BOARD OF ADJUSTMENT MEETING AGENDA

Monday September 21st, 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 # 4025: Scott M & Mary A Bellefeuille, property owners; Mark Bellefeuille, agent:** Requests a special exception to establish rural bait, gun, sports shop and corner store in a Recreational Residential district.
   Property address: 1011 22 ½ Ave, 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, Public posting

BOARD OF ADJUSTMENT MEETING MINUTES

Monday August 24, 2026 – 9:00 a.m.
Barron County Government Center | Room 2106
335 E. Monroe Avenue - Barron, Wisconsin

Present: Dan North, Keith Hardie, Gary Nelson, Carol Moen and Karolyn Bartlett
Absent: Amy Kelsey
Zoning Office staff: Ben Cole, Becky Melton and John Muench.

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: (Hardie/North) to approve the agenda; carried. **Motion: (North/Moen)** to approve the minutes of August 10, 2026; carried.

Public Comment: None.

9:00 a.m. | Appeal #3981: Nelnordic Trust, property owner; Todd Smith, agent: This is a remanded hearing from Circuit Court for the purpose of reviewing the request for a variance to allow retaining walls constructed within the 75' setback to the OHWM of Beaver Dam Lake, in a Residential-1 district.

Nelson opened the hearing and read the public notice. The Board reviewed the file and received testimony from the agent. **Motion: (Bartlett/Moen)** to include Appeal 3959; carried. Cole presented a staff report. No public testimony or written correspondence was received. Letter from Cooper Engineering read and entered into testimony. After Board questions and discussion, **Motion: (Hardie/North)** to close testimony; carried. **Motion: (Bartlett/North)** to approve the variance as presented with the following conditions:

1. All licenses and permits are obtained prior to construction, and all testimony, oral and written, including previous hearings, is part of the decision.
2. Findings from Cooper Engineering state that walls #2 and #3 are required for foundation stability and erosion control.

Motion carried 5-0

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

Next Board of Adjustment Meeting: Undetermined at the time of the meeting.

Motion: (Hardie/Nelson) to adjourn the meeting at 10:07 a.m.; carried.

Respectfully submitted,
Becky Melton, Administrative Assistant

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

Appeal #4025

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, September 21, 2026 at 9:00 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 establish rural bait, gun, sports shop and corner store in a Recreational-Residential district, property described as government lot 1-1 prt gov lot 1 shown as lot 1 CSM 44/39 consisting of 4.07 acres, located in Section 11, T35 N, R13W, Town of Cumberland, 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: Scott M. & Mary A Bellefeuille
Agent: Mark Bellefeuille
Property address: 1011 22 ½ Ave, Cumberland Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 2nd day of September, 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: SCOTT BELLEFEUILLE
Address: 1028 22 1/2 AVE
City/State/ZIP: CUMBERLAND, WI 54829
Daytime Phon
Emai

Agent: MARK BELLEFEUILLE
Address: 2171 10th ST.
City/State/ZIP: ~~2171 10th St.~~ CUMBERLAND WI 54829

SITE INFORMATION

Parcel I.D. Number: 018 - 1100 - 14 - 000 Township: CUMBERLAND
Property Address: 1011 22 1/2 Ave. Lot Size: 4.07 Sq.Ft./Acres

TYPE OF REQUEST:

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

Reason For Special Exception Request:
FOR RURAL BAIT/GUN/SPORTS SHOP/CORNER STORE

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.

Owner Signature — Date: 08 / 21 / 2026

Agent Signature — Date: 08 / 21 / 2026

OFFICE USE

Appeal # 4025 Hearing Date: 9 / 21 / 2026 Previous Hearings: #BOA 294 in BOA 2111
Name of Water Body: N/A Zoning Dist.: RR
Reviewed By: Benjamin C. Cole Date 08 / 24 / 2026

