



**Sawyer County**  
**Zoning Committee Meeting**  
**Friday, May 15, 2026 @ 8:30 AM**  
**Sawyer County Board Room**

**AGENDA**

**1. ZOOM INFORMATION:**

- a. To view or participate in the virtual meeting from a computer, iPad, or Android device please go to <https://zoom.us/j/99413118485>. You can also use the dial in number for listening only at 1-312-626-6799 with the Webinar ID: 994 1311 8485. If additional assistance is needed please contact the Zoning & Conservation Department at 715-634-8288 prior to the meeting.

**2. PRELIMINARY MATTERS**

- a. Roll Call
- b. Pledge of Allegiance
- c. Voting of Chairman and Vice Chairman.
- d. State of Committee and Hearing Procedure & Statement of Hearing Notice
- e. Approval of Previous Meeting Minutes. Approval of April 17, 2026 Minutes. (A copy of the audio recording of this meeting & video may be found at [sawyercountygov.org](http://sawyercountygov.org) for more information).
- f. Public Comment  
Please note comment time is intended for general public comments, not comments relating to a specific application before this Committee. Each Agenda item requiring a public hearing will have its public hearing conducted just prior to the application being considered by this Committee. If you wish to speak on a specific Agenda item, we encourage you to hold your comments until that specific public hearing. Comments should be directed to the Committee as a whole and should not be directed to individual Committee Members or Staff.

**3. REZONE APPLICATIONS**

- a. A Public Hearing in the Town of Hunter. RZN #26-002. Owner: Thomas & Jean Carr. Part of the N ½ of the NW; S09, T40N, R06W; Tax ID #13857; Parcel #012-640-09-2103; 3.5 total acres; Zoned Residential/Recreational One (RR-1). Purpose of request is to rezone from Residential/Recreational One (RR-1) to Commercial One (C-1) to be able to have storage units. This request was tabled from the January Zoning Committee Meeting.
- b. Discussion/Action in the Town of Hunter. RZN #26-002. Owner: Thomas & Jean

Carr. Part of the N ½ of the NW; S09, T40N, R06W; Tax ID #13857; Parcel #012-640-09-2103; 3.5 total acres; Zoned Residential/Recreational One (RR-1). Purpose of request is to rezone from Residential/Recreational One (RR-1) to Commercial One (C-1) to be able to have storage units. This request was tabled from the January Zoning Committee Meeting.

- c. A Public Hearing in the Town of Bass Lake. RZN #26-009, Owner: Hazel Magnuson. Agents: Benjamin & Jaclyn Tweed. Part of the NE ¼ of the NE1/4; S16, T40N, R09W; Tax ID #3294; Parcel #002-940-16-3102; 10.452 total acres; Zoned Agricultural One (A-1). Purpose of request is to rezone .44 total acres from Agricultural One (A-1) to Residential/Recreational One (RR-1) for the Tweeds to purchase and add to their existing property.
- d. Discussion/Action in the Town of Bass Lake. RZN #26-009, Owner: Hazel Magnuson. Agents: Benjamin & Jaclyn Tweed. Part of the NE ¼ of the NE1/4; S16, T40N, R09W; Tax ID #3294; Parcel #002-940-16-3102; 10.452 total acres; Zoned Agricultural One (A-1). Purpose of request is to rezone .44 total acres from Agricultural One (A-1) to Residential/Recreational One (RR-1) for the Tweeds to purchase and add to their existing property.

#### **4. CONDITIONAL USE APPLICATIONS**

- a. A Public Hearing in the Town of Hayward. CUP #26-010. Owner: KDML Resort Properties LLC. Part of Government Lot 3, Lot 2 CSM 14/386 #3622, (includes Lot 1 CSM 18/195 #5475); S36, T40N, R08W; Parcel #010-840-36-5312; Tax ID #10879; 3.92 total acres; Zoned Residential/Recreational Two (RR-2); Permit desired for a bar/cocktail lounge in existing building. Per Sawyer County Code of Ordinances-Appendix D-Section 17.3(B)(3) for bar/cocktail lounge in existing building on property. Tabled from April 17, 2026 Zoning Committee meeting.
- b. Discussion/Action in the Town of Hayward. CUP #26-010. Owner: KDML Resort Properties LLC. Part of Government Lot 3, Lot 2 CSM 14/386 #3622, (includes Lot 1 CSM 18/195 #5475); S36, T40N, R08W; Parcel #010-840-36-5312; Tax ID #10879; 3.92 total acres; Zoned Residential/Recreational Two (RR-2); Permit desired for a bar/cocktail lounge in existing building. Per Sawyer County Code of Ordinances-Appendix D-Section 17.3(B)(3) for bar/cocktail lounge in existing building on property. Tabled from April 17, 2026 Zoning Committee meeting.
- c. A Public Hearing in the Town of Hayward. CUP #26-012. Owners: Dennis & Evelyn Meyer. Part of Government Lot 4; S36, T40N, R08W; Tax ID#10884; Parcel #010-840-36-5403; 1.58 total acres; Zoned Residential/Recreational One (RR-1). Permit desired for 14' x 24' Accessory building divided by a Town Road (Buckley Drive). As per Sawyer County Code of Ordinance-Appendix D-Section 4.26 (3).
- d. Discussion/Action in the Town of Hayward. CUP #26-012. Owners: Dennis & Evelyn Meyer. Part of Government Lot 4; S36, T40N, R08W; Tax ID#10884; Parcel #010-840-36-5403; 1.58 total acres; Zoned Residential/Recreational One (RR-1). Permit desired for 14' x 24' Accessory building divided by a Town Road

(Buckley Drive). As per Sawyer County Code of Ordinance-Appendix D-Section 4.26 (3).

- e. A Public Hearing in the Town of Couderay. CUP #26-013. Owner: Paul Manka. Part of Government Lots 2 & 3, Lot 3 CSM 36/218 #8450; S08, T39N, R08W; Tax ID#43843; Parcel #004-839-08-5314; 1.40 total Acres; Zoned Residential/Recreational Two (RR-2). Permit desired for 12' x 56' lean-to onto existing 32'x54' accessory building divided by a Town Road (Jonans Road). As per Sawyer County Code of Ordinance – Appendix D – Section 4.26 (3). Previous accessory structure was approved by CUP# 21-014.
- f. Discussion/Action in the Town of Couderay. CUP #26-013. Owner: Paul Manka. Part of Government Lots 2 & 3, Lot 3 CSM 36/218 #8450; S08, T39N, R08W; Tax ID#43843; Parcel #004-839-08-5314; 1.40 total Acres; Zoned Residential/Recreational Two (RR-2). Permit desired for 12' x 56' lean-to onto existing 32'x54' accessory building divided by a Town Road (Jonans Road). As per Sawyer County Code of Ordinance – Appendix D – Section 4.26 (3). Previous accessory structure was approved by CUP# 21-014
- g. A Public Hearing in the Town of Hayward. CUP #26-014. Owner: Mark Welch. Agent: Michael Kelsey, Attorney. Part of Government Lot 4, Part Lot 2 CSM 22/137 #6175; S14, T41N, R08W; Tax ID #45490; Parcel #010-841-14-5407; 12.09 total acres; Zoned Residential/Recreational One (RR-1). Permit desired for 36' x 56' x 22' accessory building across Town Road (Linden Road). As per Sawyer County Code of Ordinance – Appendix D – Section 4.26 (2).
- h. Discussion/Action in the Town of Hayward. CUP #26-014. Owner: Mark Welch. Agent: Michael Kelsey, Attorney. Part of Government Lot 4, Part Lot 2 CSM 22/137 #6175; S14, T41N, R08W; Tax ID #45490; Parcel #010-841-14-5407; 12.09 total acres; Zoned Residential/Recreational One (RR-1). Permit desired for 36' x 56' x 22' accessory building across Town Road (Linden Road). As per Sawyer County Code of Ordinance – Appendix D – Section 4.26 (2).

## **5. PROPOSED ORDINANCE AMENDMENTS**

- a. TEMPORARY EXTENSION MORATORIUM ON THE CONSIDERATION AND/OR ISSUANCE OF PERMITS FOR SOLAR ENERGY SYSTEMS AND BATTERY ENERGY STORAGE SYSTEMS

A Public Hearing for a proposed ordinance for temporary moratorium extension, pursuant to Wis. Stat. § 59.69(4) (f) and Wis. Stat. § 59.69(4)(L), on the consideration and/or issuance of permits for solar energy systems and battery energy storage systems for a period of additional six (6) months to allow for research, development and drafting of a new Sawyer County Code of Ordinance Appendix addressing regulation of solar energy systems and battery energy

storage systems. Discussion/Action

## **6. NEW BUSINESS**

- a. Any other business that may come before the Committee.

## **7. ADJOURNMENT**

**SAWYER COUNTY ZONING COMMITTEE  
STATEMENT OF COMMITTEE HEARING AND PROCEDURE AND STATEMENT OF  
HEARING NOTICE**

This Sawyer County Zoning Committee ("Zoning Committee") meeting is being held this day and will be called to order at approximately 8:30 a.m. in the Sawyer County Courthouse, 10610 Main Street, Hayward, Wisconsin.

This Statement of Committee Hearing and Procedure and Statement of Hearing Notice is for the public's reference and supplements on the statements on the record under Agenda Item No. 1, "Preliminary Matters." This Statement of Committee Hearing and Procedure and Statement of Hearing Notice is incorporated into the record of today's Zoning Committee meeting.

Nothing in this Statement of Committee Hearing and Procedure and Statement of Hearing Notice modifies or otherwise limits the provisions set forth in the Wisconsin Statutes and other applicable law.

Any persons requiring assistance with this may contact the Sawyer County Zoning Administrator or request assistance at the Zoning Committee meeting during public comments.

**STATEMENT OF COMMITTEE HEARING AND PROCEDURE**

**Individual Public Hearing:** Generally, each application requiring a public hearing shall have an individual public hearing conducted just prior to the Agenda item in which the Zoning Committee may take action.

**Public Hearing Process:** Each public hearing conducted at this Zoning Committee meeting will follow this order: (1) presentation of a summary of the petition set forth in the application or request; (2) submission of a file to the Zoning Committee; and (3) the applicant's statements (or the applicant's representative's statements) and presentation of evidence; (4) public testimony by persons desiring to give pertinent testimony (a "Speaker") in support of the application; (5) public testimony by Speakers in objection to the application; and (6) any rebuttal as permitted by the Zoning Committee Chair. Once the Zoning Committee has the pertinent information, the public hearing will be closed and thereafter the Zoning Committee may deliberate, discuss, pose questions to the Sawyer County staff, legal counsel or the applicant, and take action on the application within the Zoning Committee's discretion.

**Hearing Appearance Slip:** For all hearings to be conducted at today's Zoning Committee meeting, any Speaker desiring to give pertinent testimony will be afforded to opportunity to do so. A Speaker must complete a Hearing Appearance Slip, which is provided at this meeting next to the meeting Agenda. After completion, the Speaker shall deliver the Hearing Appearance Slip to the Zoning Committee Chair prior to the commencement of the Zoning Committee meeting.

**Process and Guidelines for Testimony by Speakers:** Prior to speaking, the Speaker must be recognized by the Zoning Committee Chair in order to speak. Once recognized by the Zoning Committee Chair, the Speaker must state their full name and address before

giving testimony. The Speaker should also state whether the Speaker represents a client, group, or other association, whether the Speaker is in favor or opposes the proposal on which the testimony is being given, and other pertinent information. Speakers should confine their testimony to the facets and matters presented. Speakers should avoid repetitive testimony, and Speakers are encouraged to state that they agree or disagree with other comments to avoid repetitive testimony. A Speaker's testimony will be limited to three (3) minutes, unless additional time is provided for by the Zoning Committee Chair. Orderly procedures require that each Speaker proceeds without interruption by others. All testimony will be addressed to the Zoning Committee and there will be no questions or arguments between individuals. The Zoning Committee is under no obligation to answer questions posed by the Speaker during the public hearing.

**Applications for Rezoning:** On applications for a change in zoning designation of property, the decision of the Zoning Committee is a recommendation to the Sawyer County Board of Supervisors for final determination and action. This provision does not modify or otherwise limit the provisions set forth in Wis. Stat. § 59.69 or any other applicable law.

**Appeal of Certain Decisions:** Any person aggrieved by a decision regarding a conditional use or any other decision in which the County Zoning Committee is the decision making body, a person may commence an action with the Sawyer County Board of Appeals to review the Zoning Committee's decision in whole or in part, within 30 days of the date following the committee's decision letter. This provision does not modify or otherwise limit the provisions set forth in Wis. Stat. § 59.694.

**STATEMENT OF HEARING NOTICE**

Each public hearing conducted at this Zoning Committee meeting has been published as a Class 2 notice in accordance with Wisconsin Statutes Ch. 985 in the Sawyer County Record and the Sawyer County Gazette, and publically posted within the Sawyer County Courthouse.

**QUESTIONS**

Please contact the Sawyer County Zoning Administrator should you have any questions regarding this Statement of Committee Hearing and Procedure and Statement of Hearing.

**SAWYER COUNTY ZONING COMMITTEE  
STATEMENT OF COMMITTEE HEARING AND PROCEDURE AND STATEMENT OF HEARING  
NOTICE**

This Sawyer County Zoning Committee (“Zoning Committee”) meeting is being held this day and will be called to order at approximately 8:30 a.m. in the Sawyer County Courthouse, 10610 Main Street, Hayward, Wisconsin.

This Statement of Committee Hearing and Procedure and Statement of Hearing Notice is for the public’s reference and supplements on the statements on the record under Agenda Item No. 1, “Preliminary Matters.” This Statement of Committee Hearing and Procedure and Statement of Hearing Notice is incorporated into the record of today’s Zoning Committee meeting.

Nothing in this Statement of Committee Hearing and Procedure and Statement of Hearing Notice modifies or otherwise limits the provisions set forth in the Wisconsin Statutes and other applicable law.

Any persons requiring assistance with this may contact the Sawyer County Zoning Administrator or request assistance at the Zoning Committee meeting during public comments.

**Statement of Committee Hearing and Procedure**

**Individual Public Hearing:** Generally, each application requiring a public hearing shall have an individual public hearing conducted just prior to the Agenda item in which the Zoning Committee may take action.

**Public Hearing Process:** Each public hearing conducted at this Zoning Committee meeting will follow this order: (1) presentation of a summary of the petition set forth in the application or request; (2) submission of a file to the Zoning Committee; and (3) the applicant’s statements (or the applicant’s representative’s statements) and presentation of evidence; (4) public testimony by persons desiring to give pertinent testimony (a “Speaker”) in support of the application; (5) public testimony by Speakers in objection to the application; and (6) any rebuttal as permitted by the Zoning Committee Chair. Once the Zoning Committee has the pertinent information, the public hearing will be closed and thereafter the Zoning Committee may deliberate, discuss, pose questions to the Sawyer County staff, legal counsel or the applicant, and take action on the application within the Zoning Committee’s discretion.

**Hearing Appearance Slip:** For all hearings to be conducted at today’s Zoning Committee meeting, any Speaker desiring to give pertinent testimony will be afforded to opportunity to do so. A Speaker must complete a Hearing Appearance Slip, which is provided at this meeting next to the meeting Agenda. After completion, the Speaker shall deliver the Hearing Appearance Slip to the Zoning Committee Chair prior to the commencement of the Zoning Committee meeting.

**Process and Guidelines for Testimony by Speakers:** Prior to speaking, the Speaker must be recognized by the Zoning Committee Chair in order to speak. Once recognized by the Zoning Committee Chair, the Speaker must state their full name and address before giving testimony. The Speaker should also state whether the Speaker represents a client, group, or other association, whether the Speaker is in favor or opposes the proposal on which the testimony is being given, and other pertinent information. Speakers should confine their testimony to the facts and matters presented. Speakers should avoid repetitive testimony, and Speakers are encouraged to state that they agree or disagree with other comments to avoid repetitive testimony. A Speaker’s testimony will be limited to three (3) minutes, unless additional time is provided for by the Zoning Committee Chair. Orderly procedures require that each Speaker proceeds without interruption by others. All testimony will be addressed to the Zoning Committee and there will be no questions or arguments between individuals. The Zoning Committee is under no obligation to answer questions posed by the Speaker during the public hearing.

**Applications for Rezoning:** On applications for a change in zoning designation of property, the decision of the Zoning Committee is a recommendation to the Sawyer County Board of Supervisors for final determination and action. This provision does not modify or otherwise limit the provisions set forth in Wis. Stat. § 59.69 or any other applicable law.

**Appeal of Certain Decisions:** Any person aggrieved by a decision regarding a conditional use or any other decision in which the County Zoning Committee is the decision making body, a person may commence an action with the Sawyer County Board of Appeals to review the Zoning Committee's decision in whole or in part, within 30 days of the date following the committee's decision letter. This provision does not modify or otherwise limit the provisions set forth in Wis. Stat. § 59.694.

### **Statement of Hearing Notice**

Each public hearing conducted at this Zoning Committee meeting has been published as a Class 2 notice in accordance with Wisconsin Statutes Ch. 985 in the Sawyer County Record and the Sawyer County Gazette, and publically posted within the Sawyer County Courthouse.

### **Questions**

Please contact the Sawyer County Zoning Administrator should you have any questions regarding this Statement of Committee Hearing and Procedure and Statement of Hearing.

**MINUTES OF PUBLIC HEARING  
Sawyer County Zoning Committee  
April 17, 2026, 8:30 AM Sawyer County Courthouse**

**Zoning Committee Members**

Ronald Buckholtz, Chairman  
Tweed Shuman, Vice Chairperson  
Kay Wilson  
Steve Kariainen  
Dale Magnuson  
Marshal Savitski

**Zoning Administration**

Jay Kozlowski, Zoning & Conservation Administrator  
Kathy Marks, Deputy Zoning & Conservation Administrator

**PRELIMINARY MATTERS**

a) Call to Order and Roll Call. Buckholtz called the Public Hearing before the Sawyer County Zoning Committee to order at 8:30 AM at the Sawyer County Courthouse, 10610 Main St., Hayward, Wisconsin. Roll is called finding present: Buckholtz, Shuman-absent, Wilson, Magnuson, Savitski – absent, Magnuson – absent, Kariainen. Attending from the Zoning Office Kozlowski and Marks. Rebecca Roeker, Legal Counsel – virtual.

b) Pledge of Allegiance.

c) Statement of Committee and Hearing Procedure and Statement of Hearing Notice. Buckholtz reads the Statement of Committee and Statement of Hearing Notice.

d) Approval of March 20, 2026 minutes. Motion by Kariainen to approve the March 20, 2026 minutes. Second by Wilson. All in favor. Motion carried. To listen to the audio recording of this meeting and the video may be found at sawyercountygov.org website.

