Hwy 63

Address: _____

City/State/ZIP: Cumberland, WI 54829

City/State/ZIP: _____

Daytime: _____

Daytime Phone: _____

Email: _____

Email: _____

SITE INFORMATION

Parcel I.D. Number: 026 - 3000 - 22 - 000 Township: Lakeland

Property Address: 2537 Hwy 63, Cumberland WI 54829 Lot Size: 3.270 Sq.Ft./Acres

TYPE OF REQUEST:

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

Reason For Special Exception Request:

build a new building within the set back of Hwy 63
for potential production or storage.

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.

E Swanson
Owner Signature

07 / 20 / 2026
Date

Agent Signature

Date

OFFICE USE

Appeal # 4122 Hearing Date: 7 / 27 / 2026 Previous Hearings: 8583-3559, 3717 & 3624

Name of Water Body: _____ Zoning Dist.: _____

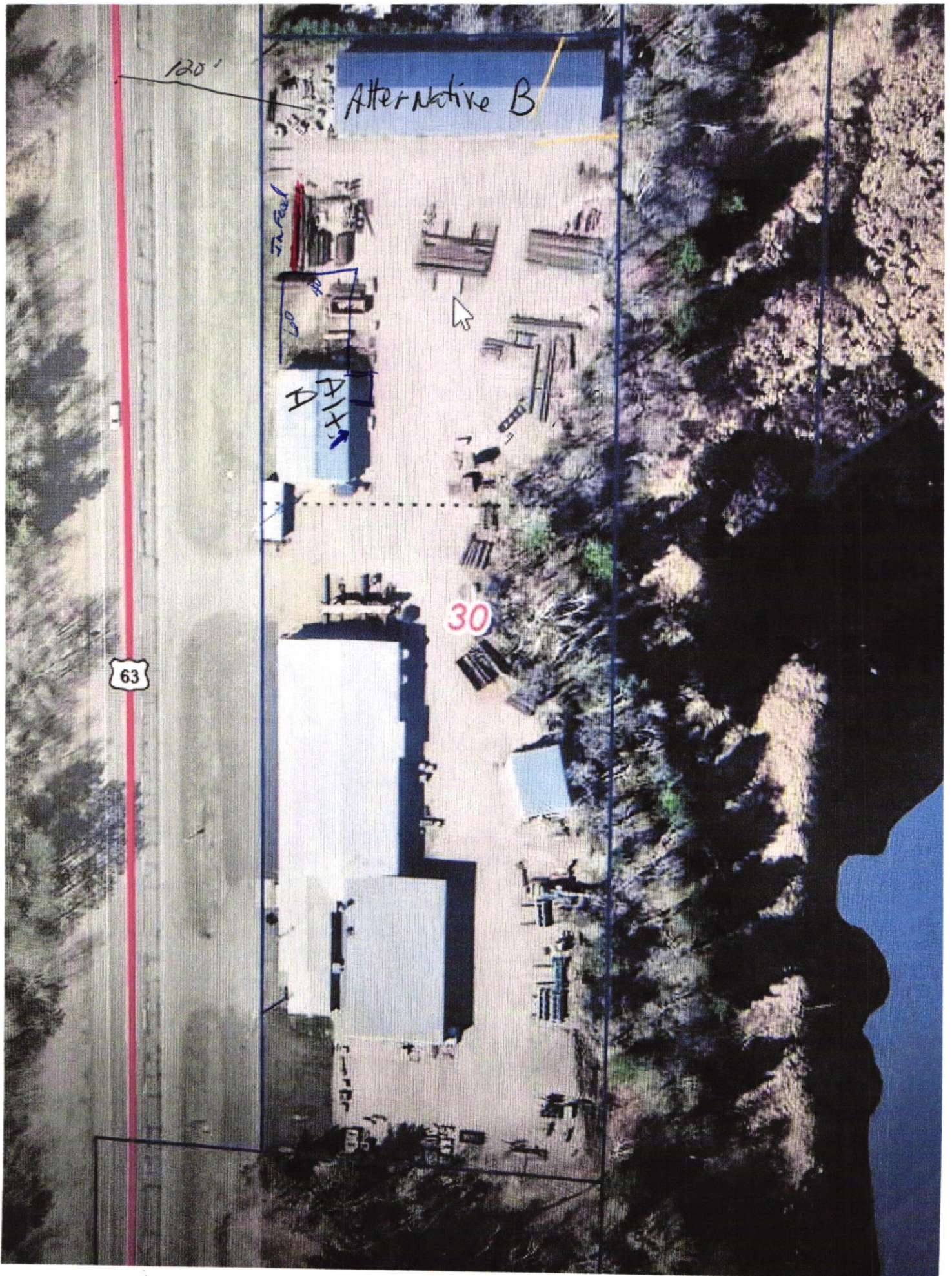
Reviewed By: _____ Date: _____ / _____ / _____

