BOARD OF ADJUSTMENT MEETING AGENDA

Monday November 30th, 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 # 4028: Rocky Top Chestnuts LLC, property owner,** Requests a special exception to establish a winery and tasting room in the Agricultral-1 and Agricultural-2 districts.
   Property address: 2467 18 ½ Avenue, Rice Lake, 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, Okie, Corporation Counsel, Deputy Corporation Counsel, County Clerk, County Administrator, Public posting

BOARD OF ADJUSTMENT MEETING MINUTES

Monday October 12, 2026 – 9:00 a.m.
Barron County Government Center | Room 2106
335 E. Monroe Avenue - Barron, Wisconsin

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

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 September 28, 2026; carried.

Public Comment: None.

9:00 a.m. | Appeal #4027: David R. Budan & Jayphy A. Budan, property owners, request a variance to allow a new dwelling located within the centerline right-of-way setback of a state road, in an Agricultural-1 district.
Property address: 775 14 ½ Street, Barron, WI 54812

Nelson opened the hearing and read the public notice. The Board reviewed the file and received testimony from the applicant. Applicant provided photos of the property to be entered into testimony. 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: (Hardie/Kelsey)** to close testimony; carried. **Motion: (Kelsey/Hardie)** 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, is part of the decision.
2. Allow dwelling within the road right-of-way setback not to encroach more than 36 feet.
3. Must meet all other setbacks.

Motion carried 5-0

Report from L.S. Director: Cole presented updates on the Data Center Moratorium, the Data Center Ordinance, and the Shoreland Protection Ordinance.

Next Board of Adjustment Meeting: N/A.

Motion: (Kelsey/North) to adjourn the meeting at 10:45 a.m.; carried.

Respectfully submitted,
Becky Melton, Administrative Assistant

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

Appeal #4028

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, November 30, 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 a winery and tasting room in the Agricultural-1 and Agricultural-2 districts, property described as plat 14-2 prt NW-SE shown as lot 1 csm 10/48 #1285 doc 433179 & outlot 1 csm #7439 doc 915452 consisting of 10.253 acres, located in Section 31, T35N, R10W, Town of Doyle, 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: Rocky Top Chestnuts LLC
Property address: 2467 18 ½ Avenue, Rice Lake, WI

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 11th day of November, 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: Jamie Saffert / Jenny Higgins
Address: 2467 18½ Ave
City/State/ZIP: Rice Lake WI 54868

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

SITE INFORMATION

Parcel I.D. Number: 024 - 3100 - 23 - 000 **Township:** Doyle
Property Address: 2467 18½ Ave **Lot Size:** 10.253 **Sq.Ft./Acres**

TYPE OF REQUEST:

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

Reason For Special Exception Request:

we have started a chestnut & hazelnut Farm and plan on doing a U-Pick with That but we also want to open up a winery at the same location. It will have a tasting room as well.

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 (we) understand that I or my agent must appear at the public hearing.

Owner Signature — Date: 10 / 27 / 26

Agent Signature — Date: / /

OFFICE USE

DATE RECEIVED:

Appeal # 4028 Hearing Date: 11 / 30 / 2026 Previous Hearings: N/A
Name of Water Body: NA Zoning Dist.: AG2/AG1
Reviewed By: Jami C. Cole Date 10 / 27 / 2026

