



Sawyer County

Agenda

Zoning Committee Meeting

Friday, April 16, 2021 @ 8:30 AM

Large Courtroom; Sawyer County Courthouse

Page

1.

The public is strongly encouraged to access the public hearing remotely due to public health and safety concerns. 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](tel: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. This meeting is being recorded and will be made available on the Sawyer County website at sawyercountygov.org

2. PRELIMINARY MATTERS

- a. Call to Order and Roll Call
- b. Pledge of Allegiance
- c. State of Committee and Hearing Procedure and Statement of Hearing Notice
[Statement of Committee Hearing and Procedure and Statement of Hearing Notice](#)
- d. Approval of Previous Meeting Minutes
[3-19-2021 ZC Minutes](#)
- e. 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.

3. REZONE APPLICATIONS

- a. A Public Hearing in the Town of Meteor. RZN #21-004. Owner: Zachary & Kelly White. The NW ¼ of the SW ¼; S23, T37N, R08W; Parcel #018-837-23-3201; 40 Total Acres; Zoned Forestry

One (F-1). Purpose of request is to change zone district Forestry One (F-1) to Agricultural Two (A-2) to allow hobby farm activities including beekeeping, raising less than 15 animal units of livestock for personal consumption and vegetation/soil management (pigs, chickens, goats), construction of a small barn and necessary coops and pens, and development of a garden and small fruit orchard. Discussion/Action.

[RZN #21-004, Zachery & Kelly White pkt.](#)

- b. Discussion/Action in the Town of Meteor. RZN #21-004. Owner: Zachary & Kelly White. The NW ¼ of the SW ¼; S23, T37N, R08W; Parcel #018-837-23-3201; 40 Total Acres; Zoned Forestry One (F-1). Purpose of request is to change zone district Forestry One (F-1) to Agricultural Two (A-2) to allow hobby farm activities including beekeeping, raising less than 15 animal units of livestock for personal consumption and vegetation/soil management (pigs, chickens, goats), construction of a small barn and necessary coops and pens, and development of a garden and small fruit orchard.

4. CONDITIONAL USE APPLICATIONS

21 - 29

- a. A Public Hearing in the Town of Bass Lake. CUP #21-004. Owner: Darlene & Michael Friend. Rockford Beach, Lots 4-9 Block 6, Lots 35-37 Block 6; S30, T40N, R08W; Parcel #002-169-06-0700; .621 Total Acres; Zoned Residential/Recreational Tow (RR-2). Permit desired for an Accessory building 16' x 30' in size across a Town road from the dwelling. Sawyer County Ordinance section 4.26 (2) The construction of a single accessory structure on an adjacent parcel divided by a Public Roadway that does not contain the principal structure may be allowed under this subsection by Conditional Use.

[CUP #21-004, Darlene & Michael Friend pkt.](#)

- b. Discussion/Action in the Town of Bass Lake. CUP #21-004. Owner: Darlene & Michael Friend. Rockford Beach, Lots 4-9 Block 6, Lots 35-37 Block 6; S30, T40N, R08W; Parcel #002-169-06-0700; .621 Total Acres; Zoned Residential/Recreational Tow (RR-2). Permit desired for an Accessory building 16' x 30' in size across a Town road from the dwelling. Sawyer County Ordinance section 4.26 (2) The construction of a single accessory structure on an adjacent parcel divided by a Public Roadway that does not contain the principal structure may be allowed under this subsection by Conditional Use.

30 - 53

- c. A Public Hearing in the Town of Edgewater. CUP #21-005 for the Reclamation Plan. Owner: DDS Real Estate LLC. The SE ¼ of

the SE ¼; S30, T37N, R09W; Parcel #008-937-30-4401; 40 Total Acres; Zoned Agricultural One (A-1). Permit desired for an expansion of a non-metallic mining operation, mineral extraction including rock crusher and hot mix plant. This is a new application including the 40 total acres from previous owner Darrick Smith that is now doing business as DDS Real Estate LLC. The original CUP #88-017 approved on 7/15/1988 and most recently renewed on 9/20/2019. For a 5 year approval. [CUP #21-005, DDS Reclamation Plan pkt.](#)

- d. Discussion/Action in the Town of Edgewater. CUP #21-005 for the Reclamation Plan. Owner: DDS Real Estate LLC. The SE ¼ of the SE ¼; S30, T37N, R09W; Parcel #008-937-30-4401; 40 Total Acres; Zoned Agricultural One (A-1). Permit desired for an expansion of a non-metallic mining operation, mineral extraction including rock crusher and hot mix plant. This is a new application including the 40 total acres from previous owner Darrick Smith that is now doing business as DDS Real Estate LLC. The original CUP #88-017 approved on 7/15/1988 and most recently renewed on 9/20/2019. For a 5 year approval.