DATE RECEIVED:

RECEIVED

JUL 20 2026

**BARRON COUNTY
LAND SERVICES**



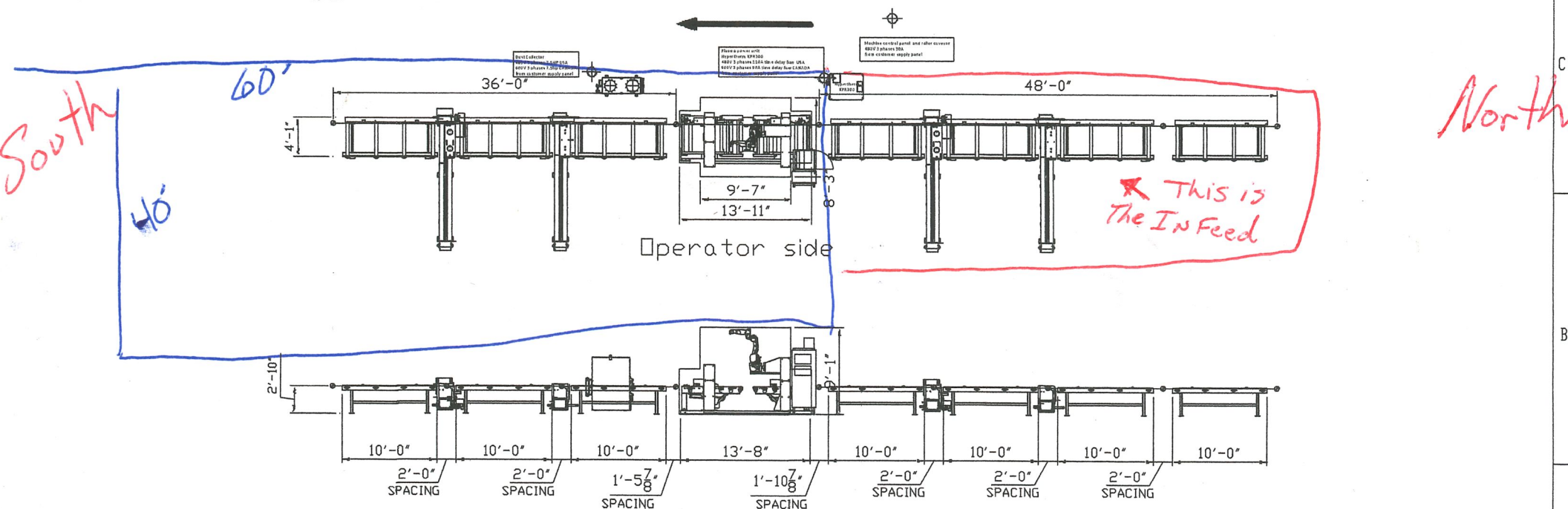


EAST

Diagram illustrating a horizontal line with various segments and dimensions:

- Segment 1: 3'-5"
- Segment 2: 8'-7"
- Segment 3: 2'-2 $\frac{3}{8}$ "
- Segment 4: 13'-8"
- Segment 5: 2'-7 $\frac{3}{8}$ "
- Segment 6: 8'-7"
- Segment 7: 3'-5"
- Segment 8: 8'-7"
- Segment 9: 3'-5"