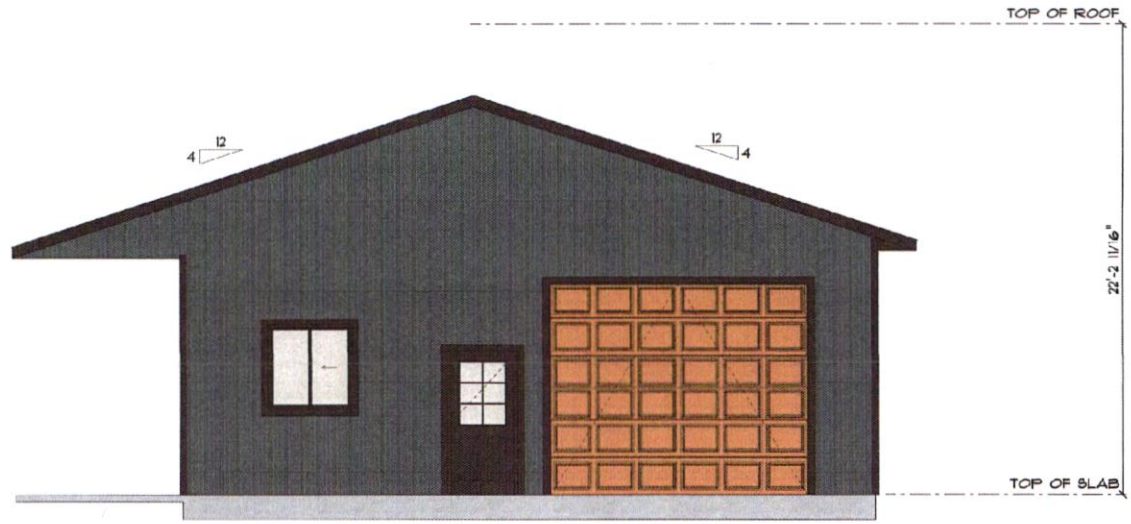
RECEIVED
OCT 28 2026
BARRON COUNTY
LAND SERVICES