54 - 69

- e. A Public Hearing in the Town of Edgewater. CUP #21-005. Owner: DDS Real Estate LLC. The SE ¼ of the SE ¼; S30, T37N, R09W; Parcel #008-937-30-4401; 40 Total Acres; Zoned Agricultural One (A-1). Permit desired for an expansion of a non-metallic mining operation, mineral extraction including rock crusher and hot mix plant. This is a new application including the 40 total acres from previous owner Darrick Smith that is now doing business as DDS Real Estate LLC. The original CUP #88-017 approved on 7/15/1988 and most recently renewed on 9/20/2019. For a 5 year approval. [CUP #21-005, DDS Plan of Operation pkt.](#)

- f. Discussion/Action in the Town of Edgewater. CUP #21-005. Owner: DDS Real Estate LLC. The SE ¼ of the SE ¼; S30, T37N, R09W; Parcel #008-937-30-4401; 40 Total Acres; Zoned Agricultural One (A-1). Permit desired for an expansion of a non-metallic mining operation, mineral extraction including rock crusher and hot mix plant. This is a new application including the 40 total acres from previous owner Darrick Smith that is now doing business as DDS Real Estate LLC. The original CUP #88-017 approved on 7/15/1988 and most recently renewed on 9/20/2019. For a 5 year approval.

70 - 83

- g. A Public Hearing in the Town of Winter. CUP #20-006. Owner: The First Temple of Universal Law. The SW ¼ of the NE ¼; S25, T40N, R05W; Parcel #032-540-25-1301; Total of 40 acres; Zoned Residential/Recreational One (RR-1). Permit is desired for Multi-

Dwelling Development. As per Section 17.2 (B) (15) of the Sawyer County Zoning Ordinance, with Conditional Use approval. [CUP #21-006, First Temple of Universal Law pkt.](#)

84 - 94

- h. Discussion/Action in the Town of Winter. CUP #20-006. Owner: The First Temple of Universal Law. The SW ¼ of the NE ¼; S25, T40N, R05W; Parcel #032-540-25-1301; Total of 40 acres; Zoned Residential/Recreational One (RR-1). Permit is desired for Multi-Dwelling Development. As per Section 17.2 (B) (15) of the Sawyer County Zoning Ordinance, with Conditional Use approval.

- i. A Public Hearing in the Town of Round Lake. CUP #21-007 for the Reclamation Plan. Owner: Groeschel Trust. Agent: Select Materials LLC (Darryl Mast). The SE ¼ of the NW ¼; S12, T41N, R08; Parcel #024-841-12-2401; 5 Total acres of a 40 Acre parcel; Zoned Forestry One (F-1). Permit desired for the Sawyer County NR 135 Reclamation Issuance for location/operation of a non-metallic mineral open pit.

[CUP #21-007, Groeschel Trust Reclamation Plan pkt.](#)

- j. Discussion/Action in the Town of Round Lake. CUP #21-007 for the Reclamation Plan. Owner: Groeschel Trust. Agent: Select Materials LLC (Darryl Mast). The SE ¼ of the NW ¼; S12, T41N, R08; Parcel #024-841-12-2401; 5 Total acres of a 40 Acre parcel; Zoned Forestry One (F-1). Permit desired for the Sawyer County NR 135 Reclamation Issuance for location/operation of a non-metallic mineral open pit.

95 - 109

- k. A Public Hearing in the Town of Round Lake. CUP #21-007. Owner: Groeschel Trust. Agent: Select Materials LLC (Darryl Mast). The SE ¼ of the NW ¼; S12, T41N, R08; Parcel #024-841-12-2401; 5 Total acres of a 40 Acre parcel; Zoned Forestry One (F-1). Permit desired for a non-metallic mining extraction operation including rock crusher.

