ZONING COMMITTEE MEETING

Wednesday, September 2, 2026 – 10:00 a.m.
Barron County Government Center | Room 2106
335 E. Monroe Avenue - Barron, Wisconsin

AGENDA

1. Call to order.

2. Acknowledgement of Public Posting Requirements

3. Approve Agenda

4. Public Comment

5. Approve August 5, 2026 meeting minutes.

6. Edit List Review – August expenses – discussion only

7. Public Hearings:

> **10:00 A.M. – 2026-14: Peter Mikkelson, property owner; Matt Shilts, applicant,** request to rezone plat 2-7 & plat 5-1A prt NE-NW & NW-NE shown as lot 1 CSM 21/134 #3084 , consisting of 3.96 acres, located in the Town of Prairie Lake, from Business to Residential-2.
> **Property address:** 2353 9th Avenue, Chetek, Wisconsin.

8. 2027 Zoning Office Budget- action item

9. Discussion: Zoning office activities

10. Future Agenda Items: Final draft of Shoreland Protection and Flood Plain Ordinances.

11. Set next meeting date: October 7, 2026

12. Adjournment.

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

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

cc: Jenkins, Bartlett, Sandmann, Cook, Kusilek, Corporation Counsel, Deputy Corporation Counsel, County Administrator, County Clerk, Webmaster, Public posting

Zoning Committee Meeting Minutes
Wednesday August 5, 2026-10:00 a.m.
Barron County Government Center | Room 2106
335 E. Monroe Avenue- Barron, Wisconsin

Members Present: Randy Cook, Audrey Kusilek, Dennis Jenkins, Karolyn Bartlett and Dennis Sandmann.
County Personnel: Ben Cole, Becky Melton and James Palmer.

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

Motion: (Cook/Jenkins) to approve the amended agenda; carried. **Motion:** (Cook/Sandmann) to approve the minutes of July 1, 2026; carried.

Public Comment: None.

Edit List- No questions or comments

Gopher Point Condominium Plat Amendment: Matt Shilts, Requestor. Shilts presented the requested amendments to unit 90. The request was to move location of unit 90 and increase unit size. Cole gave a staff summery and Shilts answered committee's questions. **Motion:** (Cook/Jenkins) to approve the amendment to the plat; carried.

Narrow Point Condominium Plat Addendum: Matt Shilts, Requestor. Shilts presented the requested amendments to Unit 6. Request to move the location and increase size of unit 6, including adding more land to the condo in south west corner due to vacating of town road. Cole gave a staff summery and Shilts answered the committee's questions. **Motion:** (Cook/Bartlett) to approved the amendment to the plat; carried.

10:00 a.m. | 2026-11: Tonja Metnik, property owner; Matt Shilts, applicant. Rezone from **Agricultural-2 to Residential-1 District.**

Kusilek opened the hearing and read the public notice. The Board reviewed the file and received testimony from the applicant. Cole presented a staff report. No public testimony or written correspondence was received. Town Consideration Form entered into testimony. After Board question and discussion, **Motion:** (Cook/Jenkins) to close testimony; carried. **Motion:** (Jenkins/Bartlett) to recommend approval of the request; carried: **Motion:** (Cook/Sandmann) to close hearing;

Motion carried 5-0

10:10 a.m. | 2026-12: Scott M & Mary A Bellefeuille, owners; Mark Bellefeuille, applicant, request a rezoning from **Agricultural-1 and Agricultural-2 to the Recreational Residential District.**

Kusilek opened the hearing and read the public notice. The Board reviewed the file and received testimony from the applicant. Cole presented a staff report. No public testimony or written correspondence was received. Town Consideration Form entered into testimony. After Board question and discussion, **Motion:** (Jenkins/Sandmann) to close testimony; carried. **Motion:** (Sandmann/Bartlett) to recommend approval of the request; carried: **Motion:** (Cook/Bartlett) to close hearing;

Motion carried 5-0.

10:20 a.m. | 2026-13: Heer Brothers LLC; Charlie Carlson, applicant , requesting a variance for a reduced easement width for property described as Plat 1 located in the NW-NE, Section 29, T35N, R13W, Town of Cumberland.