Savitski attends meeting.

e) Public Comment: Linda Zillmer, Village of Birchwood resident, Edgewater property owner comments. Martin Hanson, Hayward. No other comments.

**REZONE APPLICATIONS**

a) A Public Hearing in the Town of Couderay. RZN #26-007. Owners: Russell & Laurie Key and Stephen Atherton III. Part of the SE ¼ of the SW ¼, Lot 1 CSM 34/90 #8108 and Lot 2 CSM 34/90 #8108; Both in S02, T38N, R08W; Parcel #'s 004-838-02-3406 & 004-838-02-3407; Tax ID #'s 42334 & 42335; 10.62 and 6.45 for a total of 17.07 total acres; Zoned Agricultural One (1) and Residential/Recreational Two (RR-2). Both split zoned. Purpose of request to rezone all the Agricultural One (A-1) property on the North side of the river to Residential/Recreational Two (RR-2) in order to move existing lot lines. Lot 1 consists of 2.32 total acres and Lot 2 consists of 2.96 total acres north of the river for a total of 5.28 total acres to be rezoned. Kozlowski reads the application, staff report, and Town recommendation, there were no neighbor opinion letters. Motion to open the public hearing portion of the application by Savitski, second by Kariainen. All

in favor. Laurie Keys, owner speaks in favor of the application. James Bassett, Town of Couderay resident speaks in favor of the application. No other discussion held. Motion to close the public hearing portion by Savitski, second by Wilson. All in favor. Kozlowski reads the discussion/action portion of the application. No discussion held. Motion by Kariainen to approve the application with Findings of Fact: 1) Promote the public health, safety, convenience and general welfare. 2) Encourage planned and orderly land use development. 3) Protect property values and the property tax base. 4) Recognize the needs of agricultural, forestry, industry and business in future growth. Second by Savitski. No other discussion held. Roll call finds: Buckholtz – yes, Wilson – yes, Savitski – yes, Kariainen – yes. All in favor.

### **CONDITIONAL USE APPLICATIONS**

a) A Public Hearing in the Town of Hayward. CUP #26-010. Owner: KDML Resort Properties LLC. Part of Government Lot 3, Lot 2 CSM 14/386 #3622, (includes Lot 1 CSM 18/195 #5475); S36, T40N, R08W; Parcel #010-840-36-5312; Tax ID #10879; 3.92 total acres; Zoned Residential/Recreational Two (RR-2); Permit desired for a bar/cocktail lounge in existing building. Per Sawyer County Code of Ordinances-Appendix D-Section 17.3(B) (3) for bar/cocktail lounge in existing building on property. Kozlowski reads the application and Town recommendation. The Committee acknowledges they did read Attorney Max Lindsey's letter by email. The Town of Hayward had a "no" vote. Kozlowski reads the neighbor opinion letters. Chad & Wendy Lauterbach, owners speak in favor of the application. Discussion held with Committee. Todd Smith, quest speaks in favor of the application. Max Lindsey speaks opposed to the application. Sherri Libley, neighbor speaks opposed to the application. George Edgerton, speaks neither for nor against the application, Linda Zillmer Edgewater property owner speaks of the process. No other comments. Motion by Savitski to close the public hearing portion of the application. Second by Kariainen. All in favor. Kozlowski reads the discussion/action portion of the application, he also explains the reason for the CUP. Discussion by Kozlowski and Committee held. Rebecca Roeker, Legal Counsel advises. Discussion held. Rebeca Roeker, Legal Counsel advises. Discussion held with Committee, Kozlowski and Rebecca Roeker, Legal Counsel advises. Discussion held. Motion by Buckholtz to table the application until the Town of Hayward is able to make a decision on the case and hear this case at the May 15, 2026 at the Zoning Committee. Second by Kariainen. Rebecca Roeker, Legal Counsel advises. No other discussion held. Roll call finds: Kay Wilson – yes, Savitski – yes, Buckholtz yes, Kariainen – yes. 4 to 0 in favor.

Buckholtz requests break at 10:00am. Buckholtz calls the meeting back to order at 10:08am.

### **b) WITHDRAWN.**

A Public Hearing in the Town of Ojibwa. CUP #26-011. Owner: Susan Ryan Part of the NW ¼ of the NE ¼, Lot 11 CSM 3/258 #597; Parcel #020-638-11-1205; Tax ID #20756; 4.73 total acres; Zoned Agricultural One (A-1). Permit desired for the construction of a 14' x 20' accessory building on vacant property Per Code of Ordinances-Appendix D-Section 4.26 (1) with mandatory conditions required. Kozlowski informs and reads the withdraw letter that the owner had withdrew her application. Motion to approve the application withdraw by Savitski, second by Wilson. All in favor.

### **REVIEW CSM OVER PLAT**

a) Jeremy Hill Preserve Plat. Certified Survey Map over existing County Plat. Combines several existing out-lots across multiple phases and multiple Town boundary lines into new CSM Lot 99. Requires Zoning Committee acceptance, conditional acceptance or rejection. Kozlowski explains the CSM. Sawyer County Surveyor and Zoning Administrator approved, the Certified

Survey. Jeremy Hill, owner speaks in favor of the approval. Discussion held. Town of Round Lake approved. Motion by Wilson to approve the application with conditions of Town of Hayward approval. Second by Savitski. All in favor.

b) Jeremy Hill Preserve Plat. Certified Survey Map over existing County Plat. Combines several existing out-lots across multiple phases and multiple Town boundary lines into new CSM Lot 100 and Lot 101. Requires Zoning Committee acceptance, conditional acceptance or rejection. Kozlowski explains the CSM. Jeremy Hill, owner speaks in favor of the approval. Motion by Wilson to approve the application with conditions of the Town of Hayward approval, second by Savitski. All in favor.

### **FINAL PLAT REVIEW**

a) A Public Hearing in the Town of Winter. This is for “Fishtrap Lake Plat” Final Subdivision Plat. Owner: Secluded Land Company LLC. NE ¼ of the SE ¼; S14, T40 N, R5W; being all of E ½ of the NE ¼ of the SE ¼; S14, T40N, R05W; Parcel #032-540-14-4101; Tax ID #35915; 20.419 total acres; Zoned Residential/Recreational One (RR-1) and the W1/2 of the NE ¼ of the SE ¼; S14, T40N, R05W; Parcel #032-540-14-4102; Tax ID #35916; 20.266 total acres; Zoned Residential/Recreational One (RR-1). Fishtrap Lake Plat is proposed for (6) Lots for a total of 9 total lots from the (40.685) total acre parent parcel. This requires Zoning Committee acceptance, conditional acceptance or rejection. Kozlowski explains the Plat and that the County Surveyor and Kozlowski, the Zoning Administrator have approved the final plat map. There is “no” storm water” required. Motion by Savitski to open the public hearing application, second by Wilson. All in favor. Daniel Stockert, agent for Secluded Land Company speaks in favor of the Plat. No questions from the Committee. No other audience comments. Motion by Savitski to close the public hearing portion of the Plat. Second by Kariainen. All in favor. Kozlowski reads the discussion/action portion of the public hearing. Motion by Kariainen to approve the Final Fish Trap Plat, second by Wilson. All in favor.

### **PROPOSED ORDINANCE AMENDMENTS**

a) A Public Hearing for Sawyer County Code of Ordinances-Appendix D, amendment to Section 2.0-Definitions & Section 17.6(B). The proposed ordinance amendment is in reference to “Apartments” within the Commercial-One (C-1) zone district. The proposed ordinance amendment changes can be found on the Sawyer County Zoning & Conservation Website. Kozlowski explains the changes. Reads the Town recommendations. Motion by Savitski to open the public hearing portion of the Ordinance for “Apartments”, second by Kariainen. All in favor. Linda Zillmer, Resident of Birchwood and Edgewater property owner opposed, speaks for denial. James Bassett, Town of Couderay resident, speaks for denial. No other comments. Motion to close the public hearing portion of the Code of Ordinance – Apartments by Savitski, second by Wilson. All in favor. Kozlowski speaks out of public hearing explaining why Commercial One (C-1). Linda Zillmer, speaks of inconsistencies, and Legal advice. Rebecca Roeker, Legal Counsel, advises. Motion by Kariainen to approve and send to County Board the Sawyer County Code of Ordinance – Appendix D as outlined in exhibit A. Discussion held. Second by Savitski. No other discussion held. Roll call finds: Kariainen – yes, Wilson – no, Buckholtz – yes, Savitski – yes. 3 to 1 in favor.

b) A Public Hearing for Sawyer County Code of Ordinances-Appendix D, amendment to Section 2.0-Definitions & Section 17.7(B). The proposed ordinance amendment is in reference to “Data Centers” within the Industrial-One (I-1) zone district. The proposed ordinance amendment changes can be found on the Sawyer County Zoning & Conservation Website. Kozlowski explains the need for a Data Centers amendment and reads Town recommendations. Motion by

Savitski to open the public hearing portion of the Data Center amendment, second by Kariainen. All in favor. Linda Zillmer, Edgewater property owner opposed speaks of a moratorium. James Bassett, Town of Couderay resident speaks of other protections for the County. Steve Beining, Draper resident opposed. Motion to close the public hearing portion of the Data Center Ordinance by Savitski, second by Kariainen. All in favor. Discussion held with Rebecca Roeker, Legal Counsel advises, Kozlowski and Committee. Motion to approve and send to County Board by Savitski the Sawyer County Code of Ordinance – Appendix D as outlined in exhibit A, second by Kariainen. Discussion held with Rebecca Roeker, Legal Counsel, advises. No other discussion held. Roll call finds: Wilson – no, Buckholtz – yes, Savitski – yes, Kariainen – yes. 3 to 1 in favor.

c) A Public Hearing for Sawyer County Code of Ordinances-“New stand-alone ordinance appendix” for the “Sawyer County Solar Energy System Ordinance”. The proposed ordinance is in reference to Solar Energy Storage Systems and Battery Energy Storage Systems. The proposed ordinance can be found on the Sawyer County Zoning & Conservation Website. Kozlowski explains the Ordinance and reads the Town recommendations. Kozlowski asks, Ron Kinsley, Radisson resident and Town of Radisson Town Board member to comment. Ron Kinsley explains concerns. Discussion held with Committee, Kozlowski, and Rebecca Roeker, Legal Counsel. Motion by Savitski to open the public hearing portion, second by Wilson. All in favor. Linda Zillmer Edgewater property owner speaks, James Bassett, Town of Couderay speaks of having Solar. No other comments. Motion by Savitski to close the public hearing portion of the Solar Energy System Ordinance. Second by Kariainen. All in favor. Discussion held. Motion by Savitski to approve the Solar Energy System Ordinance and send to the County Board for approval. Second by Kariainen. Roll call finds: Wilson - yes, Savitski – yes, Kariainen – yes, Buckholtz – no. 3 to 1 in favor.

### **NEW BUSINESS**

a) Zoning Ordinance Rewrite “Request for Proposal” Kozlowski explains the request for proposal and that County Board has approved. Motion by Wilson to table, second by Savitski. Rebecca Roeker, Legal Counsel advises. Kozlowski suggests on or before July. All in favor.

b) Data Center Moratorium. Kozlowski explains. June agenda item.

c) Any other business that may come before the Committee. None.

### **ADJOURNMENT**

Buckholtz adjourns the meeting at 11:30am



## **Rezone Request STAFF REPORT**

Prepared By: Jay Kozlowski

**File: # RZN 26-002**

**Applicant(s):**

Thomas & Jean Carr  
9220N County Hwy S  
Hayward, WI 54843

**Property Location & Legal Description:**

Town of Hunter. Thomas & Jean Carr. Part of the N ½ of the NW; S09, T40N, R06W; Tax ID #13857; Parcel #012-640-09-2103; 3.5 total acres; Zoned Residential/Recreational One (RR-1). Site address of 9220N County Hwy S.

**Request:** Purpose of Request is to rezone the entire 3.5 acres from Residential/Recreational One (RR-1) to Commercial One (C-1) to be able to have storage units. The Shoreland/Wetland District is not subject to change as part of this request.

**Summary of Request, Project History, and Additional Information:**

The applicant is requesting to rezone the entire 3.5 acres from RR-1 to C-1. In conversations with the applicant, they want to install additional commercial storage buildings on the north side of this property. Also, in conversations with the applicant they are also potentially interested in operating a small engine repair shop out of the existing garage located on the property. This property has an existing dwelling and an existing garage/pole shed located on it. The applicant is aware that if the future storage buildings or future “repair shop” is not in operation or additional permits applied for the storage building construction within 1 year from the date of the rezoning that an area around the existing dwelling and garage will need to be rezoned back to residential. This is because, per the Sawyer County Zoning Ordinance, living quarters within a C-1 district are only allowed when that premises has an established business operation on the property and the occupancy is restricted to the property owner, or business operator, and his immediate family.

This property is located on the NE corner of the Hwy B and Hwy S intersection. The nearest zoned C-1 parcel is immediately to the East of this parcel as not to be viewed as spot zoning. The Town of Hunter Comprehensive Plan future land use map shows this area as future “Rural Residential” (RR). RR is defined as, “an area where higher density residential development is projected to occur. To accommodate this level of development, 1.5 acre lots with a minimum 150 feet of frontage along public roads is recommended. Lands generally suitable for Rural Residential are those lands abutting public roads.” With any subject rezone request no conditions could be bound on the property by the Sawyer County Zoning Committee or County Board. It would be anticipated



that any future commercial use on the property would be over 500' away from the next closest existing residential structure and would be located South of County Hwy B.

The recommendation from the Town of Hunter should be highly considered for any potential motions for approval or denial. The Town of Hunter as part of their March Town Board Hearing has approved the rezone request with a recommendation that applicant provide additional details for the proposed storage buildings when available.

**Findings of Fact:**

**Does the request do the following? Yes/No**

1. Promote the public health, safety, convenience and general welfare;
2. Encourage planned and orderly land use development;
3. Protect property values and the property tax base;
4. Permit the careful planning and efficient maintenance of highway systems;
5. Ensure adequate highway, utility, health, educational and recreational facilities;
6. Recognize the needs of agriculture, forestry, industry and business in future growth
7. Encourage uses of land and other natural resources which are in accordance with their character and adaptability;
8. Provide adequate light and air, including access to sunlight for solar collectors and to wind for wind energy systems;
9. Encourage the protection of groundwater resources;
10. Preserve wetlands;
11. Conserve soil, water and forest resources;
12. Protect the beauty and amenities of landscape and man-made developments;
13. Provide healthy surroundings for family life;
14. Promote the efficient and economical use of public funds.

RECEIVED

NOV 12 2025



Rezone Application

Application# 26002

**Return Original**

To: Sawyer County Zoning and Conservation  
10610 Main Street, Suite 49  
Hayward, WI 54843

Phone: 715-634-8288  
E-mail: Kathy.marks@sawyercountygov.org

**Owner &**

**Address** Tom and Jean Carr  
8762 N River Rd  
Hayward, WI 54843

**Phone:** 520-907-2124 **Email:** tom@azrestaurant supply.com

**Legacy PIN** 012640092103 **Tax ID#** 13857 **Acres** 3.5

**Change from District** RR-1 **to** C-1

**Property Description:**

9220 N County Highway S Hayward, WI 54843  
PRT N 1/2 NW 3.5 Acres

**Purpose of Request:**

Change from RR1 to Commercial  
Storage units

Jean Carr Jean Carr T Carr Tom Carr

**\*Please Print & Sign (Property Owner)**

The above hereby make application for a rezone. The above certify that the listed information and intentions are true and correct. The above person(s) hereby give permission for access to the property for onsite inspection by Municipal Officials.

**Agent Name, Address, Phone & Email of Agent: (Print & Sign)**

Phone \_\_\_\_\_ Email: \_\_\_\_\_

Office Information: **Fee: \$500.00**

**Date of Public Hearing** Jan. 16, 2025 Rev. 1/2022

11/10/25

Dear Town of Hunter Board and Sawyer County Zoning and Conservation,

We recently purchased the property consisting of 3.5 acres at County Road B and County Road S. (9220 N County Rd S Hayward, WI) We are requesting your permission to rezone the property from RR1 to Commercial. There are several properties that are already zoned Commercial including the property adjacent as well across Highway B.

Our intention is to develop this property for storage units. We believe rezoning this property for Commercial use would be advantageous to all residents in the area as there is so little storage and Commercial zoned property in this area.

Thank you for your consideration and please contact us with any additional questions you may have.