[CUP #21-007, Groeschel Trust Plan of Operation pkt.](#)

- l. Discussion/Action in the Town of Round Lake. CUP #21-007. Owner: Groeschel Trust. Agent: Select Materials LLC (Darryl Mast). The SE ¼ of the NW ¼; S12, T41N, R08; Parcel #024-841-12-2401; 5 Total acres of a 40 Acre parcel; Zoned Forestry One (F-1). Permit desired for a non-metallic mining extraction operation including rock crusher.

5. PROPOSED ORDINANCE AMMENDMENTS

110 - 113

- a. A Public Hearing Sawyer County Zoning Ordinance Amendment

to Section 6.6 Trailer Camps and Campgrounds. A full red line version and clean working version of the proposed amendments can be viewed under the Zoning & Conservation Department tab on the official Sawyer County Website. Discussion/Possible Action to Send to County Board.

[6.6 Trailer Camps & Campgrounds Resolution and Revision-Amendment pkt.](#)

6. NEW BUSINESS

114 - 120

- a. Contract extension with Northwest Regional Planning Commission. (Discussion/Possible Action to move to County Board of Supervisors)
[NW Regional Planning Commission pkt.](#)
- b. Policy discussion for rezone information needed when applicants would also need a conditional use permit for anticipated use. (Discussion only)
- c. Any other business that may come before the Committee.

7. ADJOURNMENT

8. DISCLAIMER:

- a. A Quorum of the County Board of Supervisors or any of its committees may be present at this meeting to listen and observe. Neither the Board nor any of the committees have established attendance at this meeting as an official function of the Board or committee(s) or otherwise made a determination that attendance at the meeting is necessary to carry out the Board or committee's function. The only purpose for other supervisors attending the meeting is to listen to the information presented. Neither the Board nor any committee (other than the committee providing this notice and agenda) will take any official action with respect to this noticed meeting.

9.

**See our website: sawyercountygov.org or contact the Zoning and Conservation Department at 715-634-8288 for more information.

**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
March 19, 2021**

Zoning Committee Members

Ron Buckholtz, Chairman
Bruce Paulsen
Dawn Petit
Jesse Boettcher
Tweed Shuman
Stacey Hessel

Zoning Administration

Jay Kozlowski, Zoning & Conservation Administrator
Kathy Marks, Deputy Zoning & Conservation Administrator
Rebecca Roeker, Corporation Counsel

PRELIMINARY MATTERS

1) 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 call finds present: Ron Buckholtz, Bruce Paulsen, Dawn Petit (virtual), and Stacey Hessel. Boettcher and Shuman are absent. From the Zoning Office: Jay Kozlowski and Kathy Marks. Rebecca Roeker Corporation Counsel appears virtual

2) Pledge of Allegiance

3) Statement of Committee and Hearing Procedure and Statement of Hearing Notice. Those persons wishing to speak will be afforded the opportunity provided they identify themselves. The Public Hearing Notice was published as a Class 2 Notice in accordance with Chapter 985 of the Wisconsin Statutes in the Sawyer County Record and Sawyer Gazette and posted.

4) Approval of February 21, 2020 Motion by Paulsen to approve, 2nd by Hessel. All in favor.
***Tweed Shuman attends meeting.

5) Public Comment. Linda Zillmer, Edgewater property owner speaks of the processes of the Zoning Committee meeting and of the County Board meeting that was held last night.

REZONE APPLICATION

1) A Public Hearing in the Town of Hayward. RZN #21-003. Owner: Sinkhole Investments LLC; Matthew Sink. Part of the SE ¼ of the SE ¼, Lot 2 CSM 35/86 #8246; S24, T41M, R09W; Parcel #010-941-24-4406; 18.82 Total Acres; Zoned Residential/Recreational One (RR-1); 14705W State Hwy 77 and The NE ¼ of the NE ¼; S25, T41N, R09W; Parcel #010-941-25-1101; 40 Total Acres; Zoned Agricultural One (A-1). Zone District change from Agricultural One (A-1) and Residential/Recreational One (RR-1) to Residential/Recreational Two (RR-2). Purpose of Rezone is to build a campground. With granting of the rezone to Residential/Recreational Two (RR-2), the owners would then apply for a conditional use permit for the campground. Kozlowski reads the Application, Staff report, Town opinion and Neighbor opinions. Motion by Petit to open the public hearing portion of the application, 2nd by Shuman. All in favor. Matthew Sink, owner speaks in favor of the application and that most of the camp sites will be on the 40 acre parcel.