PREPARED BY: GREENER'S BUDGET LUMBER



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

PREPARED BY: GREENER'S BUDGET LUMBER

PREPARED BY: GREENER'S BUDGET LUMBER

GREENER'S BUDGET LUMBER, INC.
BARRON, WI: (715)537-5234 BIRCHWOOD, WI: (715)354-7842
HOME PAGE: WWW.GREENERSLUMBER.COM

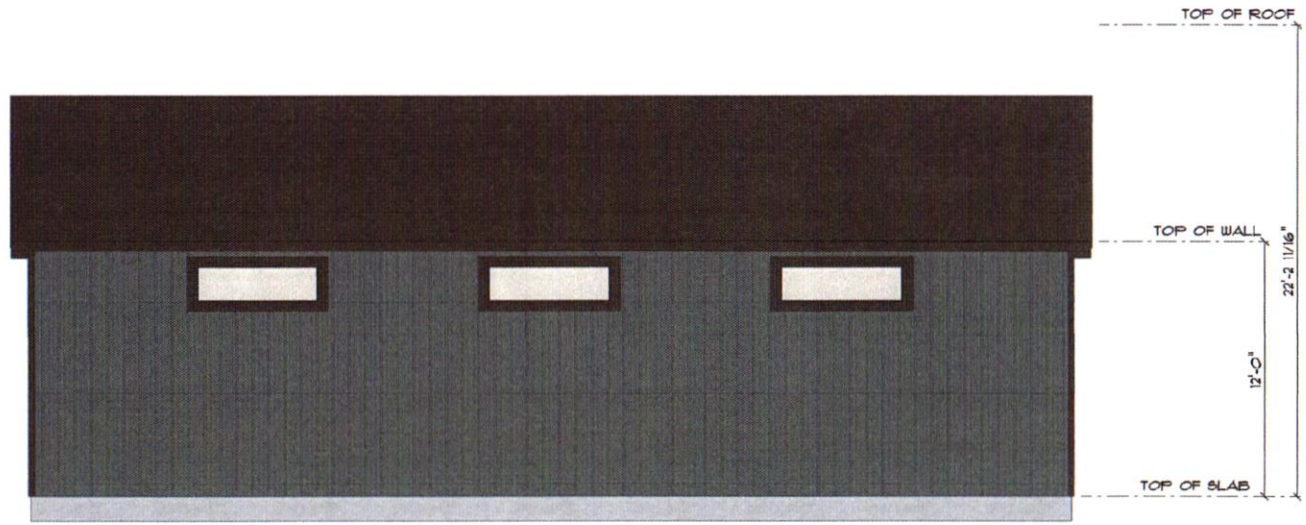
NAME: SAFFERT GARAGE

SCALE: AS NOTED

DATE: 9/29/2026

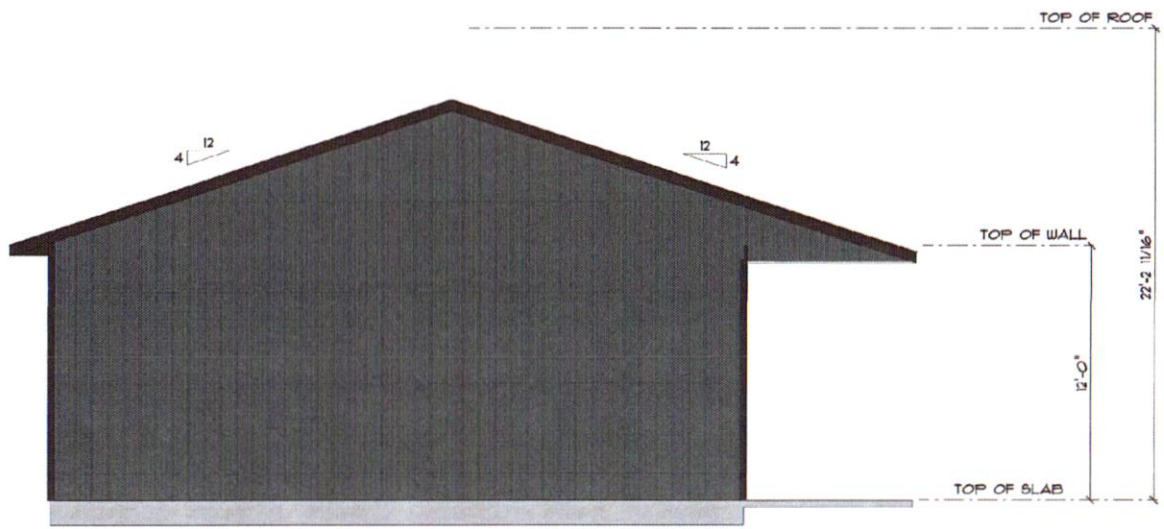
DRAWN BY: LANCE NIELSEN

PREPARED BY: GREENER'S BUDGET LUMBER