Kusilek opened the hearing and read the public notice. The Board reviewed the file and received testimony from the applicant. Cole presented a staff report. No public testimony or written correspondence was received. Town Consideration Form entered into testimony. After Board question and discussion, **Motion:** (Cook/Jenkins) to close testimony; carried. **Motion:** (Bartlett/Jenkins) to recommend approval of the request; carried: **Motion:** (Cook/Jenkins) to close hearing;

Motion carried 5-0.

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

Future Agenda items: Budget and Ordinance updates.

Next Zoning Committee Meeting: September 2nd, 2026

Meeting was adjourned by unanimous consent at 10:59 a.m.

Respectfully submitted,
Becky Melton, Administrative Assistant

Minutes are not official until approved by the Zoning Committee

August Edits					
8/6/2026	Ronald Olson	C0096487	Revenue Rural Address	ZA Refund Rural Address	$35.00
8/6/2026	Cumberland Advocate	C0096488	Publications	ZA- Rezonings Bellefeuille/Heer/Metnik	$116.21
8/6/2026	Chetek Alert	C0096490	Publication	ZC BOA 4021 & 4023	$132.25
8/6/2026	DSPS Fiscal	C0096492	Sanitation Fees	ZA- July 2026 State San Fees	$2,700.00
8/20/2026	Cumberland Advocate	C0096727	Publication	ZA BOA Nelnordic Trust	$49.08
8/27/2026	Amazon Capital	C0096787	New equipment	Zoning- replacement tapes for field work	$39.90
8/27/2026	Bureau of Correctional Ent	C0096789	Revenue Rural Address	ZA Rural signs	$283.00
					$3,355.44

ZONING BUDGET - 2027

		2025 Actual	2025 Budget	2026 Budget	2026 Current Actual	2027 Budget Request
100-12-44410-000-000	ZONING FEES AND PERMITS	233,310	235,000	240,000	118,990	240,000
100-12-45010-000-000	ZONING FORFEITURES	3,625	0	2,534	2,534	0
	TOTAL REVENUES	**236,935**	**235,000**	**242,534**	**121,524**	**240,000**
100-12-56010-000-000	**LAND SERVICES - GENERAL**					
100-12-56010-111-000	SALARIES	761,078	738,848	768,337	377,389	740,598
100-12-56010-112-000	OVERTIME @ 1.5	-	-	-	-	500
100-12-56010-113-000	OVERTIME @ STRAIGHT TIME		-	-	-	-
100-12-56010-151-000	SOCIAL SECURITY	43,587	44,631	46,485	20,513	45,948
100-12-56010-152-000	EMPLOYER RETIREMENT	51,136	50,030	53,983	25,510	53,729
100-12-56010-154-000	HEALTH & LIFE INSURANCE	250,031	252,540	265,053	141,710	301,600
100-12-56010-156-000	WORKER'S COMPENSATION	13,510	17,581	15,911	13,513	13,967
100-12-56010-157-000	EDUCATION & TRAINING	720	750	750	288	750
100-12-56010-159-000	MEDICARE INSURANCE	10,194	10,438	10,872	4,797	10,746
100-12-56010-164-000	EMPLOYER 401 CONTRIBUTION MGT CONF	1,200	1,200	1,200	600	1,200
100-12-56010-225-000	TELEPHONE	6,127	7,000	7,000	3,005	7,000
100-12-56010-249-000	REPAIR & EXPENSE	-	1,000	1,000	-	1,000
100-12-56010-310-000	OFFICE SUPPLIES	3,932	9,000	8,200	1,885	8,200
100-12-56010-311-000	POSTAGE	5,065	6,200	7,000	4,575	7,000
100-12-56010-322-000	SUBSCRIPTIONS		-	-	-	-
100-12-56010-324-000	ASSOCIATION/MEMBERSHIP DUES	2,160	3,750	3,750	2,502	3,750
100-12-56010-325-000	CONFERENCE REGISTRATION	2,062	3,750	3,750	1,398	3,750
100-12-56010-332-000	TRAVEL & EXPENSE	2,187	3,000	3,000	1,472	3,000
100-12-56010-813-000	NEW EQUIPMENT	279	6,300	6,300	75	6,300
		1,153,269	**1,156,018**	**1,202,591**	**599,233**	**1,209,039**

RPL wage/fringe transferred to Treasurer's Dept for 2025.