Discussion held with owner. Seth Hahn also speaks in favor of the application. Linda Zillmer speaks against the application. There is no other comments. Motion by Paulsen to come out of the public hearing, second by Shuman. All in favor. Kozlowski reads the Discussion/Action part of the application. Discussion held with Committee, Roeker and Kozlowski. Motion by Paulsen to deny the application. Discussion continues. There is no second on the Motion, Motion fails. Motion by Shuman to approve the application, second by Hessel. Roll call finds: Petit-yes, Shuman – yes, Paulsen – no, Buckholtz – yes, Hessel – yes. Four to One. Motion carries. Findings of Fact: It would not create an air quality, water supply or pollution problem. It would not create an objectionable view.

2) A Public Hearing in the Town of Hunter RZN #20-010. Owners: Pinewood Properties LLC. Part of the SE ¼ of the NW ¼; S14, T40N, R07W; Parcel #012-740-14-2407; 1.45 Total Acres; Zoned Residential/Recreational One (RR-1). Part of the SE ¼ of the NW ¼; S14, T40N, R07W; Parcel #012-741-14-2404; 2.86 Total Acres; Zoned Residential/Recreational Once (RR-1). Part of the SE ¼ of the NW ¼, Part of the NW ¼ of the SE ¼, Lot 1 CSM 36/43 #8376; S14, T40N, R07W; 10.94 Total Acres: Zoned Residential/Recreational One (RR-1). Part of the NW ¼ of the SE ¼, Lot 2 CSM 36/43 #8376; S14, T40N, R07W; Parcel #012-740-14-4204; .99 Total Acres; Zoned Residential/Recreational One (RR-1). Part of the SE ¼ of the NW ¼. Part of the SW ¼ of the NE ¼, Part of the NE ¼ of the SW 1/4, Lot 2 CSM 36/280 #8476; S14, T40N, R07W; Parcel #012-740-14-2418; 20.56 total acres excepting 5.5 total acres under Lady Lake leaving a total of 15.06 total acres per the request; Zoned Residential/Recreational One (RR-1). Purpose of request is to rezone all of the approximate 31.3 acres from RR-1 to RR-2. With granting of a rezone to RR-2 the owners would then apply for a conditional use permit for a Resort and Campground expansion. Kozlowski reads the withdraw letter into record. Motion to accept the withdraw of the application by Petit, 2nd by Paulsen. All in favor.

CONDITIONAL USE APPLICATIONS

1) A Public Hearing in the Town of Hunter CUP #20-022. Owners: Pinewood Properties LLC. Part of the SE ¼ of the NW ¼; S14, T40N, R07W; Parcel #012-740-14-2407; 1.45 Total Acres; Zoned Residential/Recreational One (RR-1). Part of the SE ¼ of the NW ¼; S14, T40N, R07W; Parcel #012-741-14-2404; 2.86 Total Acres; Zoned Residential/Recreational Once (RR-1). Part of the SE ¼ of the NW ¼, Part of the NW ¼ of the SE ¼, Lot 1 CSM 36/43 #8376; S14, T40N, R07W; 10.94 Total Acres: Zoned Residential/Recreational One (RR-1). Part of the NW ¼ of the SE ¼, Lot 2 CSM 36/43 #8376; S14, T40N, R07W; Parcel #012-740-14-4204; .99 Total Acres; Zoned Residential/Recreational One (RR-1). Part of the SE ¼ of the NW ¼. Part of the SW ¼ of the NE ¼, Part of the NE ¼ of the SW 1.4, Lot 2 CSM 36/280 #8476; S14, T40N, R07W; Parcel #012-740-14-2418; 20.56 Total Acres; Zoned Residential/Recreational One (RR-1). Total land area of approximately 31.3 acres which is also subject to RZN #20-010 from RR-1 to RR-2. Permit requested for a 116-site campground expansion for a total of 150-sites. Kozlowski reads the withdraw letter into record. Motion to accept the withdraw of the application by Petit 2nd by Paulsen. Motion by Petit to accept the withdraw application, 2nd by Paulsen. All in favor.