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

PREPARED BY: GREENER'S BUDGET LUMBER

PREPARED BY: GREENER'S BUDGET LUMBER

GREENER'S BUDGET LUMBER, INC.
BARRON, WI: (715)537-5294 BIRCHWOOD, WI: (715)354-7842
HOME PAGE: WWW.GREENERSLUMBER.COM

PAGE 2 OF 3

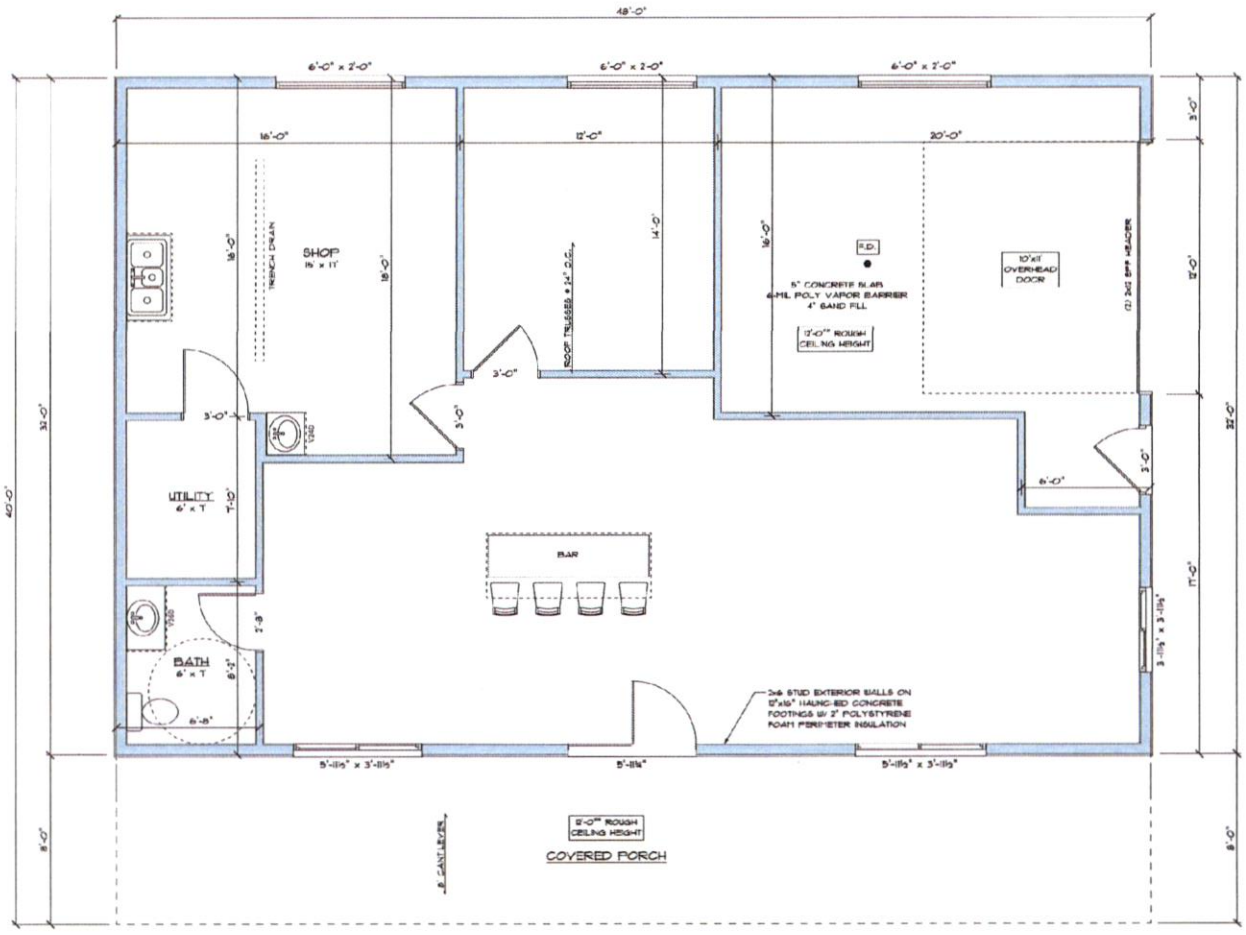
NAME: SAFFERT GARAGE

SCALE: AS NOTED

DATE: 9/23/2026

DRAWN BY: LANCE NIELSEN

PREPARED BY: GREENER'S BUDGET LUMBER



MAIN FLOOR

SCALE: 1/4" = 1'-0"