Sincerely,

*Tom Carr*  
*Jean Carr*

Tom Carr 520-907-2124 [tom@azrestaurantsupply.com](mailto:tom@azrestaurantsupply.com)

Jean Carr 480-250-0301 [jeanvermilyea@icloud.com](mailto:jeanvermilyea@icloud.com)

Sawyer County Property Listing

11/13/2025

Property Status: **Current**

Created On: 2/6/2007 7:55:24 AM

**Description**

Updated: 11/12/2025

<b>Tax ID:</b>	13857
<b>PIN:</b>	57-012-2-40-06-09-2 01-000-000030
Legacy PIN:	012640092103
Map ID:	.5.3
Municipality:	(012) TOWN OF HUNTER
STR:	S09 T40N R06W
Description:	PRT N1/2 NW
Recorded Acres:	3.500
Calculated Acres:	2.587
Lottery Claims:	1
First Dollar:	Yes
Zoning:	(RR1) Residential/Recreational One
ESN:	413

**Tax Districts**

Updated: 2/6/2007

1	State of Wisconsin
57	Sawyer County
012	Town of Hunter
572478	Hayward Community School District
001700	Technical College

**Recorded Documents**

Updated: 11/12/2025

<b>WARRANTY DEED</b>	
Date Recorded: 11/10/2025	<a href="#">457789</a>
<b>PERSONAL REPRESENTATIVES DEED</b>	
Date Recorded: 10/16/2025	<a href="#">457399</a>
<b>TERMINATION OF DECEDENTS INTEREST</b>	
Date Recorded: 5/16/2025	<a href="#">454932</a>
<b>TRANSFER ON DEATH DEED</b>	
Date Recorded: 1/20/2025	<a href="#">453391</a>
<b>TERMINATION OF DECEDENTS INTEREST</b>	
Date Recorded: 1/20/2025	<a href="#">453390</a>
<b>QUIT CLAIM DEED</b>	
Date Recorded: 12/18/2000	<a href="#">288331</a>
<b>QUIT CLAIM DEED</b>	
Date Recorded: 11/1/1999	<a href="#">280521</a>
<b>WARRANTY DEED</b>	
Date Recorded: 1/8/1990	<a href="#">217042</a>

**Ownership**

Updated: 11/12/2025

**THOMAS & JEAN CARR** HAYWARD WI

**Billing Address:**

**THOMAS & JEAN CARR**  
9220N COUNTY HWY S  
HAYWARD WI 54843

**Mailing Address:**

**THOMAS & JEAN CARR**  
9220N COUNTY HWY S  
HAYWARD WI 54843



**Site Address** \* indicates Private Road

9220N COUNTY HWY S HAYWARD 54843



**Property Assessment**

Updated: 9/26/2016

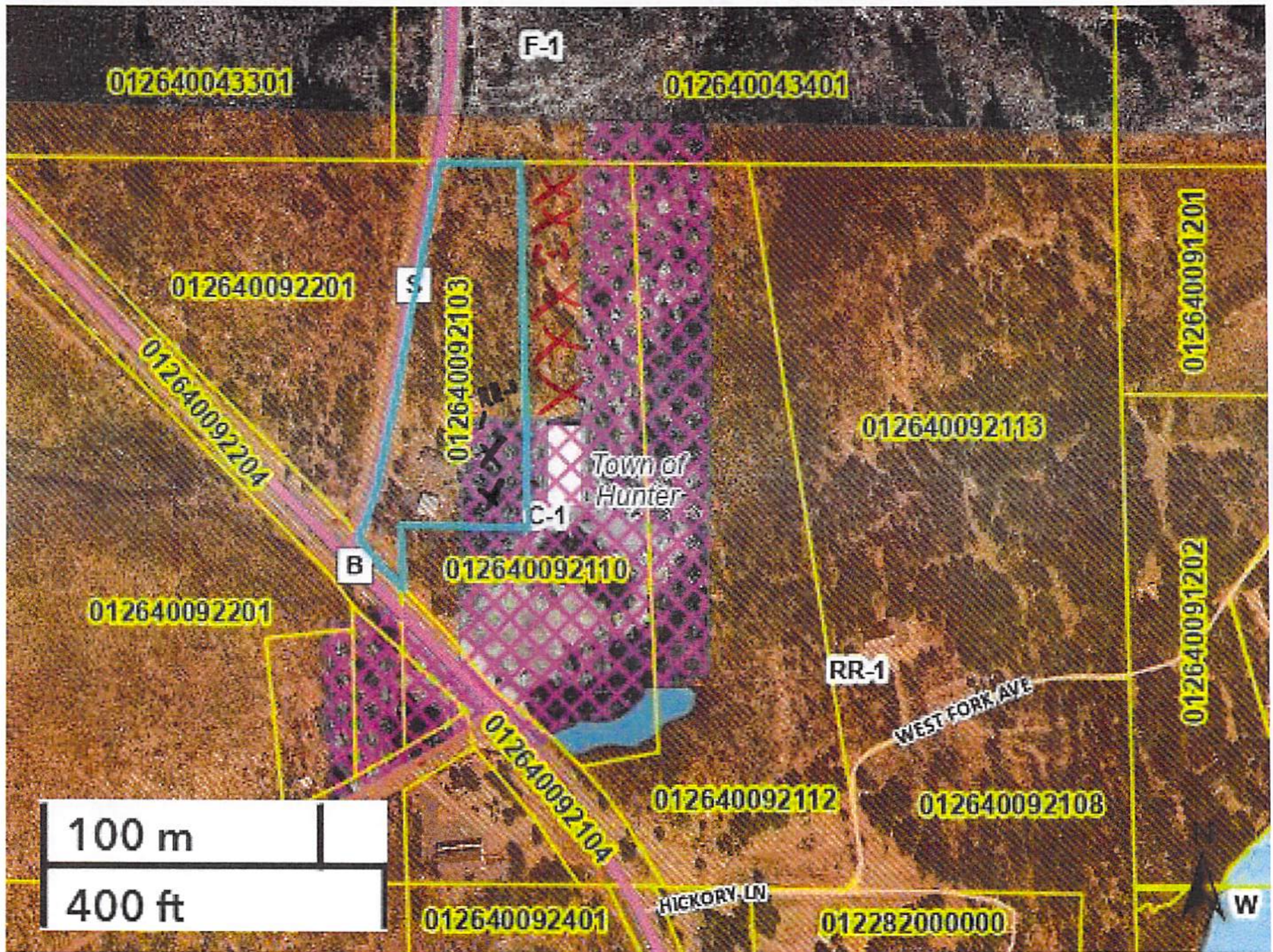
2025 Assessment Detail	Tribal Exempt <input type="checkbox"/>		
Code	Acres	Land	Imp.
G1-RESIDENTIAL	3.500	16,300	73,700

2-Year Comparison	2024	2025	Change
<b>Land:</b>	16,300	16,300	0.0%
<b>Improved:</b>	73,700	73,700	0.0%
<b>Total:</b>	90,000	90,000	0.0%



**Property History**

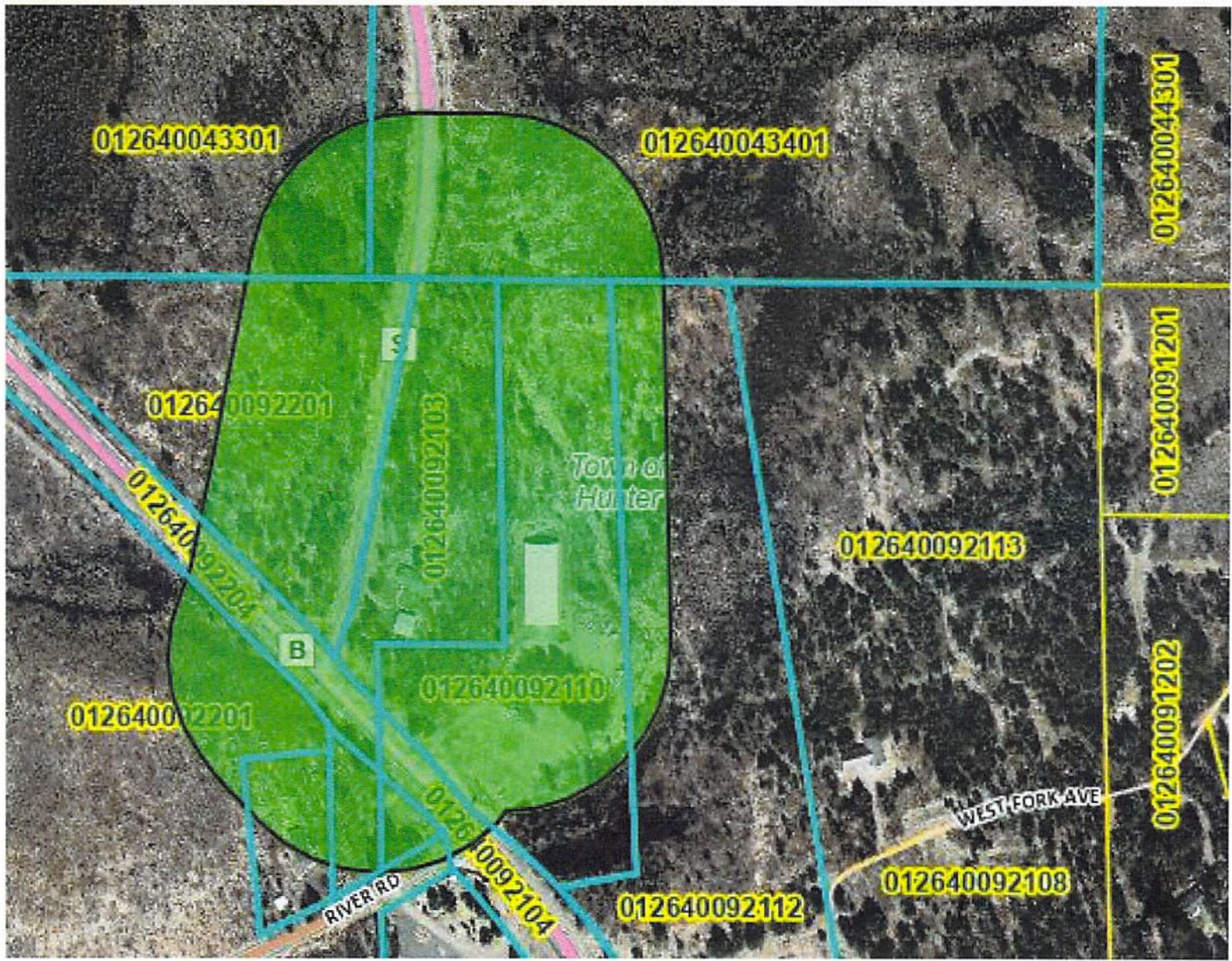
N/A





- Parcels
- Parcel Numbers
- Towns
- County Outlines
- Lakes and Rivers
- Local and Other Roads
- CITY STREET
- COUNTY HWY
- PRIVATE ACCESS
- STATE HWY
- TOWN ROAD
- US HWY



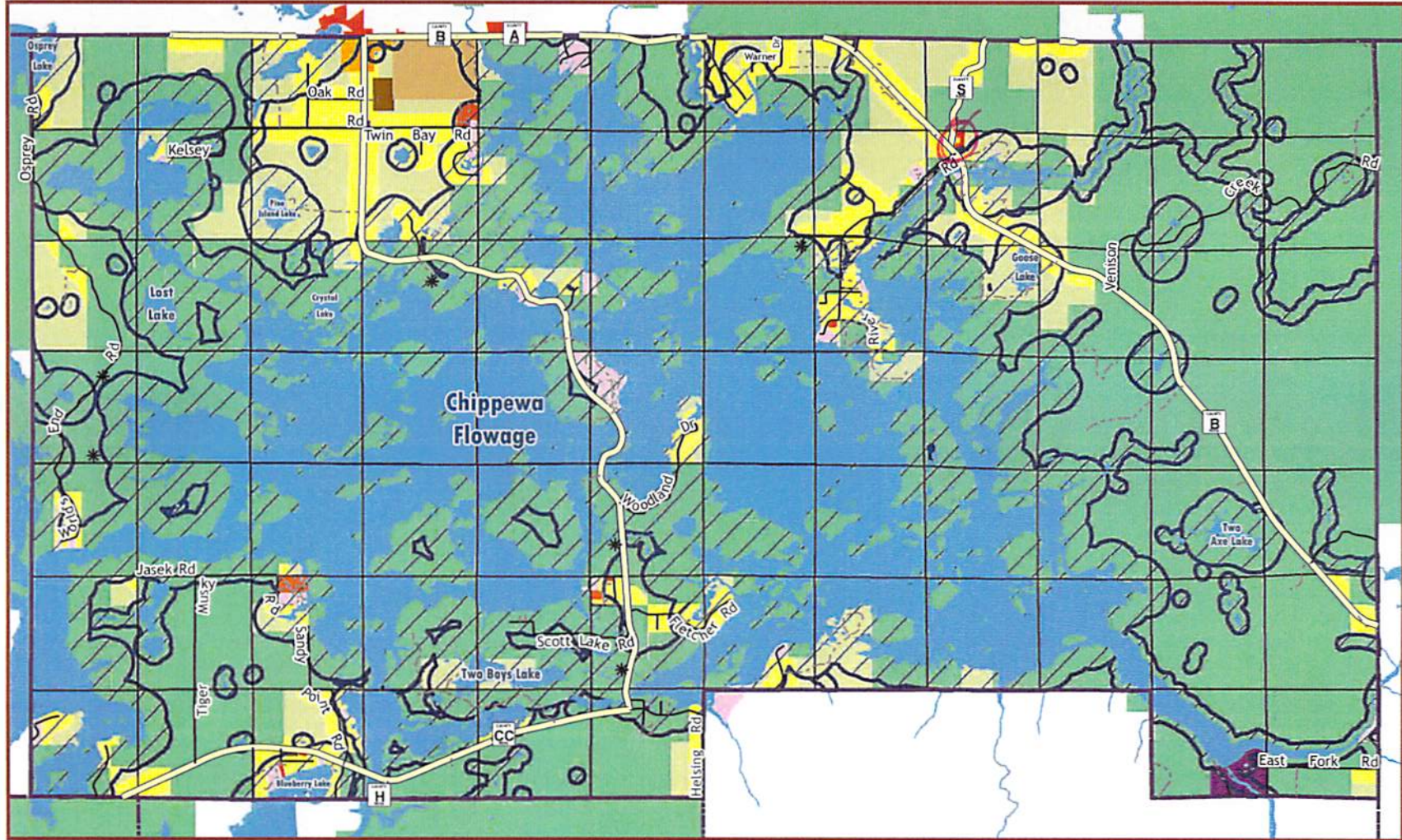


- Parcels
- Parcel Numbers
- Towns
- County Outlines
- Lakes and Rivers
- Local and Other Roads
  - CITY STREET
  - COUNTY HWY
  - PRIVATE ACCESS
  - STATE HWY
  - TOWN ROAD
  - US HWY

# Town of Hunter, Sawyer County, Wisconsin

Map 46 - Future Land Use  
01/21/2010

- |             |                    |                          |                    |                       |                   |                |              |
|-------------|--------------------|--------------------------|--------------------|-----------------------|-------------------|----------------|--------------|
| Agriculture | Forest             | Government/Institutional | Mineral Extraction | Resort Recreational   | Rural Residential | County Highway | Private Road |
| Commercial  | Forest Residential | Industrial               | Mobile Home        | Rural Activity Center | Shoreland Zoning  | Local Road     | Landfill     |





## Rezone Request STAFF REPORT

Prepared By: Jay Kozlowski, Sawyer County Zoning & Conservation Administrator

**File: # RZN 26-009**

**Applicant:**

Hazel Magnuson  
8811N Ochu Road  
Hayward, WI 54843

**Agent:**

Benjamin & Jaelyn Tweed

**Property Location & Legal Description:**

Town of Bass Lake. Part of the NE ¼ of the NE1/4; S16, T40N, R09W; Tax ID #3294; Parcel #002-940-16-3102; 10.452 total acres; Zoned Agricultural One (A-1). Site Address of 8811N Ochu Road

**Request:** Purpose of request is to rezone .44 total acres from Agricultural One (A-1) to Residential/Recreational One (RR-1) for the Tweeds to purchase and add to their existing property.).

**Additional Information/details:**

See attached additional maps included in this packet. The applicant and agent are working together to sell/acquire 0.44 acres in an exchange of adjacent property. In this situation however, the Magnuson's property is zone A-1 and the Tweed property is zoned RR-1. In order for this exchange to occur the 0.44 acre portion of land would first need to be rezoned to the RR-1 zoned property to conform to the zone district requirements. With a potential rezone of the 0.44 acres the Tweed's would then combine that land area to their existing lot. In conversations with Tweed's this area is a relatively flat spot, and they are anticipating building a detached accessory structure in this location. It is unknown why this property was originally zoned A-1 as no current or recent aerial imagery suggests an agricultural use occurring in this area. The surrounding land use is forestry and light residential.

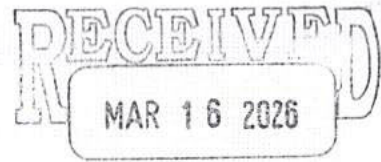
The Town of Bass Lake's Comprehensive Plan future land use maps show this area as "Agricultural". However, even with the slight reduction in the A-1 zone district with the potential rezone the resulting land area would still be more than 10 acres. The Town's recommendation of the proposed rezone should be highly considered for approval or denial consideration.



**Findings of Fact:**

**Does the request do the following? Yes/No**

1. Promote the public health, safety, convenience and general welfare;
2. Encourage planned and orderly land use development;
3. Protect property values and the property tax base.
4. Permit the careful planning and efficient maintenance of highway systems.
5. Ensure adequate highway, utility, health, educational and recreational facilities.
6. Recognize the needs of agriculture, forestry, industry and business in future growth.
7. Encourage uses of land and other natural resources which are in accordance with their character and adaptability.
8. Provide adequate light and air, including access to sunlight for solar collectors and to wind for wind energy systems.
9. Encourage the protection of groundwater resources.
10. Preserve wetlands.
11. Conserve soil, water and forest resources.
12. Protect the beauty and amenities of landscape and man-made developments.
13. Provide healthy surroundings for family life.
14. Promote the efficient and economical use of public funds.



Rezone Application #

SAWYER COUNTY ZONING ADMINISTRATION

Town of Bass Lake  
Sawyer County

26-009  
(TWEED)

**Return Original**

To: Sawyer County Zoning and Conservation  
10610 Main Street, Suite 49  
Hayward, WI 54843

Phone: 715-634-8288  
E-mail: Kathy.marks@sawyercountygov.org

Owner: Hazel Magnuson

Address: 8311 N Ochu Road

Phone: 715-██████████ Email: \_\_\_\_\_

Legacy PIN # 57-002-2.40-09-16-1 01-000-0000 20 Acreage: .44

Change from District A1 to RR1

Property Description: Section 16 Township 40 Range 9 PRT NENE

Purpose of Request: Rezone the attached preliminary map of survey .44 acres from A1 to RR1.

HAZEL MAGNUSON *Hazel Magnuson*

**\*Please Print & Sign (Property Owner)**  
The above hereby make application for a rezone. The above certify that the listed information and intentions are true and correct. The above person(s) hereby give permission for access to the property for onsite inspection by Municipal Officials.