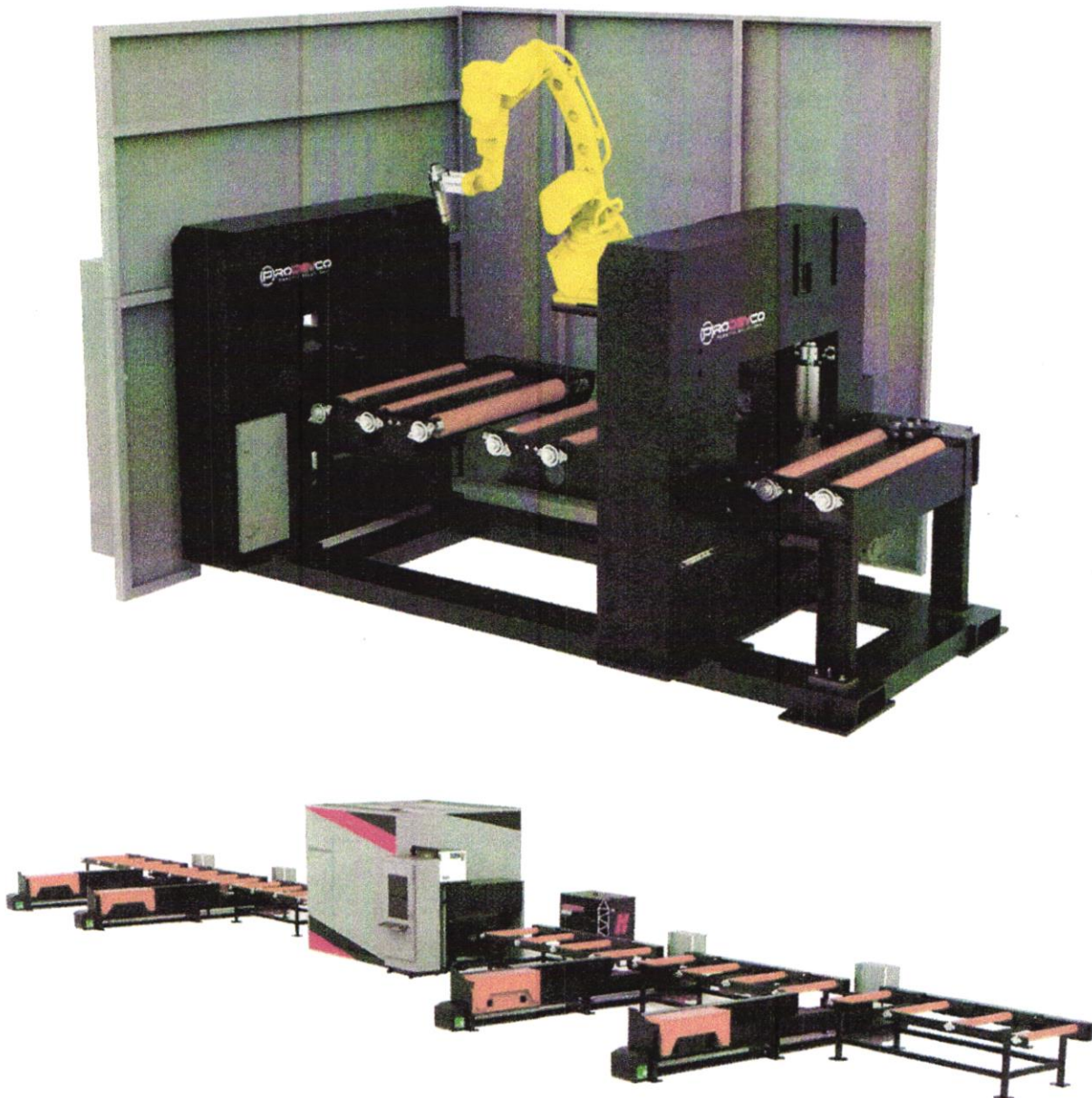
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PREPARE AND COMPLETE the following information as soon as possible. Do not check off items unless you have done so. Do not check off any item until you have been notified by the FBI that it is required.	JARVIS ENQUIRY SHEET (continued)		NAME LAST FIRST MIDDLE	DATE MONTH DAY YEAR	TITLE STD PCR41 - Lakeland Co. Inc.
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**Introduction to the most modern robotic plasma steel cutting system:
The PCR41**