NOTE: CONTRACTOR TO VERIFY ALL ROUGH OPENINGS PRIOR TO CONSTRUCTION

NOTE: ALL OPENING HEADERS TO BE (2) 2x10 SPF UNLESS SPECIFIED OTHERWISE

GREENER'S BUDGET LUMBER, INC.
BARRON, WI: (715)537-5294 BIRCHWOOD, WI: (715)354-7842
HOME PAGE: WWW.GREENERSLUMBER.COM

PAGE 3 OF 3

NAME: SAFFERT GARAGE

SCALE: AS NOTED

DATE: 9/29/2026

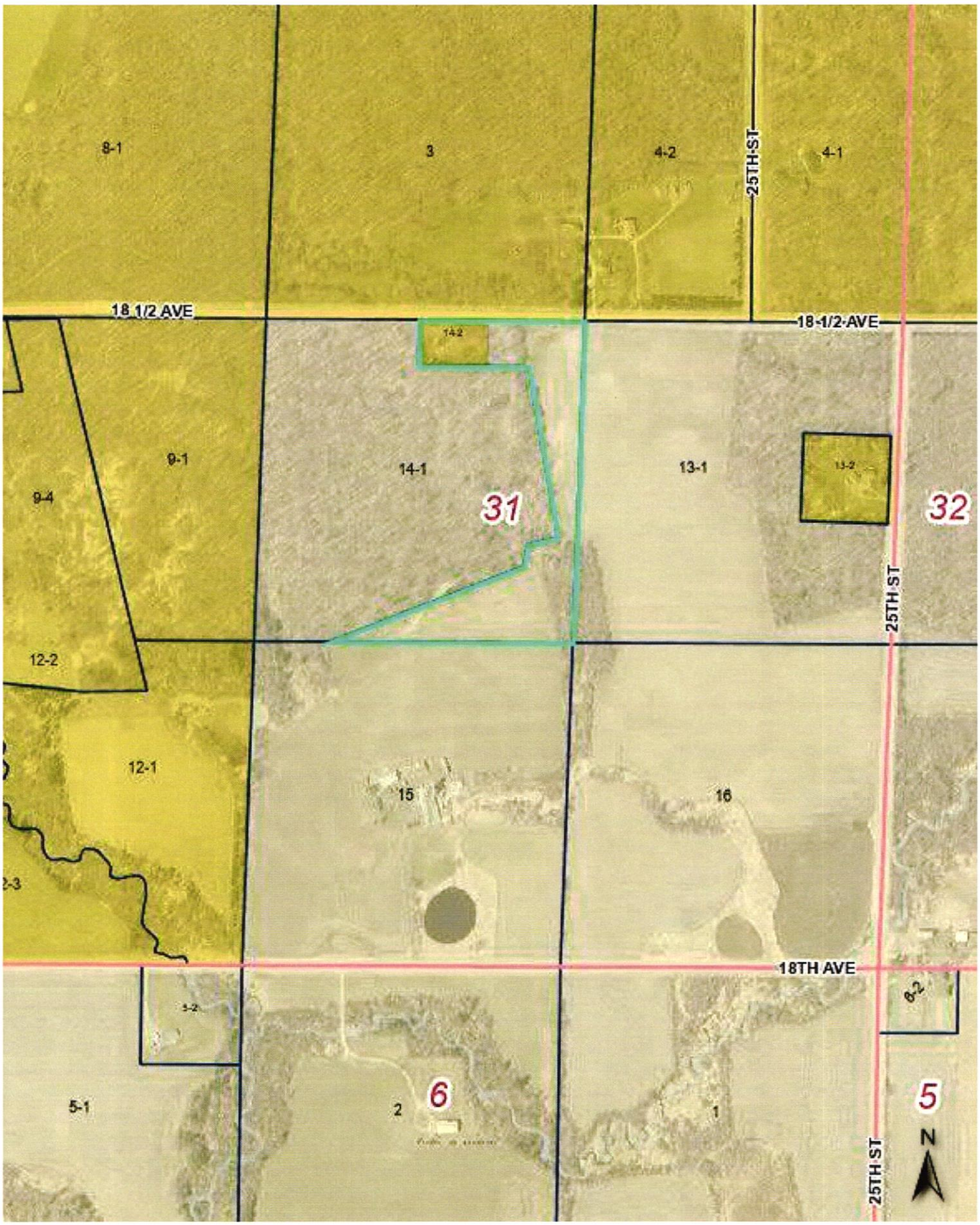
DRAWN BY: LANCE NIELSEN

PREPARED BY: GREENER'S BUDGET LUMBER

PREPARED BY: GREENER'S BUDGET LUMBER

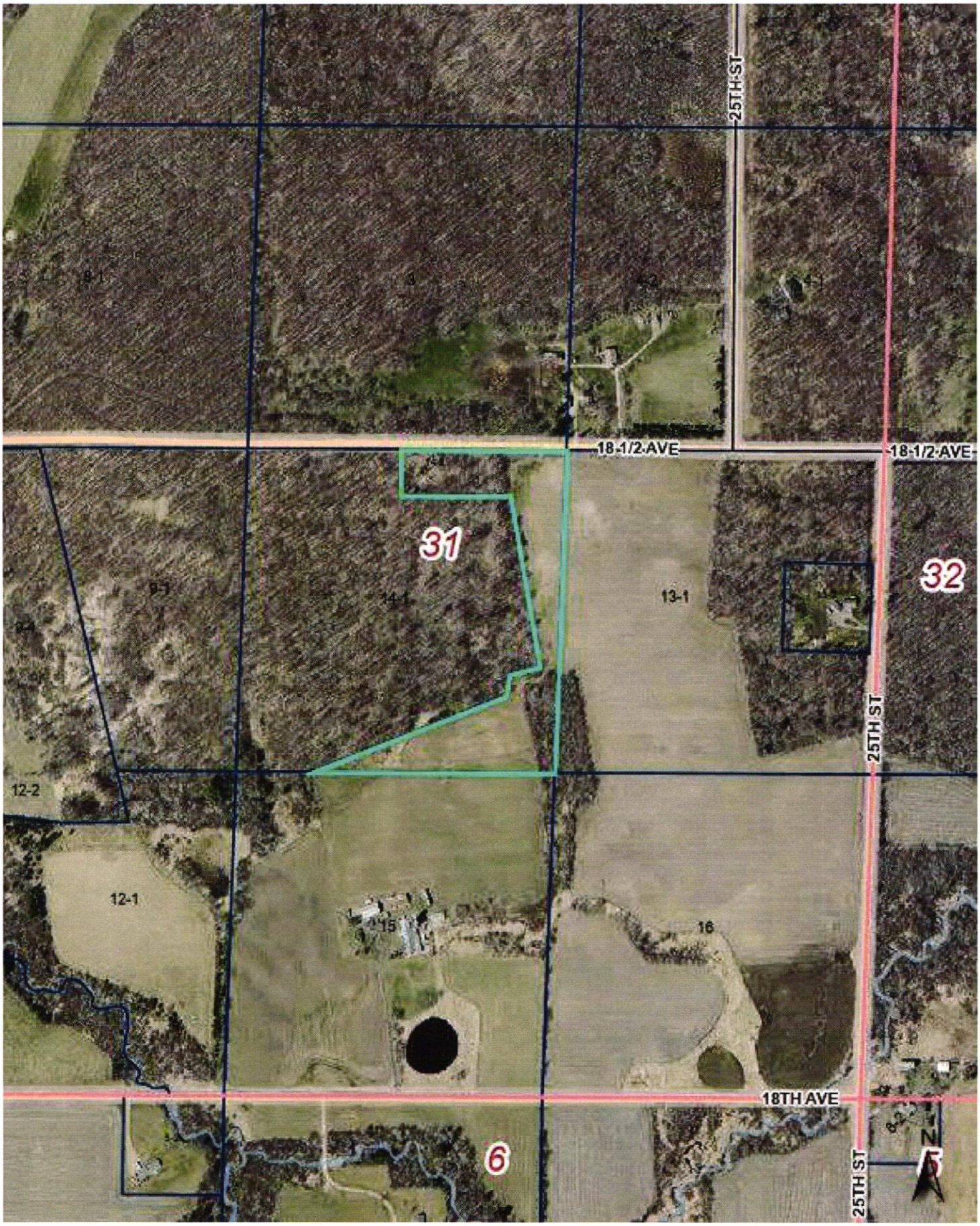
Saffert

Created by: null



Saffert

Created by: null



ORDINANCES RELATING TO HEARING

Owner: Rocky Top Chestnuts LLC **Appeal:** 4028
Applicant: Jamie Saffert & Jenny Higgins

Previous Appeals: NA
Request: A special exception to establish a winery and tasting room.

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.

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.

Ordinances related to this Appeal:
17.73(6) Special Exception Uses

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 27 of October, 20 26.

Jamie Schlert
Name printed

Signature

Name printed

Signature

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 Doyle

Owner: Jonnie Saffert & Jenny Higgins

Applicant/Agent: _____

Property Address: 2467 18½ Ave Property Tax ID #: 024-3100-22.000

Explain Request: (must match explanation on application) We want to open up a winery/tasting Reem

---

Section B *– to be completed by the Township*

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

EXPLANATION OF TOWN BOARD DECISION:

Date: 9-21-26

Signed: James E Baisden (Town Chairman) **OR** Signed: _____ (Town Clerk)

James E. Baisden
Print Name

_____
Print Name

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