Name, Address, Phone & Email of Agent: \_\_\_\_\_

Benjamin and Jaclyn Tweed

8301 N Ochu Road, Hayward WI 54843

██████████

██████████ Email: \_\_\_\_\_

Fee \$500.00  
1/22

Date of Public Hearing May 15, 2026

# Real Estate Sawyer County Property Listing

Today's Date: 3/16/2026

Property Status: Current

Created On: 2/6/2007 7:55:07 AM

 **Description** Updated: 1/3/2004

**Tax ID:** 3294  
**PIN:** 57-002-2-40-09-16-1 01-000-000020  
 Legacy PIN: 002940161102  
 Map ID: .1.2  
 Municipality: (002) TOWN OF BASS LAKE  
 STR: S16 T40N R09W  
 Description: PRT NENE  
 Recorded Acres: 10.452  
 Lottery Claims: 1  
 First Dollar: Yes  
 Zoning: (A-1) Agricultural One  
 ESN: 406

 **Tax Districts** Updated: 2/6/2007

1	State of Wisconsin
57	Sawyer County
002	Town of Bass Lake
572478	Hayward Community School District
001700	Technical College

 **Recorded Documents** Updated: 3/2/2018

 **QUIT CLAIM DEED**  
 Date Recorded: 3/25/1993 [234106](#)

 **WARRANTY DEED**  
 Date Recorded: 5/7/1979 [169471](#)

 **Ownership** Updated: 2/6/2007

**HAZEL L MAGNUSON** HAYWARD WI

**Billing Address:**

**HAZEL L MAGNUSON**  
 8811N OCHU RD  
 HAYWARD WI 54843

**Mailing Address:**

**HAZEL L MAGNUSON**  
 8811N OCHU RD  
 HAYWARD WI 54843

 **Site Address** \* indicates Private Road

8811N OCHU RD HAYWARD 54843

 **Property Assessment** Updated: 9/20/2024

**2026 Assessment Detail**

Code	Acres	Land	Imp.
G1-RESIDENTIAL	2.000	17,000	123,700
G6-PRODUCTIVE FOREST	8.452	18,600	0

**2-Year Comparison**

	2025	2026	Change
<b>Land:</b>	35,600	35,600	0.0%
<b>Improved:</b>	123,700	123,700	0.0%
<b>Total:</b>	159,300	159,300	0.0%

 **Property History**

N/A

# Real Estate Sawyer County Property Listing

Today's Date: 3/16/2026

Property Status: Current

Created On: 2/6/2007 7:55:07 AM

## Description Updated: 7/25/2018

**Tax ID:** 3313  
**PIN:** 57-002-2-40-09-16-1 04-000-000040  
 Legacy PIN: 002940161404  
 Map ID: .4.4  
 Municipality: (002) TOWN OF BASS LAKE  
 STR: S16 T40N R09W  
 Description: PRT SENE LOT 1 CSM 27/274 #7124  
 Recorded Acres: 5.500  
 Lottery Claims: 1  
 First Dollar: Yes  
 Zoning: (RR1) Residential/Recreational One  
 ESN: 406

## Tax Districts Updated: 2/6/2007

1 State of Wisconsin  
 57 Sawyer County  
 002 Town of Bass Lake  
 572478 Hayward Community School District  
 001700 Technical College

## Recorded Documents Updated: 2/28/2012

- WARRANTY DEED**  
Date Recorded: 5/18/2020 [423881](#)
- QUIT CLAIM DEED**  
Date Recorded: 11/23/2016 [404091](#)
- SPECIAL WARRANTY DEED**  
Date Recorded: 10/24/2014 [392902](#)
- WARRANTY DEED**  
Date Recorded: 10/24/2014 [392901](#)
- WARRANTY DEED**  
Date Recorded: 1/23/2012 [376749](#)
- CERTIFIED SURVEY MAP**  
Date Recorded: 10/24/2005 [334460](#)

## Ownership Updated: 5/27/2020

**BENJAMIN C & JACLYN J TWEED** HAYWARD WI

**Billing Address:**  
**BENJAMIN C & JACLYN J TWEED**  
 8801N OCHU RD  
 HAYWARD WI 54843

**Mailing Address:**  
**BENJAMIN C & JACLYN J TWEED**  
 8801N OCHU RD  
 HAYWARD WI 54843

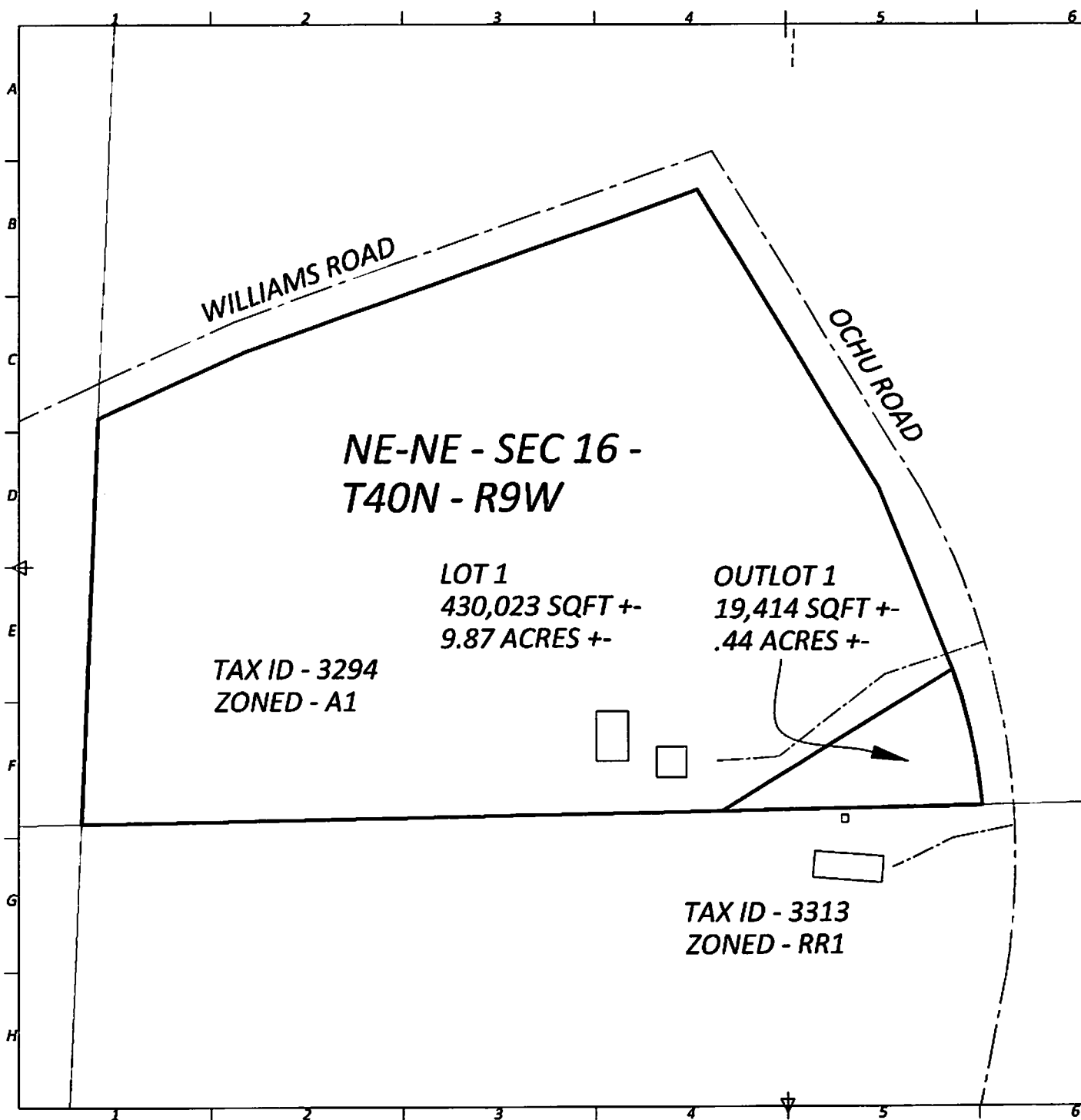
**Site Address** \* indicates Private Road  
 8801N OCHU RD HAYWARD 54843

## Property Assessment Updated: 9/20/2024

2026 Assessment Detail			
Code	Acres	Land	Imp.
G1-RESIDENTIAL	5.500	27,500	229,000
2-Year Comparison			
	2025	2026	Change
<b>Land:</b>	27,500	27,500	0.0%
<b>Improved:</b>	229,000	229,000	0.0%
<b>Total:</b>	256,500	256,500	0.0%

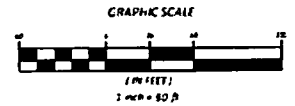
## Property History

N/A



**MAP OF SURVEY**  
 A SURVEY OF LOTS xxxxx OF RECORDED  
 CSM xxxxxx, LOCATED IN NE 1/4 - NE 1/4,  
 SECTION 16 - T40N - R09W, TOWN OF  
 BASS LAKE, SAWYER COUNTY,  
 WISCONSIN.

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE  
 NW 1/4 OF SECTION 19, T41N - R05W: N86°54'57"E  
 SAWYER COUNTY GRID, HPGN "HARRY" NAD 83(2011)  
 SAWYER CO



**SURVEYOR'S CERTIFICATE**

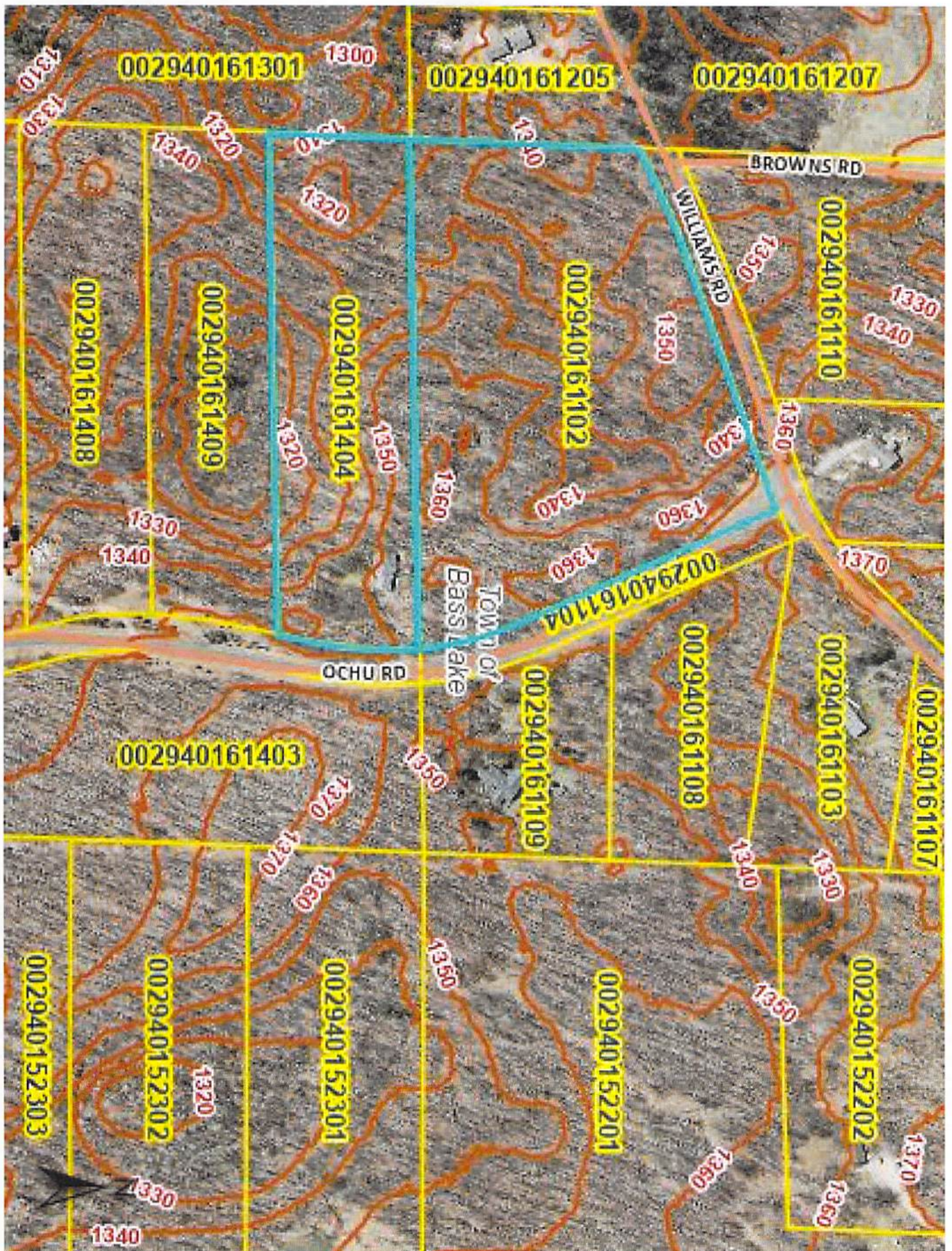
I, TODD C. GOULD, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WISCONSIN,  
 DO HEREBY CERTIFY THIS SURVEY IN COMPLIANCE WITH CHAPTER AE-7 OF THE  
 WISCONSIN ADMINISTRATIVE CODE AND THIS MAP IS A CORRECT REPRESENTATION  
 OF THE LAND SURVEYED AND THAT THE PROPERTY SURVEY COMPLIES WITH THIS  
 CHAPTER AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF UNDER THE  
 DIRECTION OF XXXXXXXXXX

**PRELIMINARY**

TODD C. GOULD  
 PROFESSIONAL LAND SURVEYOR  
 WISCONSIN REG S-2489

POINT NORTH ONE - LAND SURVEYING, MAPPING, AERIAL PHOTO SERVICES 715 EGG 6817, TODD@POINTNORTHLAND.COM				
DRAWN BY TCG	CHECKED BY TODD C. GOULD	FILE NAME 164009.DWG	DATE 2/23/2026	SCALE 1" = 80'
CLIENT JACLYN TWEED	TYPE MAP OF SURVEY		DATE OF FIELD WORK XX/XX/XXXX	
			SHEET 1 OF 1 SHEET	

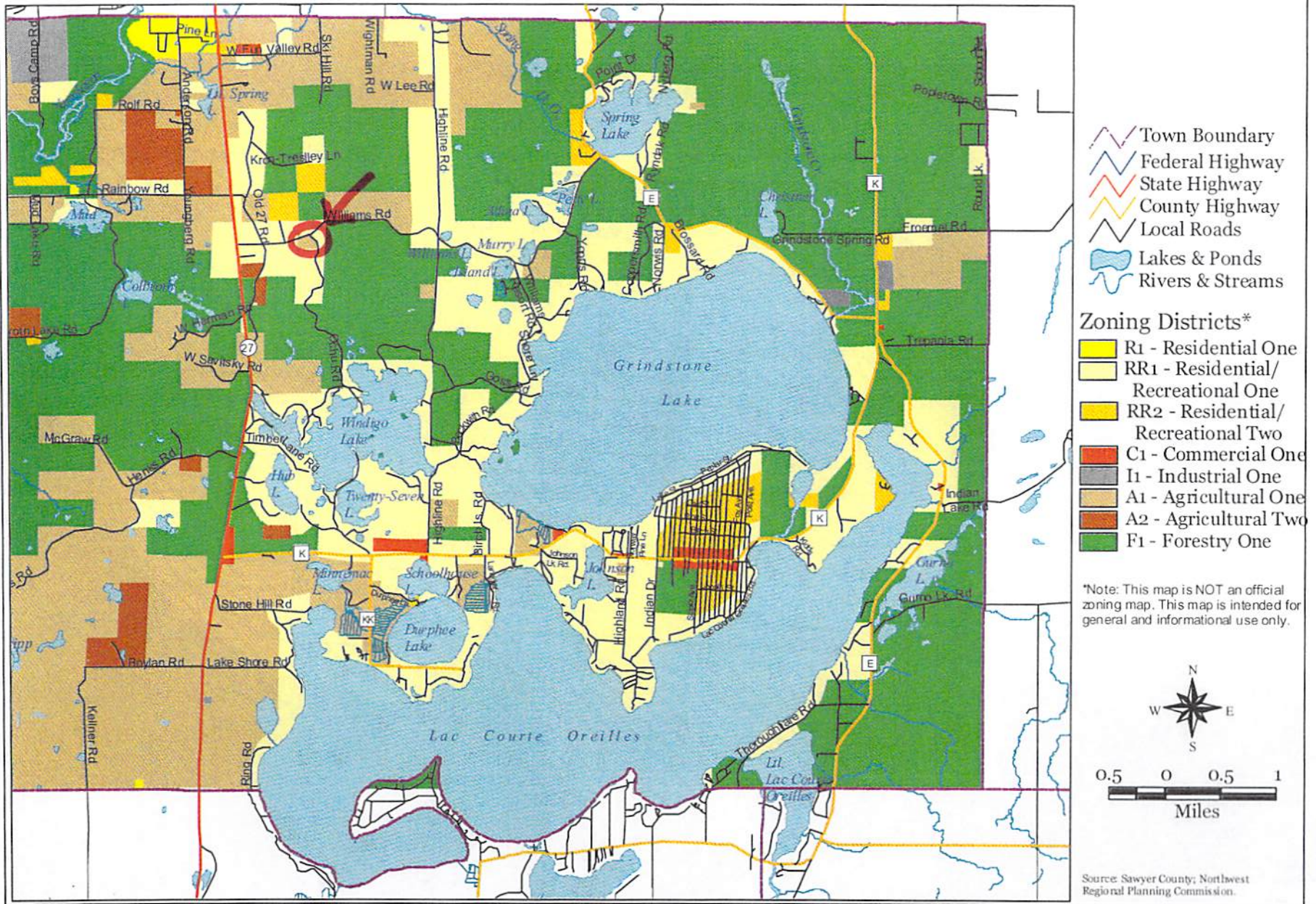


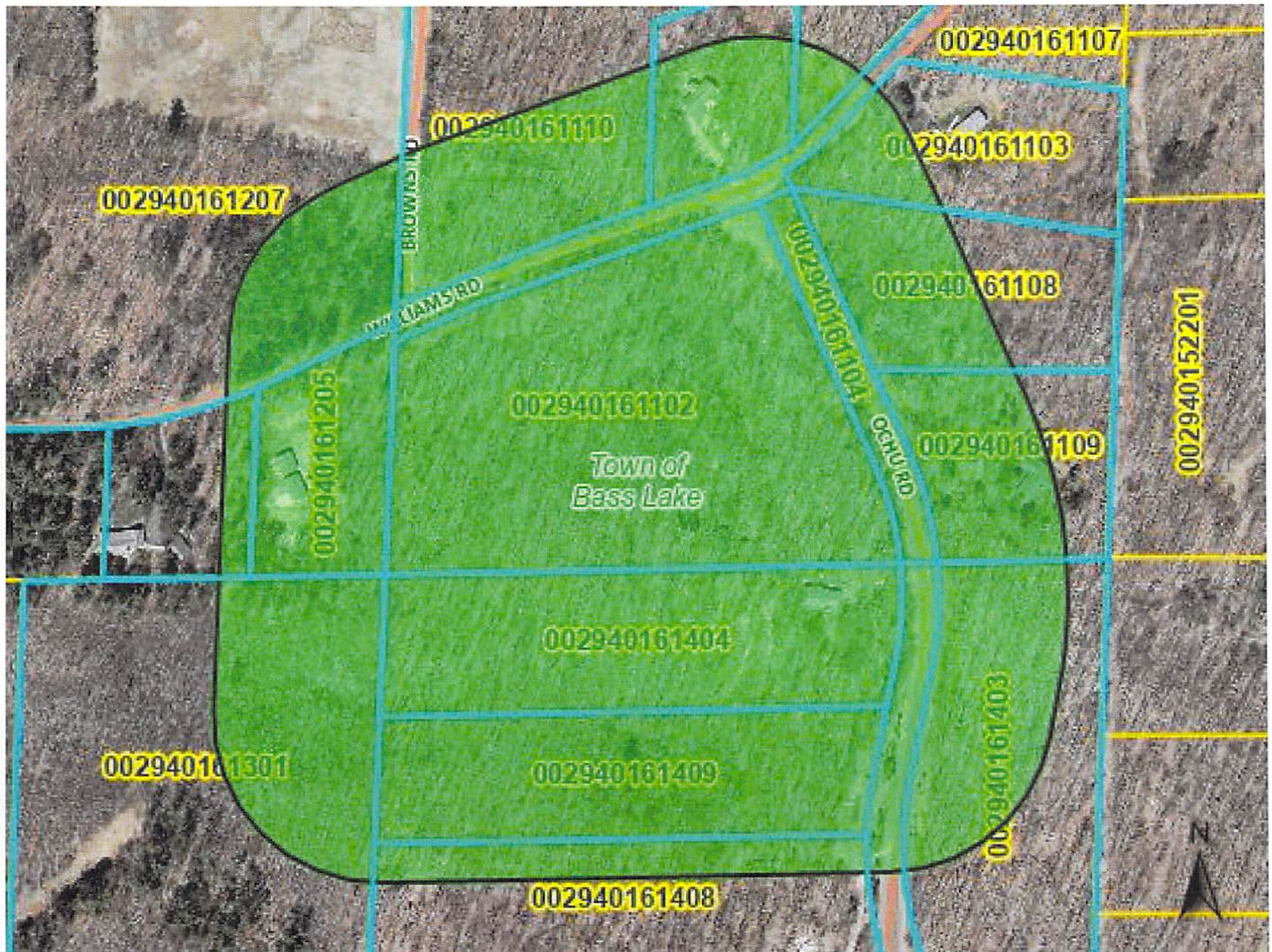




Map 8.2

# Zoning - Town of Bass Lake







## Conditional Use Permit Request STAFF REPORT

Prepared By: Jay Kozlowski, Sawyer County Zoning & Conservation Administrator

**File: # CUP 26-010**

**Applicant:**

KDML Resort Prop LLC - C/O Chad & Wendy Lauterbach  
22243 County Hwy DD  
New Auburn, WI 54757

**Property Location & Legal Description:**

Town of Hayward. Part of Government Lot 3, Lot 2 CSM 14/386 #3622, (includes Lot 1 CSM 18/195 #5475); S36, T40N, R08W; Parcel #010-840-36-5312; Tax ID #10879; 3.92 total acres; Zoned Residential/Recreational Two (RR-2); Site Address of 7426N Buckley Drive.