DATE RECEIVED:
RECEIVED
AUG 21 2026
BARRON COUNTY LAND SERVICES

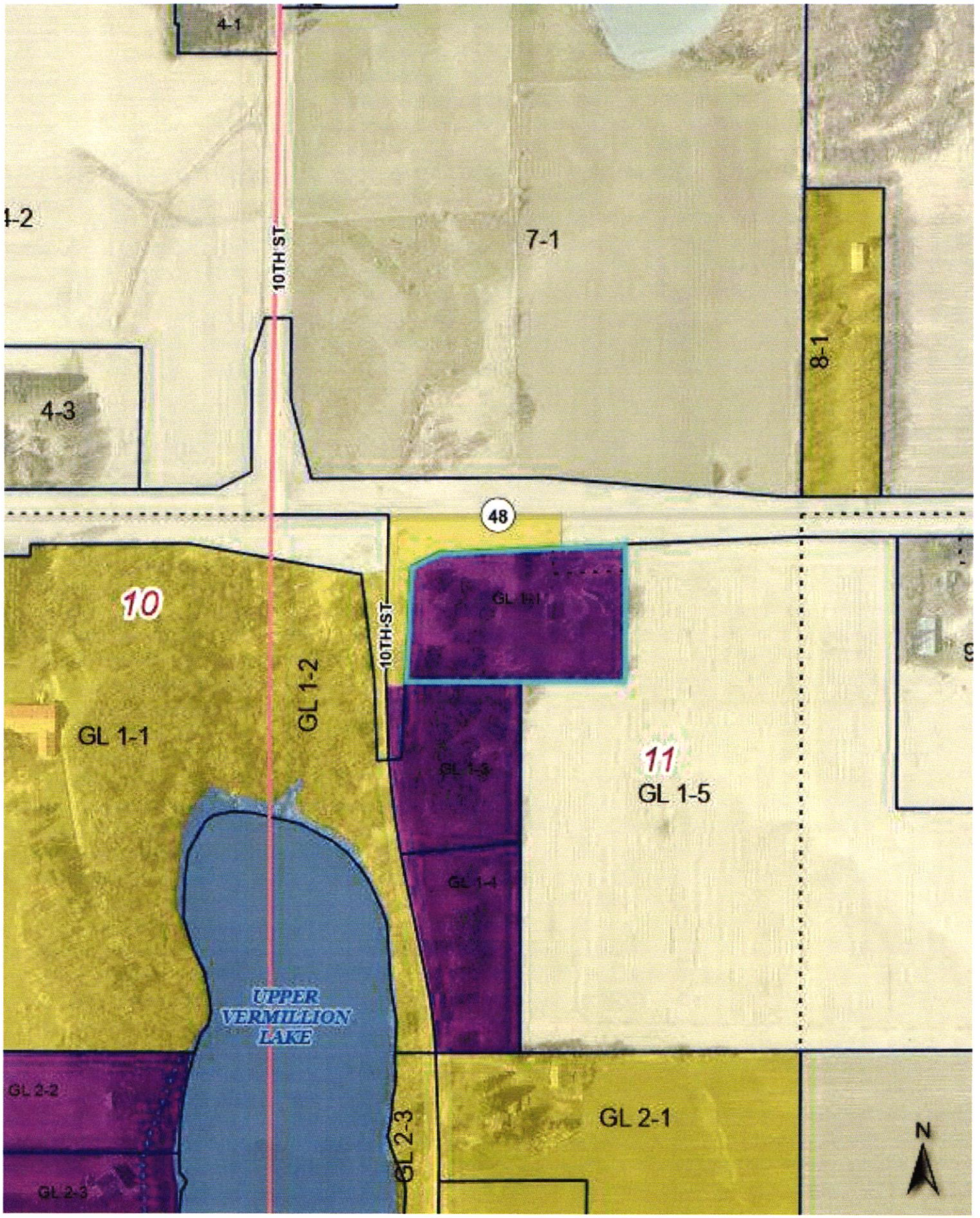
Bellefeuille

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ORDINANCES RELATING TO HEARING

Owner: Scott & Mary Bellefeuille **Appeal:** 4025
Applicant: Mark Bellefeuille

Previous Appeals: #1294 and #2111
Request: A special exception to establish rural bait, gun, sports shop and corner store.

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.

Ordinances related to this Appeal:

17.73(6) Special Exception Uses

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 CUMBERLAND

Owner: SCOTT & MARY BELLEFEUILLE

Applicant/Agent: MARK BELLEFEUILLE

Property Address: 1011 22 1/2 Ave. Property Tax ID #: 018 - 1100 - 14 - 000

Explain Request: (must match explanation on application) WAITING TO BUILD 1500SQFT BUSINESS ON COLLER OF 48 AND 10TH ST. BUSINESS OF FIREARMS SALES, POSSIBLE ALCOHOL SALES, BAIT, TACKLE AND MISC. SPORTING GOODS AND GUNSMITHING.

Section B *– to be completed by the Township*

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

EXPLANATION OF TOWN BOARD DECISION:

Date: 9-8-26

Signed: Tom Brown (Town Chairman) **OR** Signed: _____ (Town Clerk)

TOM - BROWN
Print Name

_____
Print Name

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

September 8th, 2026

The regular monthly meeting of the Board of Supervisors for the Town of Cumberland was held on Tuesday, September 8th, 2026, at the Town Hall. Chairman Tom Brown, Supervisor Alvin Hecht, Supervisor Ken Kolzow, Treasurer Brooke Fischer, and Clerk Sara Mathison were in attendance. Absent: none. Others present: Mark Fischer and Andy Hecht. Chairman Brown called the meeting to order at 5:00 p.m.

Roll call was taken.

It was moved by Supervisor Kolzow and seconded by Supervisor Hecht to approve the agenda, as presented, at 5:01 p.m.
Ayes: all present. Nays: none. Motion carried.

Verification of proper posting of meeting notice was presented by the clerk.

It was moved by Supervisor Hecht and seconded by Supervisor Kolzow to approve the minutes of the August board meeting (08/03/26), as presented, at 5:01 p.m.
Ayes: all present. Nays: none. Motion carried.

The Treasurer's report for the prior month activity was read by Brooke Fischer. The month end balance for the general fund was $11,219.13; interest earned $29.22; outstanding checks of $6,941.45. The tax account balance was $265,281.26; interest earned $412.24; no outstanding checks. Ledger balance of the shop loan is $100,435.70.