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 Lakeland Township

Owner: Zach Goodwin / Eric Swanson as of 7/29/2025

Applicant/Agent: _____

Property Address: 2537 Hwy 63 Property Tax ID #: 026-3000-22-000
Cumberland, WI 54829

Explain Request: (must match explanation on application)

New building with cement floor for new
equipment for production that is under the 75'
Setback

Section B - to be completed by the Township

The Town Board is: ☒ In Favor ☐ Neutral ☐ Opposed (Lakeland Manufacturing Properties LLC choice #1)

EXPLANATION OF TOWN BOARD DECISION:

See
Attached
letter
on

Per Zoning Committee action of May 3, 2017:
only variance requests to a Town road, road
right-of-way or other Town-owned property will
require a completed Town Consideration Form.
Barron County Zoning Office

Letterhead - dated April 17, 2026

Date: April 14, 2026

Signed: _____
(Town Chairman)

OR

Signed: _____

(Town Clerk)

Print Name

Danielle Maxwell-Parker
Print Name

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

Town of Lakeland

791 - 29 11/16th Ave | PO Box 28 | Barronett WI 54813 | 715.822.2775 | clerk@townoflakeland.wi.gov

April 17, 2026

Barron County Zoning Office
David Gifford, Zoning Administrator
335 E Monroe Ave Rm 2104
Barron WI 54813

Re: Variance and Special Exception Town Consideration

Dear Administrator Gifford:

This letter is in regards to the Variance and Special Exception Town Consideration Form that was filed with the Town of Lakeland by Zach Goodwin and Eric Swanson, owners of Lakeland Manufacturing Properties LLC, located at 2537 US Highway 63, Cumberland, WI.

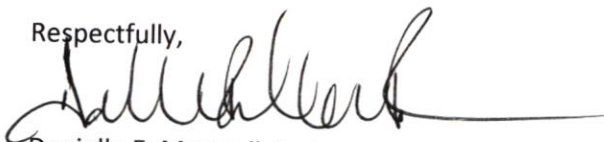
At the duly noticed monthly meeting of the Board of Supervisors for the Town of Lakeland held on Tuesday, April 14, 2026, the board considered the "Variance Application for Road Setbacks by Lakeland Manufacturing Properties LLC (Zach Goodwin and Eric Swanson), located at 2537 USH 63, Parcel ID# 0026-3000-22-000, to allow construction of a Production Building for New Equipment on their lot of 3.27 acres."

The unanimous and prevailing motion for this agenda item is as follows: "It was moved by Schill and seconded by Bertelsen to convey to Barron County Zoning the Town is in favor of the Variance and Special Exception as applied and strongly recommends Lakeland Manufacturing Properties LLC's choice #1 and justify the decision with the following explanation: the addition of the new 60' x 40' building would share a contiguous wall with the existing building and would maintain the same setback to US Highway 63 as the existing building, with an additional value of a sound barrier along the highway corridor; the #2 option, as depicted by "Alt. A" on the map, is less than ideal, as the structure would occupy otherwise usable space while creating an unusable space unnecessarily for the local business, as well as creating possible safety hazards by impeding on existing space for large trucks and equipment to maneuver safely and easily; and option #3, as depicted by the label "Alternative B" on the map, is problematic as there is an existing agreement in place with the property owner to the north limiting use of the building."

Please accept this letter as the "See Attached Letter on Letterhead," as noted on the signed Town Consideration Form in the space reserved for "EXPLANATION OF TOWN BOARD DECISION" that is obstructed by green box with the May 3, 2017 statement.