**Request:** Permit desired for a bar/cocktail lounge in existing building. Per Sawyer County Code of Ordinances-Appendix D-Section 17.3(B)(3) for bar/cocktail lounge in existing building on property.

**Project History & Summary of Request:**

See additional maps and owner's information included in this packet. The request is to convert an existing pole shed building on the property to a cocktail lounge and venue space as a "recreational service-oriented use". The area of the cocktail lounge would be approximately half of the existing pole shed size which would be 24'x60' and would be centrally located within the existing structure. It is unknown of the exact setback distance from this building to the property south line at the time this staff report is being generated, but it is more than 5'. It should be determined during discussion what the true setback distance is. It should also further be discussed that if approval of a CUP is granted for a cocktail lounge on this existing resort property does that cocktail lounge building now become a "principal structure" on the lot. If it is now classified as a "principal structure" it would need to be a minimum of 10' from the side lot line. If the cocktail lounge is still viewed as an "accessory structure" to the resort use the minimum setback distance requirement would be 5'. There has been additional testimony received that the building may now be constituted as a "principal building" needing a 10' setback required for the eave overhang to the South property line.

In conversation with the applicant, they are currently using this space as a "resort use space" but are now wanting to offer the area to other family, friends, guest, and private events. In additional conversation with the applicant, they do have future plans to install plumbing and bathrooms for this cocktail lounge area and have been in contact with a plumber to meet specific Department of Safety & Professional Services (DSPS) requirements for Sanitation. These sanitation questions are further being investigated at the time this staff report is being generated

but prior to operation the Sawyer County Zoning & Conservation Department would require adequate sanitation requirements. Other conversations are ongoing between Sawyer County HHS and DATCP agencies for other State licensing requirements. The applicant has already obtained a liquor license from the Town of Hayward. The CUP case was previously tabled by Zoning Committee with the stipulation that the Zoning Committee wants a recommendation from the Town before potential approval or denial.

**Possible Conditions for Approval: (choose from list below) (add or delete from list below)**

- 1 Hours of operation to be determined by Sawyer County Zoning Committee if applicable
- 2 Obtain licensing requirements from DATCP
- 3 All parking to remain entirely on property.
- 4 All lighting to be at a minimum for safety aspects and downward facing
- 5 Fencing or screening requirements (Committee discussion should occur)
- 6 All other Town, County, State, Federal Laws are followed
- 7 A Sawyer County Land Use Permit is required for a “change of use” permit. As part of issuance of this permit, adequate sanitation requirements must be obtained.
- 8 Size of cocktail lounge area not to exceed 24’x60’
- 9 All signage must follow Sawyer County Sign Ordinance requirements
- 10 CUP goes with the property
- 11 The Sawyer County Land Use Permit required for the “change of use” will also require verification of appropriate side lot line setbacks (10’ vs 5’)

**Findings of Fact:**

**Does the request do the following? Yes/No**

1. Promote the public health, safety, convenience and general welfare;
2. Encourage planned and orderly land use development;
3. Protect property values and the property tax base;
4. Permit the careful planning and efficient maintenance of highway systems;
5. Ensure adequate highway, utility, health, educational and recreational facilities;
6. Recognize the needs of agriculture, forestry, industry and business in future growth
7. Encourage uses of land and other natural resources which are in accordance with their character and adaptability;
8. Provide adequate light and air, including access to sunlight for solar collectors and to wind for wind energy systems;
9. Encourage the protection of groundwater resources;
10. Preserve wetlands;
11. Conserve soil, water and forest resources;
12. Protect the beauty and amenities of landscape and man-made developments;
13. Provide healthy surroundings for family life;
14. Promote the efficient and economical use of public funds.



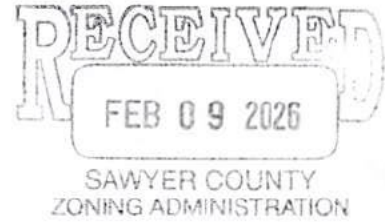
RECEIVED

FEB 09 2026

SUBJECT: Conditional Use Public Hearing Application # 26-010

Town of Hayward

TO: Sawyer County Zoning and Conservation Administration  
10610 Main Street Suite 49  
Hayward, Wisconsin 54843  
Attn: Kathy Marks E-mail: kathy.marks@sawyercountygov.org



Property Owner Name & Address:

KDML Resort Properties LLC  
22243 Cty Hwy D'D  
New Auburn, WI 54757

Phone: [Redacted] Email: [Redacted]

Agent/Buyer \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Property description including Parcel Number:

Oak Shores Resort 7426 N Buckley Dr - Hayward, WI 54843  
Pin 010840365312 3.92 Acres TR4 ID # 10879

Permit is desired

for: Sawyer County Code of Ordinances - Appendix D - Sec 17.3(B)  
3) for bar/cocktail lounge in existing building on property

[Signature]  
Applicant (Property Owner)

\_\_\_\_\_  
Applicant (Property Owner)

Fee: \$350.00 (January 2021)

Date of Public Hearing: April 17, 2026

Signature of property owner(s) required. The undersigned person(s) hereby give permission for access to the property for inspection by Municipal Officials, Sawyer County Zoning Staff and Sawyer County Zoning Committee members if needed.

**Kathy Marks**

---

**From:** [REDACTED]  
**Sent:** Monday, February 23, 2026 5:54 PM  
**To:** Kathy Marks  
**Subject:** Conditional use permit

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Kathy,

We are writing regarding our request for a Conditional Use Permit for KDML Resort Properties, LLC DBA Oak Shores Resort.

Our goal is to create a welcoming gathering space for our resort guests to enjoy during their stay. This space will enhance the overall guest experience while maintaining the quiet, family-oriented character that Oak Shores is known for.

We understand that a Conditional Use Permit is not required when the space is used solely by registered guests as part of normal resort operations. However, if we wish to occasionally allow friends, neighbors, or community members to visit, or if we rent the space in conjunction with a cabin for small corporate retreats or private gatherings, it would fall under Commercial Entertainment and therefore require the Conditional Use Permit.

We want to be very clear that we are not seeking to operate a high-traffic, late-night establishment. Our intent is not to run a seven-day-a-week venue with extended hours. Preserving the peaceful, family-friendly atmosphere of Oak Shores remains our highest priority.

We sincerely appreciate your time and thoughtful consideration of our request. We are happy to answer any questions or provide additional information. Please feel free to contact us at 715-558-5526 or by email at [REDACTED]

Thank you for your time and service to our community.

Sincerely,

[REDACTED]  
[REDACTED]  
[REDACTED]



# Real Estate Sawyer County Property Listing

Today's Date: 2/9/2026

Property Status: **Current**

Created On: 2/6/2007 7:55:19 AM

## Description Updated: 5/17/2022

**Tax ID:** 10879  
**PIN:** 57-010-2-40-08-36-5 05-003-000120  
 Legacy PIN: 010840365312  
 Map ID: :3.12  
 Municipality: (010) TOWN OF HAYWARD  
 STR: S36 T40N R08W  
 Description: PRT GOVT LOT 3 LOT 2 CSM 14/386 #3622 (INCLUDES LOT 1 CSM 18/195 #5475)  
 Recorded Acres: 3.920  
 Lottery Claims: 0  
 First Dollar: Yes  
 Waterbody: Chippewa Flowage  
 Zoning: (RR2) Residential/Recreational Two  
 ESN: 409

## Tax Districts Updated: 2/6/2007

1 State of Wisconsin  
 57 Sawyer County  
 010 Town of Hayward  
 572478 Hayward Community School District  
 001700 Technical College

## Recorded Documents Updated: 5/17/2022

**WARRANTY DEED**  
 Date Recorded: 4/29/2022 [438857](#)  
**WARRANTY DEED**  
 Date Recorded: 2/19/1999 [274602](#)  
**CERTIFIED SURVEY MAP**  
 Date Recorded: 9/12/1996 [256604](#)  
**CERTIFIED SURVEY MAP**  
 Date Recorded: 2/9/1993 [233527](#)

## Ownership Updated: 5/17/2022

**KDML RESORT PROP LLC** NEW AUBURN WI

**Billing Address:**  
**KDML RESORT PROP LLC**  
 22243 COUNTY HWY DD  
 NEW AUBURN WI 54757

**Mailing Address:**  
**KDML RESORT PROP LLC**  
 22243 COUNTY HWY DD  
 NEW AUBURN WI 54757

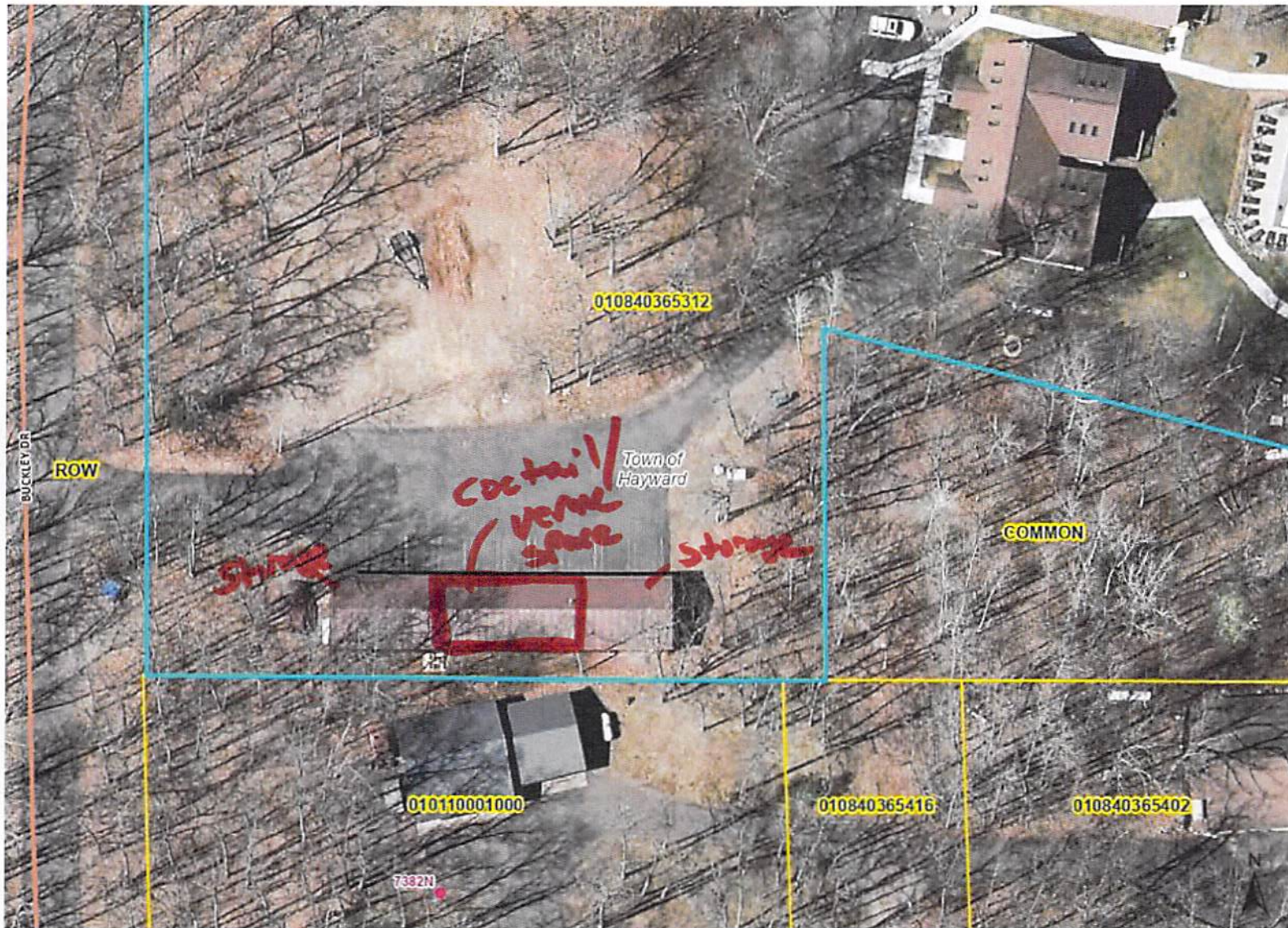
 **Site Address** \* indicates Private Road  
 7426N BUCKLEY DR HAYWARD 54843

## Property Assessment Updated: 11/9/2015

2026 Assessment Detail			
Code	Acres	Land	Imp.
G2-COMMERCIAL	3.920	299,300	747,700
2-Year Comparison			
	2025	2026	Change
<b>Land:</b>	299,300	299,300	0.0%
<b>Improved:</b>	747,700	747,700	0.0%
<b>Total:</b>	1,047,000	1,047,000	0.0%

## Property History

N/A



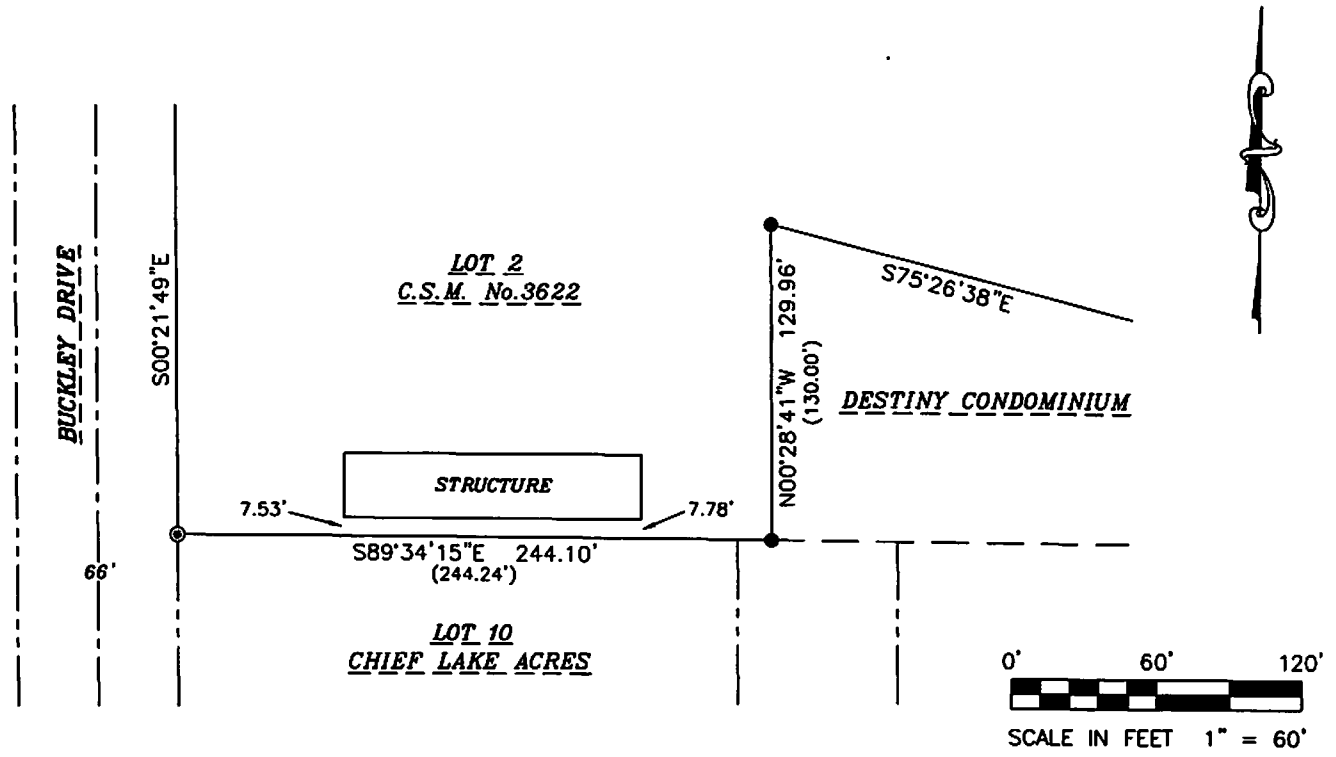
- Addresses
- ▭ Parcels
- ▭ Parcel Numbers
- ▭ Towns
- Local and Other Roads
- CITY STREET
- COUNTY HWY
- PRIVATE ACCESS
- STATE HWY
- TOWN ROAD
- US HWY

# LOCATION SKETCH

A LOCATION SKETCH OF PART OF THE SOUTH LINE OF LOT 2 OF CERTIFIED SURVEY MAP No.3622. LOCATED IN PART OF GOVERNMENT LOT 3, OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 8 WEST, IN THE TOWN OF HAYWARD, SAWYER COUNTY, WISCONSIN.