22-100-12-56400-000-000	**ZONING**					
22-100-12-56400-141-000	ZONING COMMITTEE	2,648	4,500	4,500	685	4,500

ZONING BUDGET - 2027

		2025 Actual	2025 Budget	2026 Budget	2026 Current Actual	2027 Budget Request
22-100-12-56400-149-000	BOA- PER DIEM & MILEAGE	4,778	5,000	5,000	1,032	5,000
22-100-12-56400-151-000	SOCIAL SECURITY	0	400	400	0	400
22-100-12-56400-159-000	MEDICARE INSURANCE	108	100	100	25	100
22-100-12-56400-212-000	LEGAL FEES	0	775	775	0	775
22-100-12-56400-321-000	PUBLICATIONS	2,270	6,500	6,500	1,418	6,500
22-100-12-56400-999-000	ASSIGNED RES - FPP COMPLIANCE MONITOR	0	0	7,836	0	
		9,804	**17,275**	**25,111**	**3,160**	**17,275**
	TOTAL EXPENDITURES	**1,163,073**	**1,173,293**	**1,227,702**	**602,393**	**1,226,314**

RZ2026-14

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, September 2, 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 plat 2-7 & plat 5-1A prt NE-NW & NW-NE shown as lot 1 CSM 21/134 #3084 , consisting of 3.96 acres, located in Section 24, T33N, R11W, Town of Prairie Lake, from Business to the Residential-2 district.

Property owned by Peter Mikkelson
Applicant: Matt Shilts

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 19th day of August, 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

Property Owner: Peter Mikkelson
Address: W6770 County Highway D
City/State/ZIP: Sarona WI 54870
Daytime Phone:
Email:

Applicant/Agent: Matt Shilts / Shilts Land Surveying
Address: 2092 15th Ave
City/State/ZIP: Cameron WI 54822

SITE INFORMATION **Current Zoning District** B **Proposed Zoning District** R2

Parcel I.D. Number: 036 - 2400 - 33 - 001 **Township:** Prairie Lake

Property Address: 2353 9th Ave **Current Parcel Size:** 3.96 **Acres**

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

Currently the parcel exists in two districts. Wish to create 3 parcels all in the R2 district to sell as residental

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

Lot 1 of CSM 21-134, pending CSM to create 3 lots

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.