SPECIAL EVENT APPLICATIONS

1) A Public Hearing in the Town of Bass Lake. SUP #21-001. Owner: Scott R. Poppe. The East ½ part of the Northwest ¼; S03, T40N, R09W; Parcel #002-940-03-2101; Tax ID# 49.50 Total Acres; Zoned Agricultural One (A-1). Purpose of request is to have Tri-Annual Special Events (Customer Appreciation Days) July 23-25, 2021; August TBD, 2021; and September 10-12, 2021. Anticipated attendance would be 50 to 100 participants per each event. Kozlowski reads the

Application. Staff report, Town opinion and Neighbor letters. Motion to open the public hearing portion of the application by Hessel, 2nd by Petit. All in favor. Scott Poppe, owner speaks in favor of the application. Discussion held with Committee, Roeker and Kozlowski. Kozlowski requests that the dates of June 11-13, 2021, July 23-25, 2021 and September 10-12, 2021 be read into record as the specified dates of events. Discussion held with Roeker. Phil Nies, Bass Lake property owner speaks of how many events per year and the Town's concerns. Motion by Paulsen to come out of the public hearing portion, 2nd by Shuman. All in favor. Kozlowski reads the Discussion/Action portion of the application. Motion to approve the application by Paulsen with conditions of 1) No firearms discharging. 2) No Fireworks. 3) Quiet hours to be 11pm-7am. 4) No vehicle parking on Town Road. 5) Number of RV campers or sites not to exceed 12 per event. 6) All lighting must be down lighting. 7) A manager or designee must be on-site during approved dates at all times. 8) The Special Use Permit approval is only valid for the dates specified for the year 2021. A separate SUP if events are to continue would be needed for 2022. 9) All other Town, County, State and Federal Laws are followed. 10) Zoning Department will monitor the camping events. Second by Shuman. Roll call finds Paulson – yes, Shuman – yes, Buckholtz – yes, Hessel – yes, Petit – yes. All in favor. Discussion held. Findings of Fact: it would not be damaging to the rights of others or property values. It will be well monitored and maintained.

NEW BUSINESS

1) Sawyer County Zoning Ordinance Amendment to Section 6.6 Trailer Camps and Campgrounds. Kozlowski explains the changes to 6.6 portion of the ordinance. Discussion held with Committee, Roeker and Kozlowski. Motion by Paulsen to send the proposal to the Town's for approval. Discussion continues with input from Linda Zillmer, Edgewater property owner, Phil Nies, Town of Bass Lake property owner, Attorney, Attorney Mark Hazelbaker, and Adam Bodenschatz, owner of Sisko's Resort. Second by Shuman. Roll call finds Buckholtz – yes, Petit – yes, Paulsen – yes, Hessel – yes and Shuman – yes. All in favor.

2) Any other business that may become before the Committee. None.

ADJOURNMENT

Buckholtz adjourns the meeting at 10:22am

Minutes prepared by Kathy Marks Deputy Sawyer County Zoning & Conservation Administrator



Rezone Request STAFF REPORT

Prepared By: Jay Kozlowski

File: # RZN 21-004

Applicant:

Zachary & Kelly White
1068N County Hwy C
Exeland, WI 54835

Property Location & Legal Description:

The Northwest $\frac{1}{4}$ of the SW $\frac{1}{4}$; S23, T37N, R08W; Parcel #018-837-23-3201; 40 Total Acres;
Zoned Forestry One (F-1).

Request: Purpose of request is to change zone district Forestry One (F-1) to Agricultural Two (A-2) to allow hobby farm activities including beekeeping, raising less than 15 animal units of livestock for personal consumption and vegetation/soil management (pigs, chickens, goats), construction of a small barn and necessary coops and pens. and development of a garden and small fruit orchard.

Summary of Request & Project History:

The applicant(s) are requesting to rezone the entire 40 acres of F-1 to A-2. As per the A-2 zone district per the applicant's request would be compliant within the proposed rezone and would not require additional Conditional Use Permits.

Additional Information/details:

See attached additional maps included in this packet. There are several properties within this immediate area already zoned A-2 and several other zone A-1. The only other zone districts in this area are existing F-1. The Town of Meteor as part of their comprehensive plan shows this subject rezone request area on their future map as residential. However, almost all of the Hwy C corridor is shown as residential within the comp plan but zone districts are varied between Agricultural, Forestry, and Residential. The applicants already have a primary residence on this property.