Prepared for and at the request of:  
 Owner:  
 Chad and Wendy Lauterbach  
 7426N Buckley Drive  
 Hayward, WI 54843

THE STRUCTURE HAS BEEN MEASURED TO THE EAVE CORNERS.



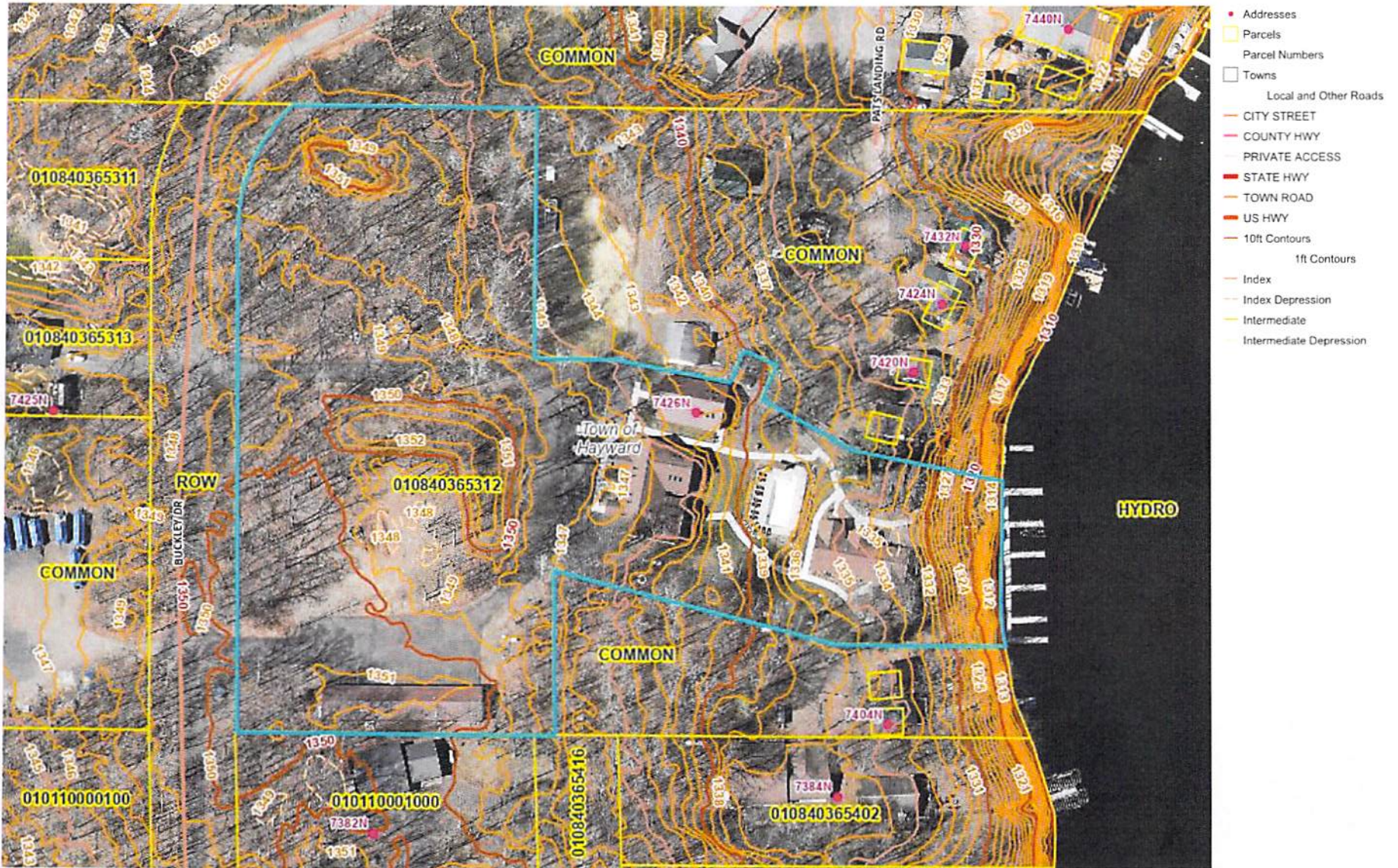
JOB # 06126

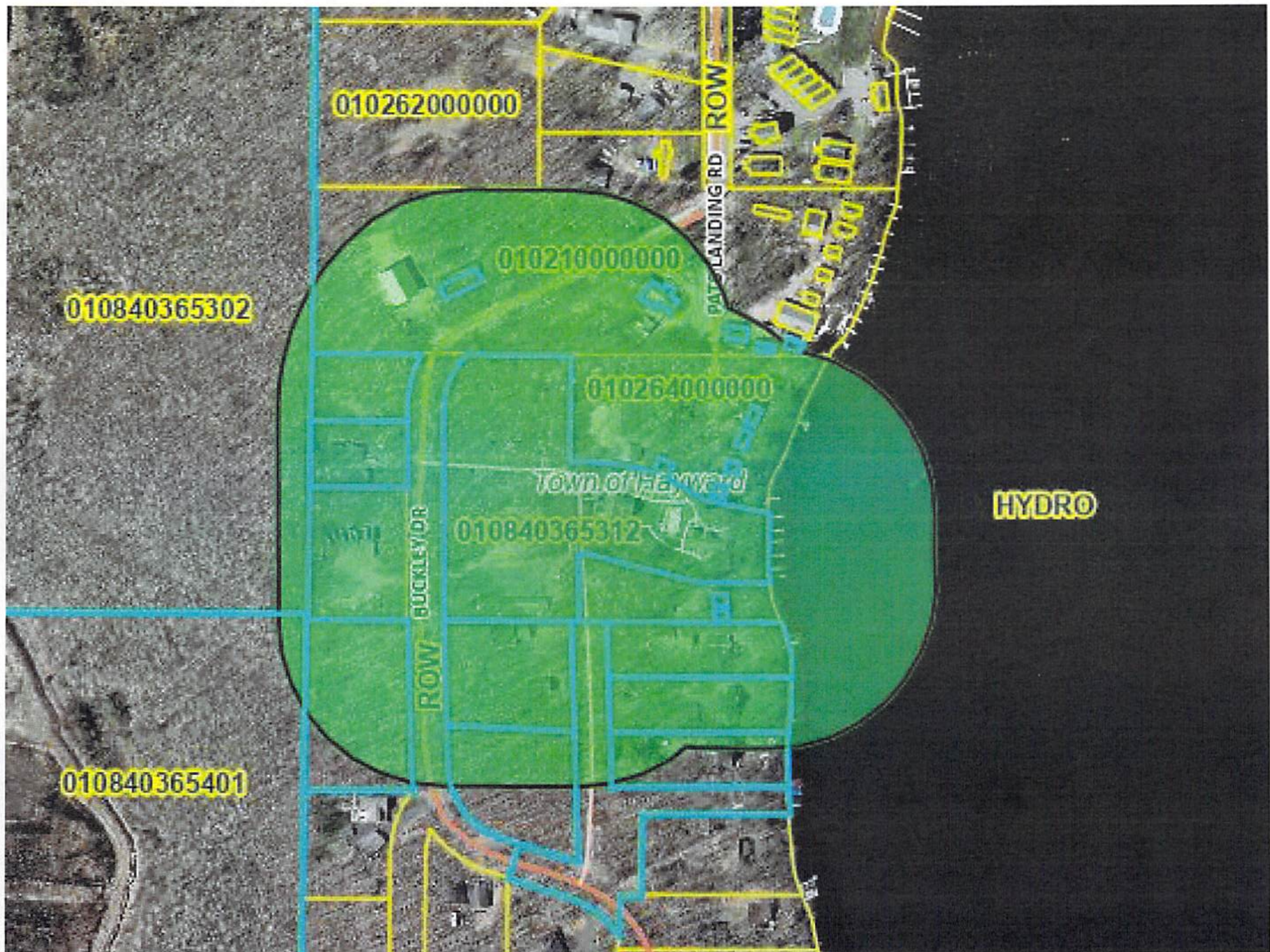
Prepared by:  
**Jesse Suzan Land Surveying LLC**  
 Phone No. (715) 558-4668  
 13731W Sjostram Circle  
 Hayward, WI 54843

Sheet 1 of 1 Sheets

- LEGEND**
- Found 1" O.D. Iron Pipe
  - ⊙ Found 2.5" O.D. Iron Pipe
  - (xxxx) Recorded Data









## Conditional Use Permit Request STAFF REPORT

Prepared By: Jay Kozlowski, Sawyer County Zoning & Conservation Administrator

**File: # CUP 26-012**

**Applicant:**

Dennis & Evelyn Meyer  
5N733 Santa Fe Trail  
Bloomington, IL 60108

**Property Location & Legal Description:**

Town of Hayward. Part of Government Lot 4; S36, T40N, R08W; Tax ID#10884; Parcel #010-840-36-5403; 1.58 total acres; Zoned Residential/Recreational One (RR-1). Site address 7324N Buckley Drive.

**Request:** Permit desired for 14' x 24' Accessory building divided by a Town Road (Buckley Drive). As per Sawyer County Code of Ordinance-Appendix D-Section 4.26 (3).

- 3) The construction of a single accessory structure on parcels of land that are divided by a public roadway and defined as one contiguous tract of land by deed or survey map will also require Conditional Use approval.

4.26(2)

- a) the accessory structure cannot be constructed on that part of the parcel containing the principal structure due to the inability to meet minimum setbacks, and (A 14' x 24' accessory structure would be able to fit on the side of the road containing the dwelling but would take away from alternative drainfield location and require additional tree removal.
- b) lakefront parcels may be allowed an exemption from 4.26(2)(a) if Town and Zoning Committee determine in their Findings of Fact that placement of accessory structure on an adjacent parcel divided by a public roadway that does not contain the principal structure lessens the impact of impervious surface runoff to the lake, and (Shed location would be approximately 425' from high-water mark of Chief Lake which would lessen the impervious surface impacts)
- c) the proposed adjacent parcel is within 66' from the parcel containing the principal structure, and (NA – contiguous parcel)
- d) the proposed adjacent parcel meets the minimum square

footage requirements per current zone district standards and the proposed accessory structure meets all other Zoning Ordinance requirements and setbacks, and (Proposed structure would meet all applicable setbacks provisions.)

- e) a Conditional Use Permit may be approved by the Zoning Committee in any Zone District, provided that the Town has approved the Conditional Use for the placement of an accessory structure and both parcels are legally joined together (Deed Restriction) so they may not be sold separately unless approval by the Town and the Zoning Committee has been granted to separate the parcels. This process shall also be done by Conditional Use (NA – Same parcel)
- f) in a platted subdivision, the maximum size allowed is 1,200 square feet and maximum height is 18'. (not within platted subdivision)

### **Project History & Summary of Request**

See additional comments in red above. This CUP is in conjunction with an order for correction process. The applicant is requesting to keep an existing 14' x 24' shed on the property on the back side of Buckley Drive from where the primary dwelling is located. There are already other accessory structures on the back side of Buckley on adjacent properties that were permitted prior to this process requiring a CUP. This parcel is all one contiguous lot so a lot binding agreement is not required.

### **Additional information for Conditional Use Permits:**

Substantial evidence means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

If an applicant agrees to meet all of the requirements and conditions specified in the county ordinance or those imposed by the county zoning board, the county shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence. The conditions must be reasonable and, to the extent practicable, measurable. The applicant must demonstrate that the application and all requirements and conditions established by the county relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The county's decision to approve or deny the permit must be supported by substantial evidence.

### **Possible Conditions for Approval: (choose from list below) (add or delete from list below)**

- 1 No habitable area is allowed in this structure including beds, bedrooms, or kitchen facilities or plumbing.
- 2 No commercial use or operation allowed in structure.
- 3 Size of accessory structure not to exceed the existing 392 sq ft.

- 4 Must follow all other Town, County, State, Federal regulations/laws/conditions including an additional Town Driveway Permit
- 5 A Sawyer County Land Use Permit will be required for accessory structure if the CUP is approved.
- 6 CUP goes with the property

**Findings of Fact:**

**Does the request do the following? Yes/No**

1. Placement of accessory structure across Town Road would lessen impervious surface impacts to the water.
2. Promote the public health, safety, convenience and general welfare;
3. Encourage planned and orderly land use development;
4. Protect property values and the property tax base;
5. Permit the careful planning and efficient maintenance of highway systems;
6. Ensure adequate highway, utility, health, educational and recreational facilities;
7. Recognize the needs of agriculture, forestry, industry and business in future growth
8. Encourage uses of land and other natural resources which are in accordance with their character and adaptability;
9. Provide adequate light and air, including access to sunlight for solar collectors and to wind for wind energy systems;
10. Encourage the protection of groundwater resources;
11. Preserve wetlands;
12. Conserve soil, water and forest resources;
13. Protect the beauty and amenities of landscape and man-made developments;
14. Provide healthy surroundings for family life;
15. Promote the efficient and economical use of public funds.



RECEIVED  
FEB 16 2026  
SAWYER COUNTY  
ZONING ADMINISTRATION

RECEIVED  
FEB 16 2026

Conditional Use Public Hearing Application

TO: Sawyer County Zoning and Conservation Administration  
10610 Main Street Suite 49

Hayward, Wisconsin 54843

Attn: Kathy Marks E-mail:  
kathy.marks@sawyercounty.gov.org Phone: 715-638-3225

Property Owner Name & Address:

DENNIS MEYER - EVELYN MEYER

[Redacted address]

Phone: [Redacted] Email:

Property description including Parcel Number:

SEC 36 TN 40 RG 08  
PRT GOVT LOT 4

1.58 ACREAGE  
ZONING RR1

PN: 010840365403  
Shy ID # 10884

Permit desired for:

ACCESSORY STRUCTURE  
14' x 24' SHED - PORTABLE ON SKID  
(TIN ROOFED & SIDED, NO PERSONNEL DOORS  
OR WINDOWS ONLY ROLLING OVERHEAD DOOR)  
NO ELECTRICITY RUN TO SHED

SHED PLACED ON PORTION OF PARCEL THAT IS  
SEPARATED BY BUCKLEY DR AND DOES NOT  
CONTAIN PRINCIPAL STRUCTURE.

As per Sawyer Co Code of Ordinances - Appendix D -  
Section 4.26 (2)

EVELYN MEYER

*Evelyn Meyer*

DEANIS MEYER

*Deanis Meyer*

Owner Print & Sign

Owner Print & Sign

Signature of property owner(s) required. The undersigned person(s) hereby give permission for access to the property for inspection by Municipal Officials, Sawyer County Zoning Staff and Sawyer County Zoning Committee members if needed.

Name, Address, Phone & Email of Agent or Buyer:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Fee: \$350.00

Gravel Pit renewal \$300.00

Date of Public Hearing: *May 15, 2026*

Rev January 2023

# Real Estate Sawyer County Property Listing

Today's Date: 2/16/2026

Property Status: Current

Created On: 2/6/2007 7:55:19 AM

## Description Updated: 12/20/2019

**Tax ID:** 10884  
**PIN:** 57-010-2-40-08-36-5 05-004-000030  
 Legacy PIN: 010840365403  
 Map ID: :4.3  
 Municipality: (010) TOWN OF HAYWARD  
 STR: S36 T40N R08W  
 Description: PRT GOVT LOT 4  
 Recorded Acres: 1.580  
 Lottery Claims: 0  
 First Dollar: Yes  
 Waterbody: Chippewa Flowage  
 Zoning: (RR1) Residential/Recreational One  
 ESN: 409

## Tax Districts Updated: 2/6/2007

1 State of Wisconsin  
 57 Sawyer County  
 010 Town of Hayward  
 572478 Hayward Community School District  
 001700 Technical College

## Recorded Documents Updated: 3/12/2014

**PERSONAL REPRESENTATIVES DEED**  
 Date Recorded: 9/26/2003 [315710](#)

**MAP OF SURVEY**  
 Date Recorded: 12/13/2019 36408-32

## Ownership Updated: 8/7/2009

**DENNIS A & EVELYN C MEYER** BLOOMINGDALE IL

**Billing Address:** **DENNIS A & EVELYN C MEYER**  
 5N733 SANTA FE TRAIL  
 BLOOMINGDALE IL 60108-2415

**Mailing Address:** **DENNIS A & EVELYN C MEYER**  
 5N733 SANTA FE TRAIL  
 BLOOMINGDALE IL 60108-2415

**Site Address** \* indicates Private Road  
 7324N BUCKLEY DR HAYWARD 54843

## Property Assessment Updated: 4/16/2020

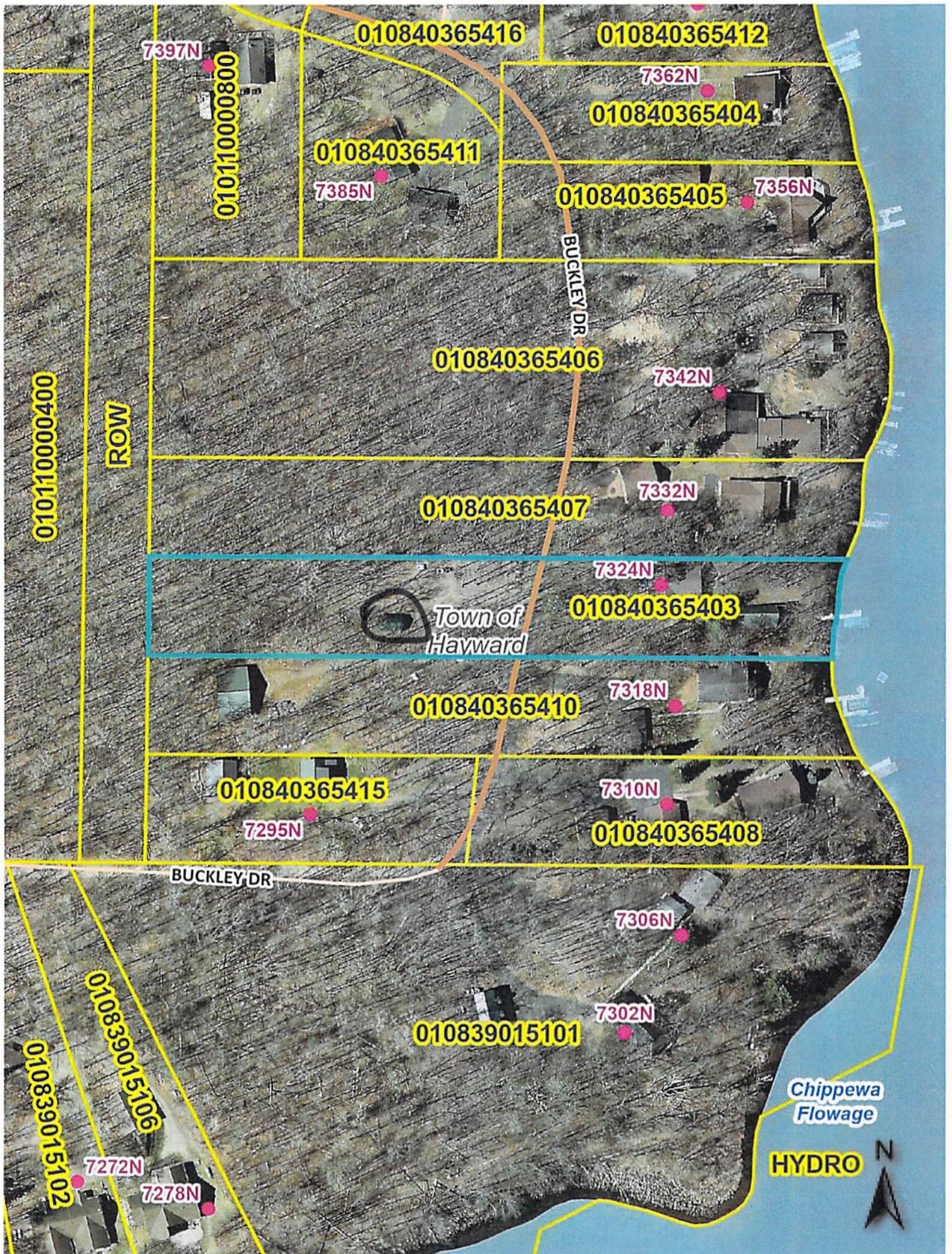
2026 Assessment Detail			
Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.580	222,600	104,000