Property Owner's Signature — Date: / /

Applicant/Agent's Signature — Date: 8 / 6 / 26

Date Received:
RECEIVED
AUG 11 2026
BARRON COUNTY ZONING OFFICE

Fee: $500.00 Paid X check # 3957

Hearing # 2026-14 Date/County Clerk Submission: 8/11/2026

Reviewed by: Benjamin C. Cole Date: 8/11/2026

COPY

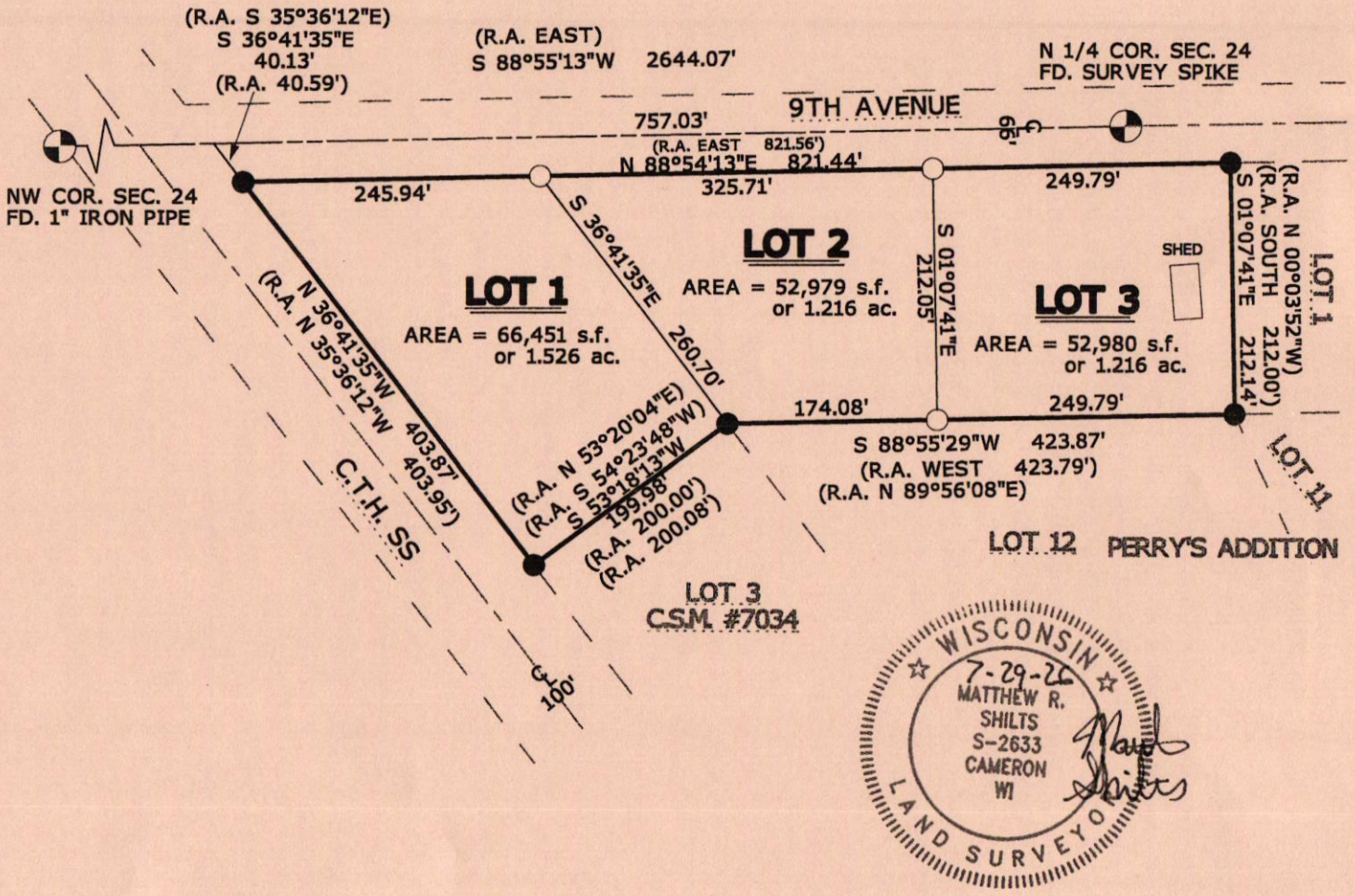
GOVERNMENT CORNER - AS NOTED
TIES VERIFIED

(R.A.) "RECORDED AS" BEARING OR DISTANCE

SCALE: 1" = 150'

150 0 75 150

BEARINGS REFERENCED TO THE NORTH LINE OF THE NW 1/4 OF SECTION 24, WHICH HAS A BARRON COUNTY GEODETIC GRID BEARING OF S 88°55'13"W.



WISCONSIN
7-29-20
MATTHEW R. SHILTS
S-2633
CAMERON
WI
LAND SURVEYOR

PREPARED FOR:

APRIL MIKKELSON
W6770 COUNTY HIGHWAY D
SARONA, WI 54870

SHEET 1 OF 2

SHILTS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE: 715-651-5476

Mikkelson

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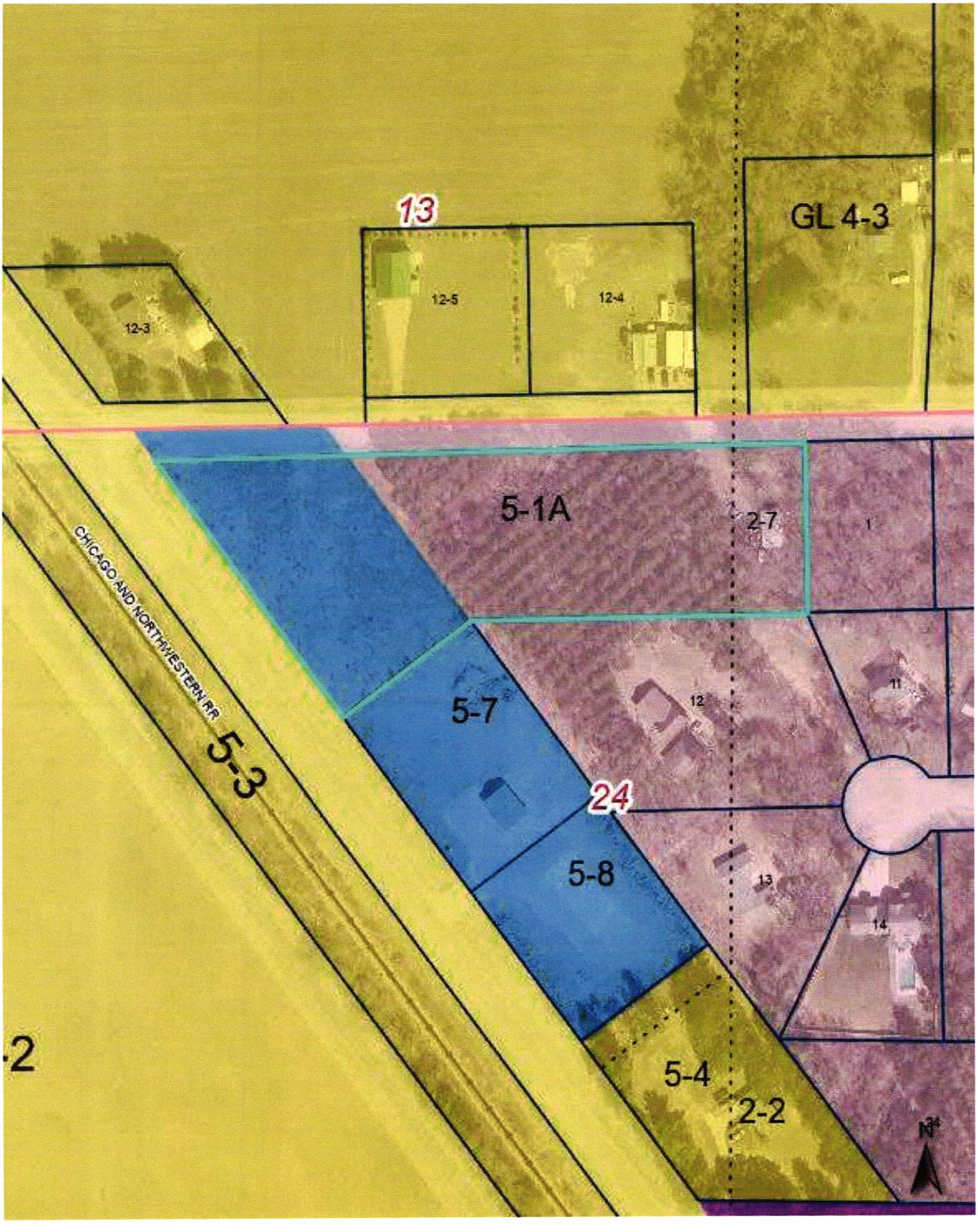