It was moved by Supervisor Hecht and seconded by Supervisor Kolzow to approve the Treasurer's report at 5:03 p.m.
Ayes: all present. Nays: none. Motion carried.

Public comment: None.

The Board reviewed the Special Exception request submitted by Scott and Mary Bellefeuille for property located at 1011 22 ½ Avenue. Mark Bellefeuille requests to construct a 1,500-square-foot building for his business which includes firearm sales, possible alcohol sales, bait, tackle, miscellaneous sporting goods, and gunsmithing. The Board approved the request and indicated it was in favor of the Special Exemption and would welcome the business. A motion for approval was made by Supervisor Kolzow and seconded by Supervisor Hecht at 5:05 p.m.
Ayes: all present. Nays: none. Motion carried.

Barron County's proposed change to the payout process for special charges, special assessments, and delinquent utilities beginning 2027 was discussed. Under the proposed process, municipalities would receive payment in full in August rather than receiving funds only as they are collected. The Board expressed no concerns about the proposed change and agreed to participate in the new payment process.

WisDot Local Roads Improvement Program (LRIP) guidance regarding bidding, advertising, contractor selection, and reimbursement requirements were reviewed. No action was taken.

The current Town Hall seating was discussed. The Board was in general agreement that the existing benches should eventually be replaced with chairs to provide more practical and easily movable seating. Options for purchasing chairs at a reasonable cost, including local auctions, will be considered. No action was taken.

WISLR (Wisconsin Information System for Local Roads) was briefly discussed. No action was taken.

Preliminary planning for the 2027 Town budget was discussed. The Board was provided with current Wisconsin Department of Revenue equalized value and assessment information for review and was asked to begin considering priorities and anticipated needs for the 2027 budget. No action was taken.

The 2026-2027 private driveway snow removal contract was reviewed. Due to increased fuel costs, the Board approved increasing the annual fee to $650.00 if paid by November 1st, 2026, and $800.00 if paid after November 1st, 2026. All other items on the contract will remain unchanged. A motion was made by Supervisor Hecht to approve the 2026-2027 private driveway snowplow contract with the proposed fee changes, seconded by Supervisor Kolzow at 5:36p.m.

Ayes: all present. Nays: none. Motion carried.

Road Crew/Employee Report:
Andy Hecht and Mark Fischer reported that repairs to the grader have been completed and the pump on the International truck is operating properly. No other issues were reported. The Town Shop was reported to be in good condition. An additional coat of sealer may be applied beneath the truck parking areas before winter. The road crew also discussed ordering underbody blades for the trucks.

Roadwork 2026:
LRIP project: funding has been confirmed but the start date has yet to be determined.

Culvert installation on 11th Street has been completed; however, one additional culvert that was previously hidden still needs to be removed.

The Intergovernmental Roads Agreement with the City of Cumberland was also discussed. The Board noted that portions of the agreement may require further clarification and plans to meet with City representatives to discuss the language and responsibilities outlined in the agreement.

Cumberland Fire District Report: Chairman Brown was unable to attend the fire meeting.

Announcements: None.

Communications: Reviewed and approved.

Upcoming Meetings:

- Next Monthly Board Meeting: Monday, October 12th @ 5:00 p.m.

Supervisor Kolzow moved to approve the payment vouchers and pay the bills totaling $44,346.63; seconded by Supervisor Hecht at 6:36 p.m.

Ayes: all present. Nays: none. Motion carried.

Supervisor Hecht moved to adjourn the meeting at 6:36 p.m.; seconded by Supervisor Kolzow.

Ayes: all present. Nays: none. Motion carried.

Prepared and respectfully submitted by: Sara Mathison, Clerk

REQUIREMENT FOR A BARRON COUNTY LAND USE PERMIT

Your application for a Variance or Special Exception is **ONLY** for the approval of the Barron County Board of Adjustment for the request.

If your request is granted, AND, after the Decision is typed and signed:

YOU MUST OBTAIN A BARRON COUNTY LAND USE PERMIT

for the structure and/or business before you start

To Obtain a Barron County Land Use Permit you must:

1. **Submit a Barron County Land Use Permit Application.**
2. **Submit the required fee for the permit: fee is based on the type of request.**

- **The application is reviewed and issued based upon the conditions approved by the Board of Adjustment Decision.**
- **The permit is valid for one year from the date it was issued.**

You have one year from the date of the Decision to obtain your land use permit. If you cannot start your project within the one year time frame of the date of the Decision, a request for extension may be submitted for up to an additional year. This request must be made in writing to the Zoning Administrator, and submitted to the Zoning Office.

Please be advised that there may be additional permits required from federal, state, or local authorities. It is your responsibility to contact the necessary persons to ensure compliance with those requirements.

I/We, the undersigned have read the above requirements and understand the process. I further understand that this document shall become part of the hearing file, and if I begin my project prior to obtaining the Barron County Land Use Permit, I will be subject to After the Fact Fees and possible fines as stated in the Barron County Land Use Ordinance.

Dated this 21 of Aug, 20 26.

Scott Bellefeuille
Name printed

Signature

Name printed

Signature