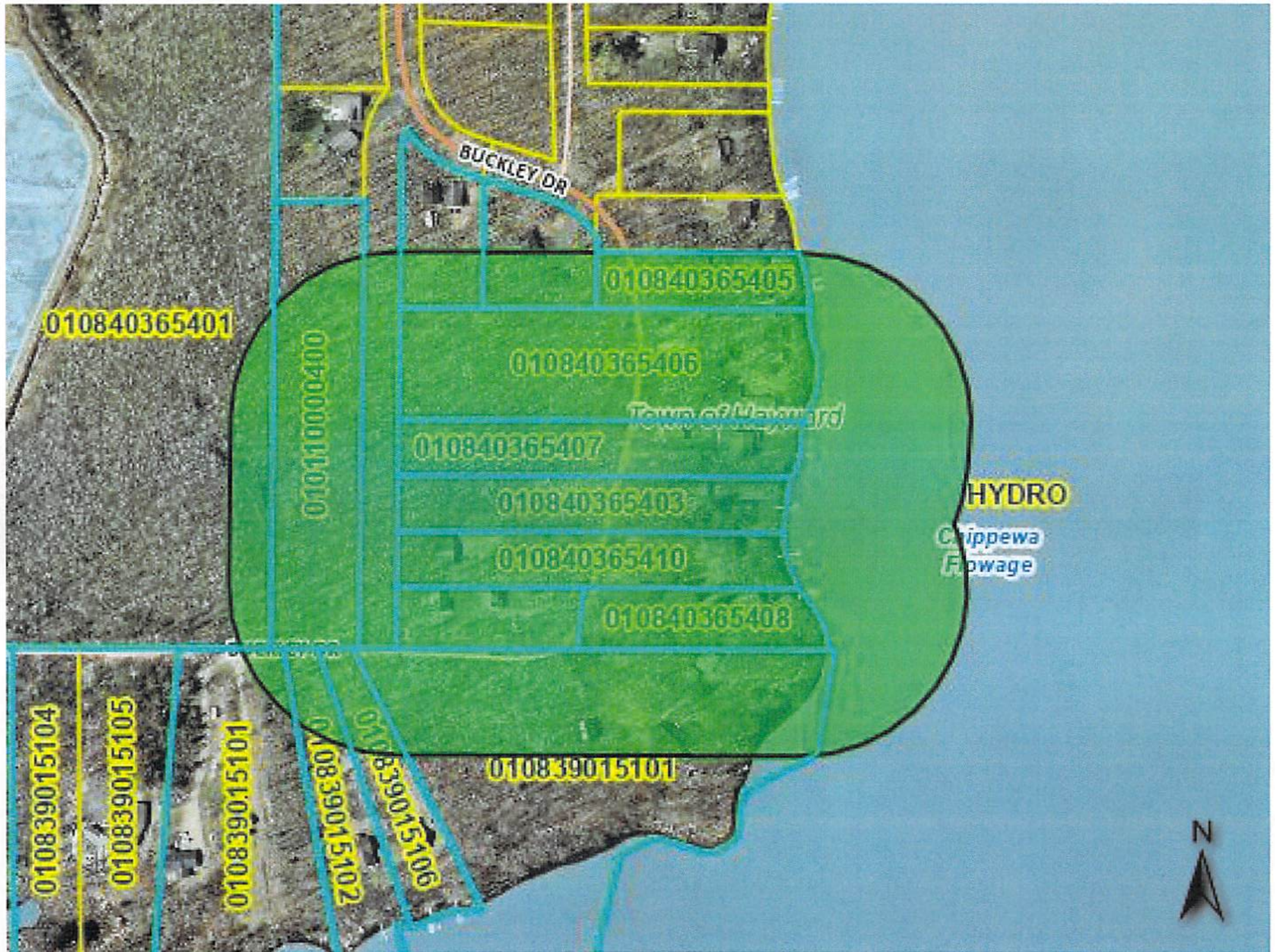
2-Year Comparison			
	2025	2026	Change
<b>Land:</b>	222,600	222,600	0.0%
<b>Improved:</b>	104,000	104,000	0.0%
<b>Total:</b>	326,600	326,600	0.0%

## Property History

N/A







# Conditional Use Permit Request

## STAFF REPORT

Prepared By: Jay Kozlowski, Sawyer County Zoning & Conservation Administrator

**File: # CUP 26-013**

**Applicant:**

Paul Manka  
W1510 30<sup>th</sup> Ave  
Birchwood, WI 54817



**Property Location & Legal Description:**

Part of Government Lots 2 & 3, Lot 3 CSM 36/128 #8450; S08, T39N, R08W; Parcel #004-839-08-5314; 1.40 total acres; Zoned Residential/Recreational Two (RR-2). Site address of #6674N Jonans Road

**Request:** Permit desired for a 12' x 54' lean-to onto existing 32'x54' accessory building divided by a Town Road (Jonans Road). As per Sawyer County Code of Ordinance – Appendix D – Section 4.26 (3). Previous accessory structure was approved by CUP# 21-014

The construction of a single accessory structure on an adjacent parcel of land that are divided by a Public Roadway and defined as one contiguous tract of land by deed or survey map will also require Conditional Use Approval.

**Project History & Summary of Request**

The applicant is requesting to build a 12' x 54' lean-to onto an existing approved accessory structure on the back side of Jonans road across a Town road from where the primary dwelling is located. The previous 32' x 54' pole shed was approved by Zoning Committee as CUP 21-014. This additional lean-to request would ultimately be viewed as an addition onto this single accessory structure, but the original CUP did not indicate a lean-to and did reference a maximum size. Thus, the additional CUP that is now being requested. See attached maps included in this packet.

**Additional information for Conditional Use Permits:**

Substantial evidence means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

If an applicant agrees to meets all of the requirements and conditions specified in the county ordinance or those imposed by the county zoning board, the county shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance

and be based on substantial evidence. The conditions must be reasonable and, to the extent practicable, measurable. The applicant must demonstrate that the application and all requirements and conditions established by the county relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The county's decision to approve or deny the permit must be supported by substantial evidence.

**Possible Conditions for Approval: (choose from list below) (add or delete from list below)**

- 1 No habitable area is allowed in this structure.
- 2 No commercial use or operation allowed in structure.
- 3 Size of lean-to not to exceed 12' x 54'
- 4 All lighting to be downward facing lighting.
- 5 A Sawyer County Land Use Permit will be required for accessory structure "lean-to" if the CUP is approved.
- 6 Must follow all other Town, County, State, Federal regulations/laws/conditions.

**Findings of Fact:**

**Does the request do the following? Yes/No**

1. Placement of accessory structure across Town Road would lessen impervious surface impacts to the water.
2. Promote the public health, safety, convenience and general welfare;
3. Encourage planned and orderly land use development;
4. Protect property values and the property tax base;
5. Permit the careful planning and efficient maintenance of highway systems;
6. Ensure adequate highway, utility, health, educational and recreational facilities;
7. Recognize the needs of agriculture, forestry, industry and business in future growth
8. Encourage uses of land and other natural resources which are in accordance with their character and adaptability;
9. Provide adequate light and air, including access to sunlight for solar collectors and to wind for wind energy systems;
10. Encourage the protection of groundwater resources;
11. Preserve wetlands;
12. Conserve soil, water and forest resources;
13. Protect the beauty and amenities of landscape and man-made developments;
14. Provide healthy surroundings for family life;
15. Promote the efficient and economical use of public funds.



Conditional Use Public Hearing Application  
26-013

TO: Sawyer County Zoning and Conservation Administration

10610 Main Street Suite 49

Hayward, Wisconsin 54843

Attn: Kathy Marks E-mail: [kathy.marks@sawyercounty.gov](mailto:kathy.marks@sawyercounty.gov)

Phone: 715-638-3225

Property Owner Name & Address:

PAUL MANKA

Phone

Property description including Parcel Number:

57-004-2-39-08-08-5 - 05-003-000140

Sub I.D. # 43843, PRT GOVT LOTS 2 & 3, LOT 3 CSM 26/218 #8450

Permit desired for:

12x56 LEAN ON POLE SHED - COLD STORAGE

SAWYER COUNTY CODE OF ORDINANCE - APPENDIX D - SEC. 4.26(3).  
ACROSS TOWN RD.

Paul Manka

Owner Print & Sign

Owner Print & Sign

Signature of property owner(s) required. The undersigned person(s) hereby give permission for access to the property for inspection by Municipal Officials, Sawyer County Zoning Staff and Sawyer County Zoning Committee members if needed.

Name, Address, Phone & Email of Agent or Buyer:

Fee: \$350.00

Gravel Pit renewal \$300.00

Date of Public Hearing: May 15, 2026

Rev January 2023

# Real Estate Sawyer County Property Listing

Today's Date: 3/3/2026

Property Status: Current

Created On: 6/9/2020 4:03:36 PM

## Description

Updated: 2/5/2024

<b>Tax ID:</b>	43843
<b>PIN:</b>	57-004-2-39-08-08-5 05-003-000140
Legacy PIN:	004839085314
Map ID:	
Municipality:	(004) TOWN OF COUDERAY
STR:	S08 T39N R08W
Description:	PRT GOVT LOTS 2 & 3 LOT 3 CSM 36/218 #8450
Recorded Acres:	1.400
Calculated Acres:	0.000
Lottery Claims:	1 <b>LC Note</b>
First Dollar:	Yes
Waterbody:	Little Courte Oreilles
Zoning:	(RR2) Residential/Recreational Two
ESN:	424

## Tax Districts

Updated: 6/9/2020

1	State of Wisconsin
57	Sawyer County
004	Town of Couderay
572478	Hayward Community School District
001700	Technical College

## Recorded Documents

Updated: 9/19/2024

<b>WARRANTY DEED</b>	
Date Recorded: 5/20/2020	<a href="#">423923</a>
<b>DESIGNATION OF TOD BENEFICIARY</b>	
Date Recorded: 9/18/2024	<a href="#">451662</a>
<b>CERTIFIED SURVEY MAP</b>	
Date Recorded: 4/9/2020	<a href="#">423313</a>
<b>WARRANTY DEED</b>	
Date Recorded: 4/2/2020	<a href="#">423245</a>
<b>TERMINATION OF EASEMENT RIGHTS</b>	
Date Recorded: 4/2/2020	<a href="#">423242</a>
<b>QUIT CLAIM DEED</b>	
Date Recorded: 9/9/2019	<a href="#">419793</a>
<b>NOTE</b>	
Date Recorded: 4/25/2019	
<b>NOTE</b>	
Date Recorded: 4/25/2019	
<b>QUIT CLAIM DEED</b>	
Date Recorded: 4/21/1964	<a href="#">118466</a>
<b>EASEMENT DEED</b>	
Date Recorded: 7/25/1961	<a href="#">112031</a>
<b>MISCELLANEOUS</b>	
Date Recorded: 3/25/1926	<a href="#">044467</a>

Child History Record Count: 6 -

**HISTORY** [Expand All History](#) White=Current Parcels Pink=Retired Parcels

- Tax ID:** 5267 **Pin:** 57-004-2-39-08-08-5 05-003-000010 **Leg. Pin:** 004839085301 **Map ID:** :3.1
- Tax ID:** 43689 **Pin:** 57-004-2-39-08-08-5 05-003-000060 **Leg. Pin:** 004839085306
- Tax ID:** 43746 **Pin:** 57-004-2-39-08-08-5 05-003-000070 **Leg. Pin:** 004839085307
- Tax ID:** 5265 **Pin:** 57-004-2-39-08-08-5 05-002-000010 **Leg. Pin:** 004839085201 **Map ID:** :2.1
- Tax ID:** 43539 **Pin:** 57-004-2-39-08-08-5 05-002-000050 **Leg. Pin:** 004839085205
- Tax ID:** 43840 **Pin:** 57-004-2-39-08-08-5 05-002-000060 **Leg. Pin:** 004839085206

43843 This Parcel Parents Children

## Ownership

Updated: 2/5/2024

**PAUL MANKA** STONE LAKE WI

### Billing Address:

**PAUL MANKA**  
6674N JONANS RD  
STONE LAKE WI 54876

### Mailing Address:

**PAUL MANKA**  
6674N JONANS RD  
STONE LAKE WI 54876



**Site Address** \* indicates Private Road

6674N JONANS RD STONE LAKE 54876



**Property Assessment**

Updated: 4/18/2023

### 2026 Assessment Detail

Tribal Exempt

Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.400	116,000	354,100

### 2-Year Comparison

	2025	2026	Change
<b>Land:</b>	116,000	116,000	0.0%
<b>Improved:</b>	354,100	354,100	0.0%
<b>Total:</b>	470,100	470,100	0.0%



**Property History**

Parent Properties	Tax ID
57-004-2-39-08-08-5 05-002-000060	43840



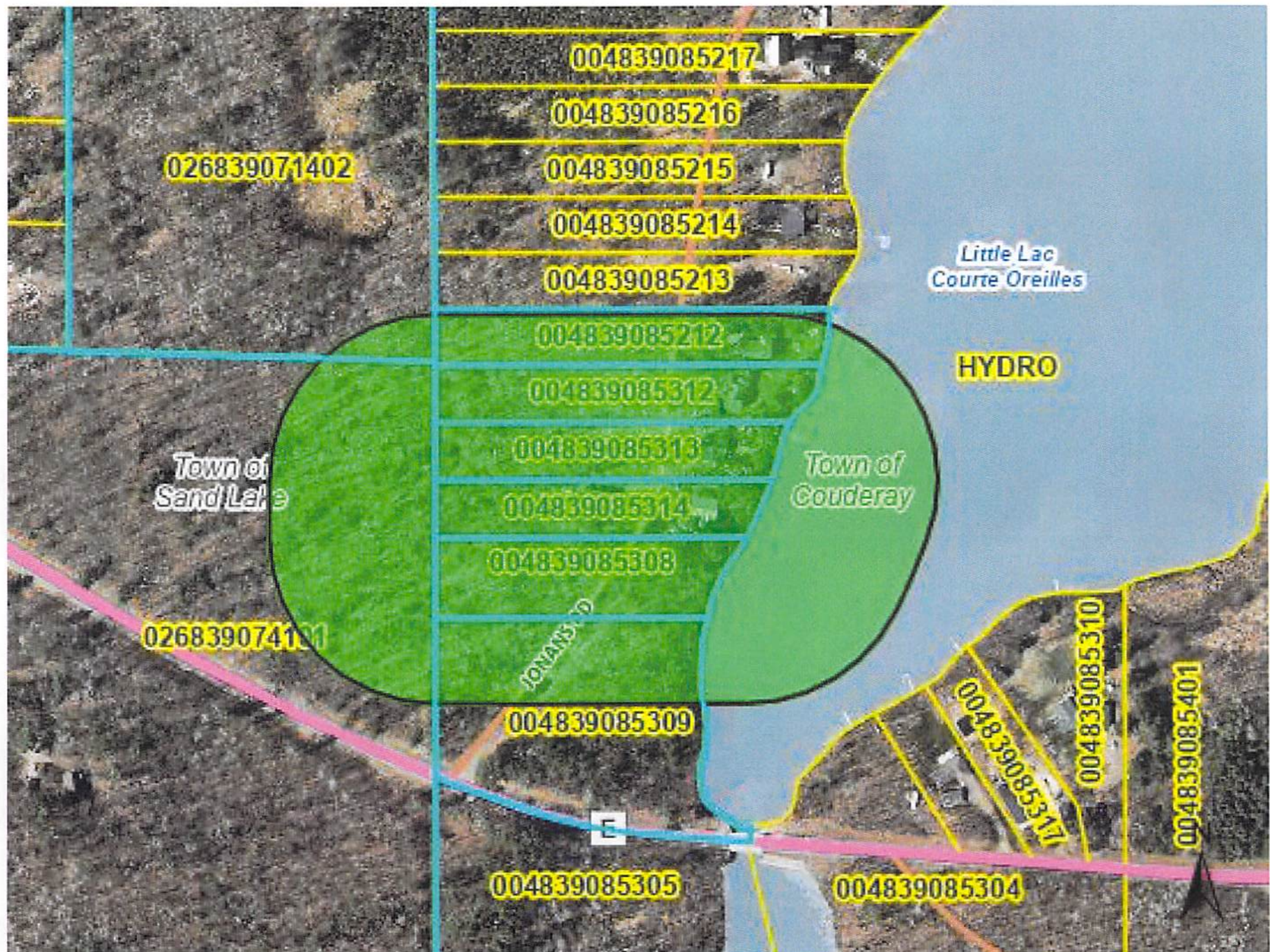
- Addresses
- ▭ Parcels
- ▭ Parcel Numbers
- ▭ Towns
- Local and Other Roads
- CITY STREET
- COUNTY HWY
- PRIVATE ACCESS
- STATE HWY
- TOWN ROAD
- US HWY



- Addresses
- ▭ Parcels
- ▭ Parcel Numbers
- ▭ Towns
- Local and Other Roads
- CITY STREET
- COUNTY HWY
- PRIVATE ACCESS
- STATE HWY
- TOWN ROAD
- US HWY

- dwelling location  
→ to Lake







## Conditional Use Permit Request STAFF REPORT

Prepared By: Jay Kozlowski, Sawyer County Zoning & Conservation Administrator

**File: # CUP 26-014**

**Applicant:**

Mark Welch  
4632 Espirt Ave  
Fort Worth, TX 76126

**Property Location & Legal Description:**

Town of Hayward. Part of Government Lot 4, Part Lot 2 CSM 22/137 #6175; S14, T41N, R08W; Tax ID #45490; Parcel #010-841-14-5407; 12.09 total acres; Zoned Residential/Recreational One (RR-1). Site address for primary dwellings is located 11042N Linden Road.