Mikkelson

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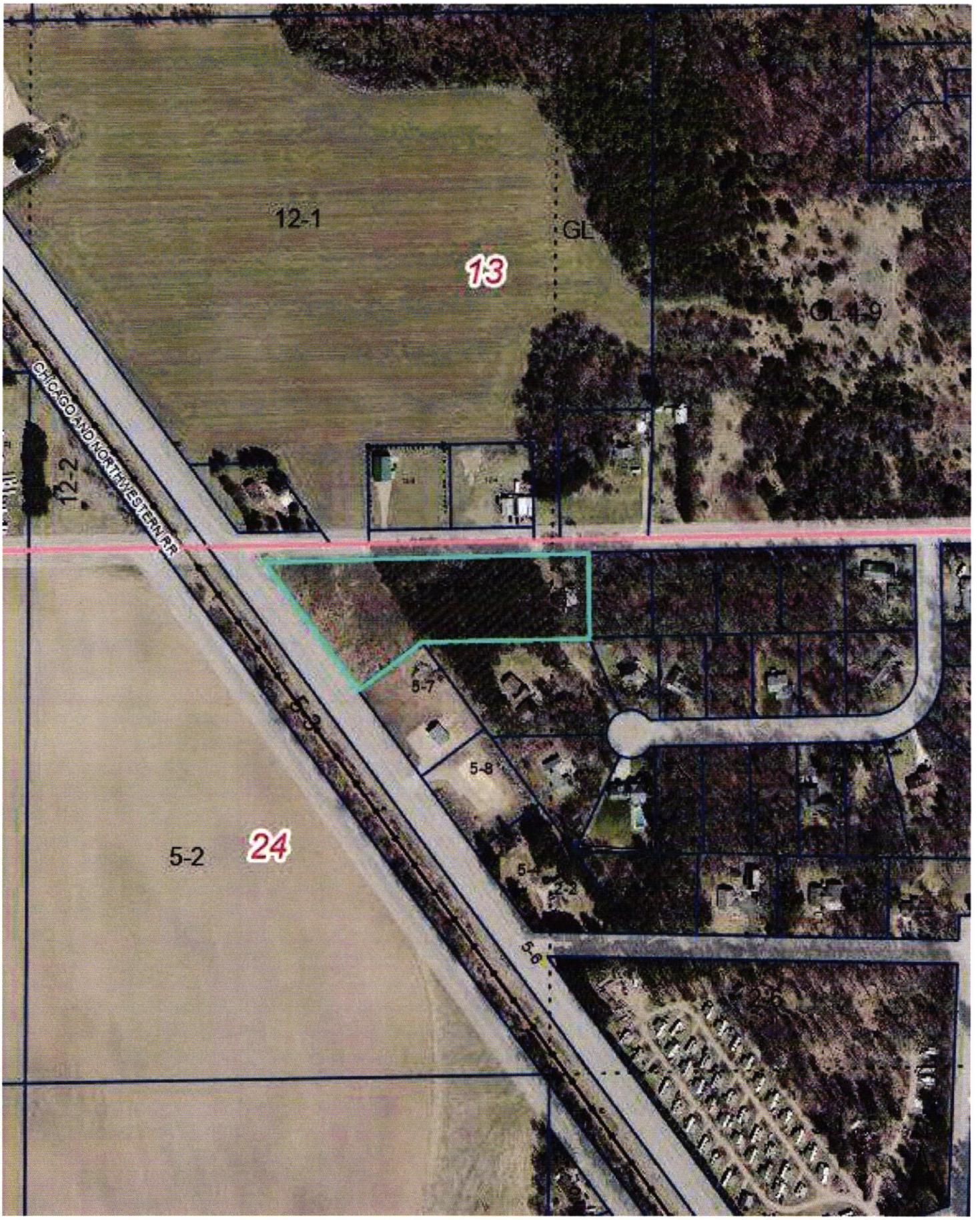

TOWN CONSIDERATION FORM (TCF) FOR REZONING

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 Prairie Lake Parcel I.D. #: 036-2400-33-001

Owner: Pete Mikkelson Applicant/Agent: Matt Shilts

Property Address: 2353 9th Ave Shilts Land Surveying

Present Zoning District: B Proposed Zoning District: R2

Area to be rezoned: ☒ Entire Parcel ☐ Other:

Explain your request: The current parcel has two zoning districts. The request is to get the entire parcel into R2 and divide the property into 3 lots

***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: N/A

Date: 8/5/26

Signed: _____ **OR Signed:** _____
(Town Chair.) *(Town Clerk)*

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

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

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