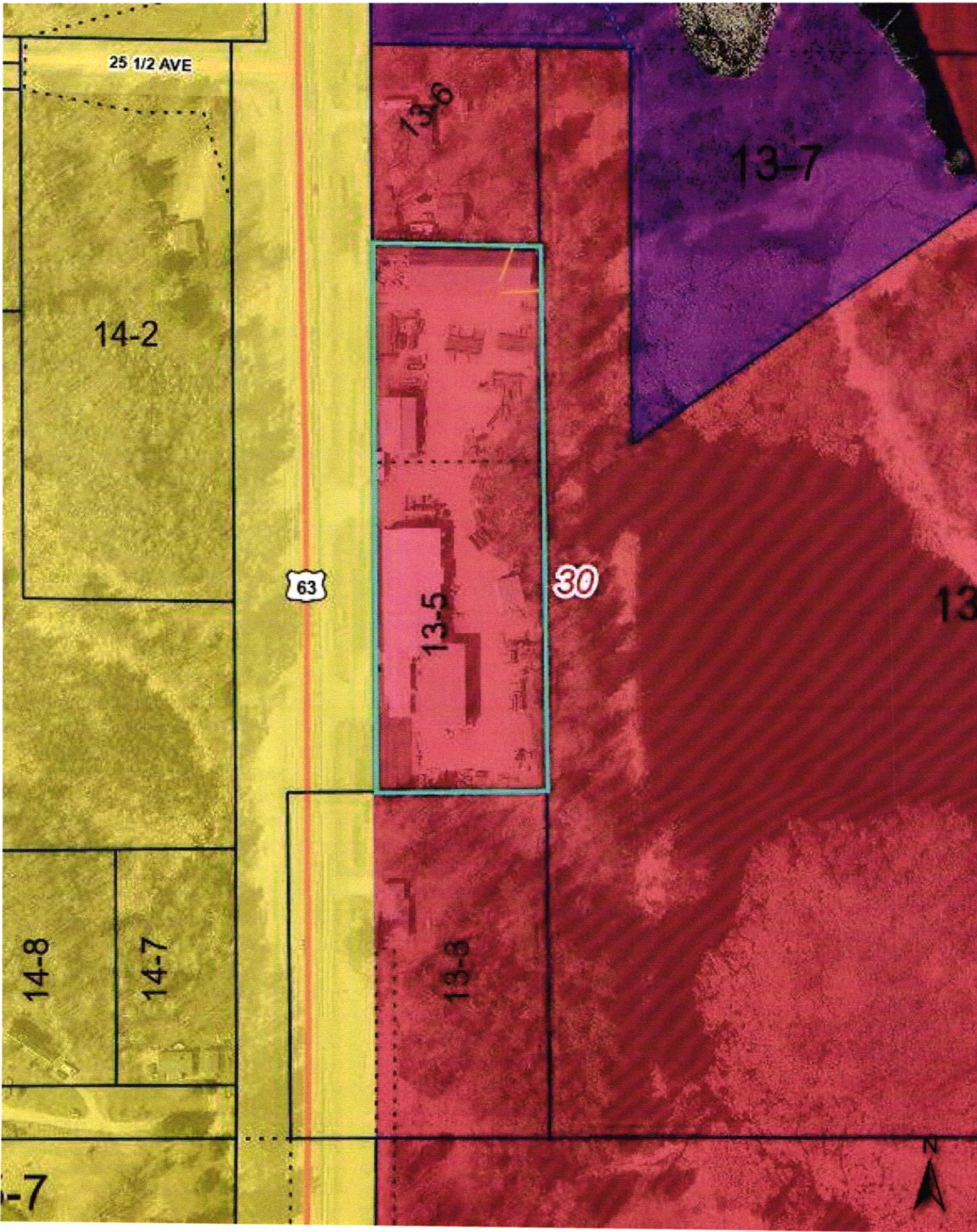
If you require anything further regarding this application and/or the Town's response, please contact me directly by calling 715-529-2741.

Respectfully,



Danielle E. Maxwell-Parker
Clerk





ORDINANCES RELATING TO HEARING

Applicant/Owner: Lakeland Manufacturing Properties, LLC
Previous Appeals: 2583, 3559, 3979 and 3624

Appeal: 4022

Request: a special exception to add an additional business building structure and a variance within the setback to Hwy. 63, the road right-of-way, in a Residential-1 District, Town of Lakeland.

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.

Ordinances relating to this Appeal:

17.32	Recreational-1 District
17.73(6)	Special Exception Requests
17.73(7)	Variances