**Request:** Permit desired for 36' x 56' x 22' accessory building across Town Road (Linden Road). As per Sawyer County Code of Ordinance – Appendix D – Section 4.26 (2)

The construction of a single accessory structure on an adjacent parcel of land divided by a Public Roadway that does not contain the principal structure may be allowed by Conditional Use Permit provided that: 4.26(2):

- a) the accessory structure cannot be constructed on that part of the parcel containing the principal structure due to the inability to meet minimum setbacks, and (A 36' x 56' accessory structure would be an extremely tight fit on the parcel containing the primary dwelling. There is a decent amount of slope on the Lakeside portion which would require an extreme amount of fill material.)
- b) lakefront parcels may be allowed an exemption from 4.26(2)(a) if Town and Zoning Committee determine in their Findings of Fact that placement of accessory structure on an adjacent parcel divided by a public roadway that does not contain the principal structure lessens the impact of impervious surface runoff to the lake, and (Proposed structure would be an extremely tight fit on lake side parcel. However, proposed location would lessen impacts of impervious surfaces. Proposed new structure would be approximately 400' from the high-water mark of Round Lake)
- c) the proposed adjacent parcel is within 66' from the parcel containing

- the principal structure, and (yes, located immediately adjacent across the Town Road within 66')
- d) the proposed adjacent parcel meets the minimum square footage requirements per current zone district standards and the proposed accessory structure meets all other Zoning Ordinance requirements and setbacks, and (Proposed structure would meet all applicable setbacks provisions.)
  - e) a Conditional Use Permit may be approved by the Zoning Committee in any Zone District, provided that the Town has approved the Conditional Use for the placement of an accessory structure and both parcels are legally joined together (Deed Restriction) so they may not be sold separately unless approval by the Town and the Zoning Committee has been granted to separate the parcels. This process shall also be done by Conditional Use (deed restriction / lot binding agreement would be required)
  - f) in a platted subdivision, the maximum size allowed is 1,200 square feet and maximum height is 18'. (The lot containing the dwelling is within a platted subdivision but the lot containing the proposed accessory structure would not be within a platted subdivision. The ordinance specifically address the placement of the accessory structure therefore a variance would not be required for this scenario.)

### **Project History & Summary of Request**

The applicant is requesting to build/place an accessory structure of 2016 square feet on the back side of Linden Road (Town Road) from where the primary dwelling is located. The applicant would not be allowed to create habitable living area within this accessory structure and may not contain beds, bedrooms, or kitchen facilities. The current primary dwelling is on the parcel of land on the lakeside and is divided by a Town Road. The proposed garage structure would lessen the impervious surface impacts in that it would be approximately 400' from the nearest point of navigable water. It would also meet all other provisions of Section 4.26(2) of the Sawyer County Zoning Ordinance. Proposed structure to meet all other setbacks. There are 2 other accessory structures of the same size in this location that were previously approved by variance in the year 2000 prior to this type of request now being authorized by Conditional Use Permit.

### **Additional information for Conditional Use Permits:**

Substantial evidence means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

If an applicant agrees to meets all of the requirements and conditions specified in the county ordinance or those imposed by the county zoning board, the county shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance

and be based on substantial evidence. The conditions must be reasonable and, to the extent practicable, measurable. The applicant must demonstrate that the application and all requirements and conditions established by the county relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The county's decision to approve or deny the permit must be supported by substantial evidence.

**Possible Conditions for Approval: (choose from list below) (add or delete from list below)**

- 1 No habitable area is allowed in this structure including beds, bedrooms, or kitchen facilities or plumbing.
- 2 No commercial use or operation allowed in structure.
- 3 Size of proposed accessory structure not to exceed 2016 sq ft and less than 22' in height.
- 4 Must follow all other Town, County, State, Federal regulations/laws/conditions including an additional Town Driveway Permit
- 5 A Sawyer County Land Use Permit will be required prior to construction of accessory structure.
- 6 CUP goes with the property
- 7 A lot binding agreement/deed restriction is required to combine the parcels so that they may not be sold separately.

**Findings of Fact:**

**Does the request do the following? Yes/No**

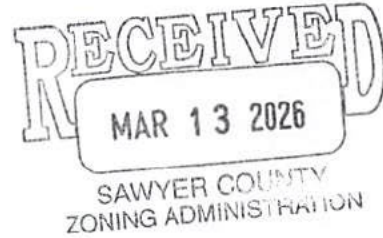
1. Placement of accessory structure across Town Road would lessen impervious surface impacts to the water.
2. Promote the public health, safety, convenience and general welfare;
3. Encourage planned and orderly land use development;
4. Protect property values and the property tax base;
5. Permit the careful planning and efficient maintenance of highway systems;
6. Ensure adequate highway, utility, health, educational and recreational facilities;
7. Recognize the needs of agriculture, forestry, industry and business in future growth
8. Encourage uses of land and other natural resources which are in accordance with their character and adaptability;
9. Provide adequate light and air, including access to sunlight for solar collectors and to wind for wind energy systems;
10. Encourage the protection of groundwater resources;
11. Preserve wetlands;
12. Conserve soil, water and forest resources;
13. Protect the beauty and amenities of landscape and man-made developments;
14. Provide healthy surroundings for family life;
15. Promote the efficient and economical use of public funds.



SUBJECT: Conditional Use Public Hearing Application # 24-014

Town of Hayward

TO: Sawyer County Zoning and Conservation Administration  
10610 Main Street Suite 49  
Hayward, Wisconsin 54843  
Attn: Kathy Marks E-mail: kathy.marks@sawyercountygov.org



Property Owner Name & Address:

Mark Welch  
4632 Export Ave  
Fort Worth TX 76126

Phone: [REDACTED]

Agent/Buyer Mike Kelsey (2nd contact if owner unavailable)

Phone: [REDACTED] Email: maklaw@deg.net.net

Property description including Parcel Number:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Permit is desired

for: Accessory structure across Linder Rd; (36x56; ht 22 ft)  
section 4.26 (2)

Mark Welch  
Applicant (Property Owner)

\_\_\_\_\_  
Applicant (Property Owner)

Fee: \$350.00 (January 2021)

Date of Public Hearing: May 15, 2026

Signature of property owner(s) required. The undersigned person(s) hereby give permission for access to the property for inspection by Municipal Officials, Sawyer County Zoning Staff and Sawyer County Zoning Committee members if needed.

# Real Estate Sawyer County Property Listing

Today's Date: 3/17/2026

Property Status: **Current**

Created On: 9/11/2017 10:24:33 AM

## Description

Updated: 1/2/2018

<b>Tax ID:</b>	42898
<b>PIN:</b>	57-010-2-41-08-14-5 15-136-003102
Legacy PIN:	010145003102
Map ID:	
Municipality:	(010) TOWN OF HAYWARD
STR:	S14 T41N R08W
Description:	<a href="#">LINDEN SUBD</a> PRT LOTS 31 & 32 LOT 2 CSM 35/131 #8265
Recorded Acres:	1.350
Calculated Acres:	0.000
Lottery Claims:	0
First Dollar:	Yes
Waterbody:	Round Lake
Zoning:	(RR1) Residential/Recreational One
ESN:	444

## Tax Districts

Updated: 9/11/2017

1	State of Wisconsin
57	Sawyer County
010	Town of Hayward
572478	Hayward Community School District
001700	Technical College

## Recorded Documents

Updated: 7/18/2023

<b>CORRECTION INSTRUMENT</b>	
Date Recorded: 7/7/2023	<a href="#">445286</a>
<b>CORRECTION INSTRUMENT</b>	
Date Recorded: 7/7/2023	<a href="#">445285</a>
<b>NOTE</b>	
Date Recorded: 6/6/2023	
<b>CERTIFIED SURVEY MAP</b>	
Date Recorded: 12/22/2017	<a href="#">410364</a>
<b>WARRANTY DEED</b>	
Date Recorded: 9/1/2017	<a href="#">408444</a>
<b>TRUSTEES DEED</b>	
Date Recorded: 9/1/2017	<a href="#">408443</a>
<b>QUIT CLAIM DEED</b>	
Date Recorded: 9/2/2008	<a href="#">355625</a>
<b>TRUSTEES DEED</b>	
Date Recorded: 10/28/2004	<a href="#">326173</a>
<b>DEED IN TRUST</b>	
Date Recorded: 11/7/2003	<a href="#">317045</a>
<b>QUIT CLAIM DEED</b>	
Date Recorded: 8/31/1990	<a href="#">220077</a> 454/272
<b>QUIT CLAIM DEED</b>	
Date Recorded: 1/8/1965	<a href="#">120221</a> 104/370

Child History Record Count: 1 -

**HISTORY** [Expand All History](#) White=Current Parcels Pink=Retired Parcels

**Tax ID:** 9825 **Pin:** 57-010-2-41-08-14-5 15-136-003100 **Leg. Pin:** 010145003100 **Map ID:** -4.31& 32

42898 This Parcel ↑ Parents ↓ Children

## Ownership

Updated: 7/18/2023

**WELCH 2023 IRREV TRUST** FORT WORTH TX

### Billing Address:

**WELCH 2023 IRREV TRUST**  
4632 ESPIRIT AVE  
FORT WORTH TX 76126

### Mailing Address:

**WELCH 2023 IRREV TRUST**  
4632 ESPIRIT AVE  
FORT WORTH TX 76126



**Site Address** \* indicates Private Road

11042N LINDEN RD HAYWARD 54843



**Property Assessment**

Updated: 4/16/2020

### 2026 Assessment Detail

Tribal Exempt

Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.350	474,800	639,000

### 2-Year Comparison

	2025	2026	Change
<b>Land:</b>	474,800	474,800	0.0%
<b>Improved:</b>	639,000	639,000	0.0%
<b>Total:</b>	1,113,800	1,113,800	0.0%



**Property History**

### Parent Properties

Tax ID

[57-010-2-41-08-14-5 15-136-003100](#)

[9825](#)

*Dwelling on lakeside*

# Real Estate Sawyer County Property Listing

Today's Date: 4/27/2026

Property Status: **Current**

Created On: 4/10/2025 3:02:28 PM

## Description

Updated: 4/14/2026

<b>Tax ID:</b>	45490
<b>PIN:</b>	57-010-2-41-08-14-5 05-004-000070
Legacy PIN:	010841145407
Map ID:	
Municipality:	(010) TOWN OF HAYWARD
STR:	S14 T41N R08W
Description:	PRT GOVT LOT 4 PRT LOT 2 CSM 22/137 #6175
Recorded Acres:	12.090
Calculated Acres:	0.000
Lottery Claims:	0
First Dollar:	No
Zoning:	(RR1) Residential/Recreational One
ESN:	444

## Tax Districts

Updated: 4/10/2025

1	State of Wisconsin
57	Sawyer County
010	Town of Hayward
572478	Hayward Community School District
001700	Technical College

## Recorded Documents

Updated: 4/14/2026

<b>QUIT CLAIM DEED</b>	<b>459979</b>
Date Recorded: 4/10/2026	
<b>WARRANTY DEED</b>	<b>454301</b>
Date Recorded: 4/4/2025	
<b>MFL TRANSFER ORDER</b>	<b>447164</b>
Date Recorded: 11/2/2023	
<b>TRUSTEES DEED</b>	<b>446626</b>
Date Recorded: 9/29/2023	
<b>MFL TRANSFER ORDER</b>	<b>375440</b>
Date Recorded: 11/14/2011	
<b>QUIT CLAIM DEED</b>	<b>363631</b>
Date Recorded: 11/6/2009	
<b>WARRANTY DEED</b>	<b>363630</b>
Date Recorded: 11/6/2009	
<b>MANAGED FOREST LAW-MFL</b>	<b>288208</b>
Date Recorded: 12/11/2000	
<b>CERTIFIED SURVEY MAP</b>	<b>287624</b>
Date Recorded: 11/8/2000	

Child History Record Count: 1 -

**HISTORY** [Expand All History](#) White=Current Parcels Pink=Retired Parcels

**Tax ID:** 10949 **Pin:** 57-010-2-41-08-14-5 05-004-000050 **Leg. Pin:** 010841145405 **Map ID:** :4.5  
 45490 This Parcel ↑ Parents ↓ Children

## Ownership

Updated: 4/14/2026

**WELCH 2023 IRREV TRUST** FORT WORTH TX

### Billing Address:

**WELCH 2023 IRREV TRUST**  
 4632 ESPIRIT AVE  
 FORT WORTH TX 76126

### Mailing Address:

**WELCH 2023 IRREV TRUST**  
 4632 ESPIRIT AVE  
 FORT WORTH TX 76126



**Site Address** \* indicates Private Road

N/A

## Property Assessment

Updated: N/A

### 2026 Assessment Detail

Tribal Exempt

Code	Acres	Land	Imp.
N/A			

### 2-Year Comparison

	2025	2026	Change
<b>Land:</b>	0	0	0.0%
<b>Improved:</b>	0	0	0.0%
<b>Total:</b>	0	0	0.0%

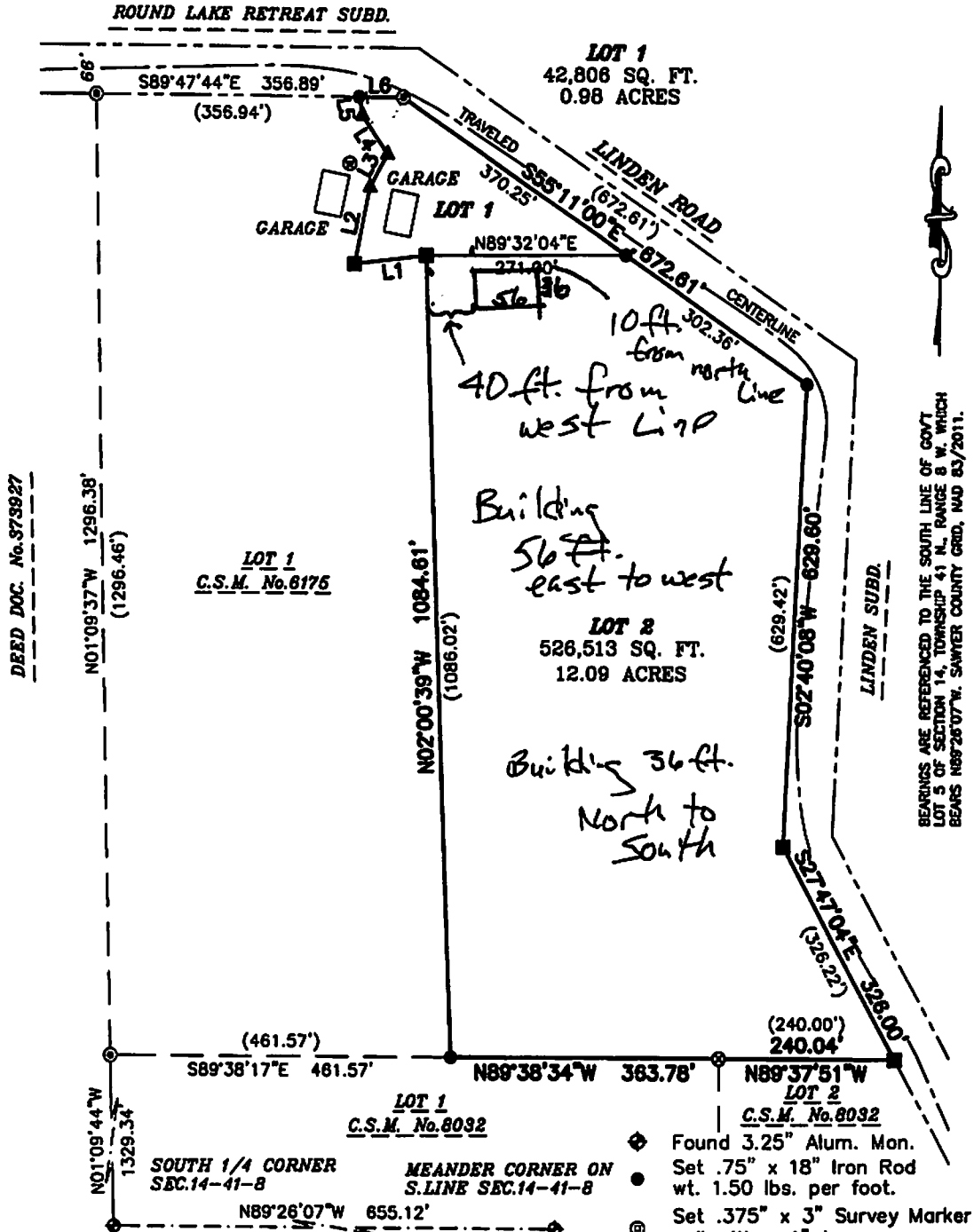


## Property History

Parent Properties	Tax ID
<a href="#">57-010-2-41-08-14-5 05-004-000050</a>	<a href="#">10949</a>

# SAWYER COUNTY CERTIFIED SURVEY MAP

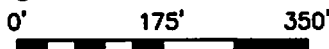
LOCATED IN PART OF GOVERNMENT LOT 4, OF SECTION 14,  
TOWNSHIP 41 NORTH, RANGE 8 WEST, IN THE TOWN OF HAYWARD,  
SAWYER COUNTY, WISCONSIN, BEING ALL OF LOT 2 OF CERTIFIED  
SURVEY MAP No. 8175, RECORDED IN VOLUME 22 PAGES 137-138  
AS DOCUMENT No. 287624.



JOB # 16424

Prepared by:  
**Jesse Suzan Land Surveying LLC**  
Phone No. (715) 558-4668  
13731W Sjoström Circle  
Hayward, WI 54843

Sheet 1 of 2 Sheets



SCALE IN FEET 1" = 175'  
Page 67 of 69

- ◆ Found 3.25" Alum. Mon.
- Set .75" x 18" Iron Rod wt. 1.50 lbs. per foot.
- ⊙ Set .375" x 3" Survey Marker nail with a 1" top.
- ⊖ Found 1.25" O.D. Iron Pipe
- Found .625" Square Iron Rod
- ⊕ Found .75" Iron Rod
- ▲ Found Railroad Spike
- ⊗ Well

(xxxx) Recorded Data