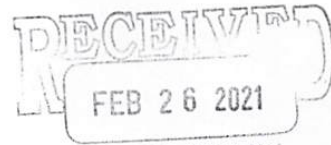
The USDA as part of the NRCS Web Soil Survey shows over 80% of this property as farmland of statewide importance.

Findings of Fact for Approval: (choose from list below)

- 1 It would not be damaging to the rights of others or property values
- 2 It would not be detrimental to ecology, wild life, wetlands or shorelands.
- 3 It would not create an air quality, water supply, or pollution problem.
- 4 It would not create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.
- 5 It would not create traffic or highway access problems.
- 6 It would not destroy prime agricultural lands.
- 7 It would be compatible with the surrounding uses and the area.
- 8 It would not create an objectionable view.

Findings of Fact for Denial: (choose from list below)

- 9 It would be damaging to the rights of others and property values.
- 10 It would be detrimental to ecology, wild life, wetlands or shorelands.
- 11 It would create an air quality, water supply, or pollution problem.
- 12 It would create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.
- 13 It would create traffic or highway access problems.
- 14 It would destroy prime agricultural lands.
- 15 It would not be compatible with the surrounding uses and the area.
- 16 It would create an objectionable view.



SAWYER COUNTY
ZONING ADMINISTRATION

Rezoning Application # 21-004P
Town of Metear
Sawyer County

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: Zachary & Kelly White

Address: 1068 N County Hwy C Exeland, WI 54835
Phone: 303-906-5987 Email: ZKwhite96@gmail.com

Legacy PIN # 018837233201 Acreage: 40

Change from District F1- to A-2

Property Description: NW 1/4 SW 1/4, S23, T37, R08W
The Northwest quarter of the Southwest Quarter of Section Twenty-three, Township
Thirty-seven North of Range Eight West, Town of Metear, Sawyer County Wisconsin

Purpose of

Request: To allow hobby farm activities including, beekeeping, raising less than 15
animal units of livestock for personal consumption and vegetation/soil management
(pigs, chickens, goats), construction of a small barn and necessary corps and pens,
and development of a garden and small fruit orchard.

Zachary White Kelly White
*Please Print & Sign (Property Owner)

The above hereby make application for a rezoning. 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:

Phone: _____ Email: _____

Office Information: Fee: 100.00 ~~500.00~~ Date of Public Hearing 4-16-2021
Rev. 1/2021

Real Estate Sawyer County Property Listing

Today's Date: 2/26/2021

Property Status: **Current**

Created On: 2/6/2007 7:55:34 AM

Description

Updated: 5/20/2019

Tax ID:	19924
PIN:	57-018-2-37-08-23-3 02-000-000010
Legacy PIN:	018837233201
Map ID:	.10.1
Municipality:	(018) TOWN OF METEOR
STR:	S23 T37N R08W
Description:	NWSW
Recorded Acres:	40.000
Calculated Acres:	40.188
Lottery Claims:	0
First Dollar:	Yes
Waterbody:	Badger Creek
Zoning:	(F-1) Forestry One
ESN:	431

Tax Districts

Updated: 2/6/2007

1	State of Wisconsin
57	Sawyer County
018	Town of Meteor
540735	Bruce School District
001700	Technical College

Recorded Documents

Updated: 9/17/2018

WARRANTY DEED	
Date Recorded: 9/17/2018	414407
MFL WITHDRAWAL ORDER	
Date Recorded: 6/8/2018	412697
MFL AMENDED ORDER	
Date Recorded: 2/12/2018	411080
TRUSTEES DEED	
Date Recorded: 2/5/2018	410985
TRUSTEES DEED	
Date Recorded:	342864 535/118 TRD834/496 WD342864

Ownership

Updated: 5/20/2019

ZACHARY & KELLY WHITE	EXELAND WI
----------------------------------	------------

Billing Address:

ZACHARY & KELLY WHITE
1068N COUNTY HWY C
EXELAND WI 54835

Mailing Address:

ZACHARY & KELLY WHITE
1068N COUNTY HWY C
EXELAND WI 54835

Site Address

* Indicates Private Road

1068N COUNTY HWY C	EXELAND 54835
--------------------	---------------

Property Assessment

Updated: 4/29/2020

2021 Assessment Detail

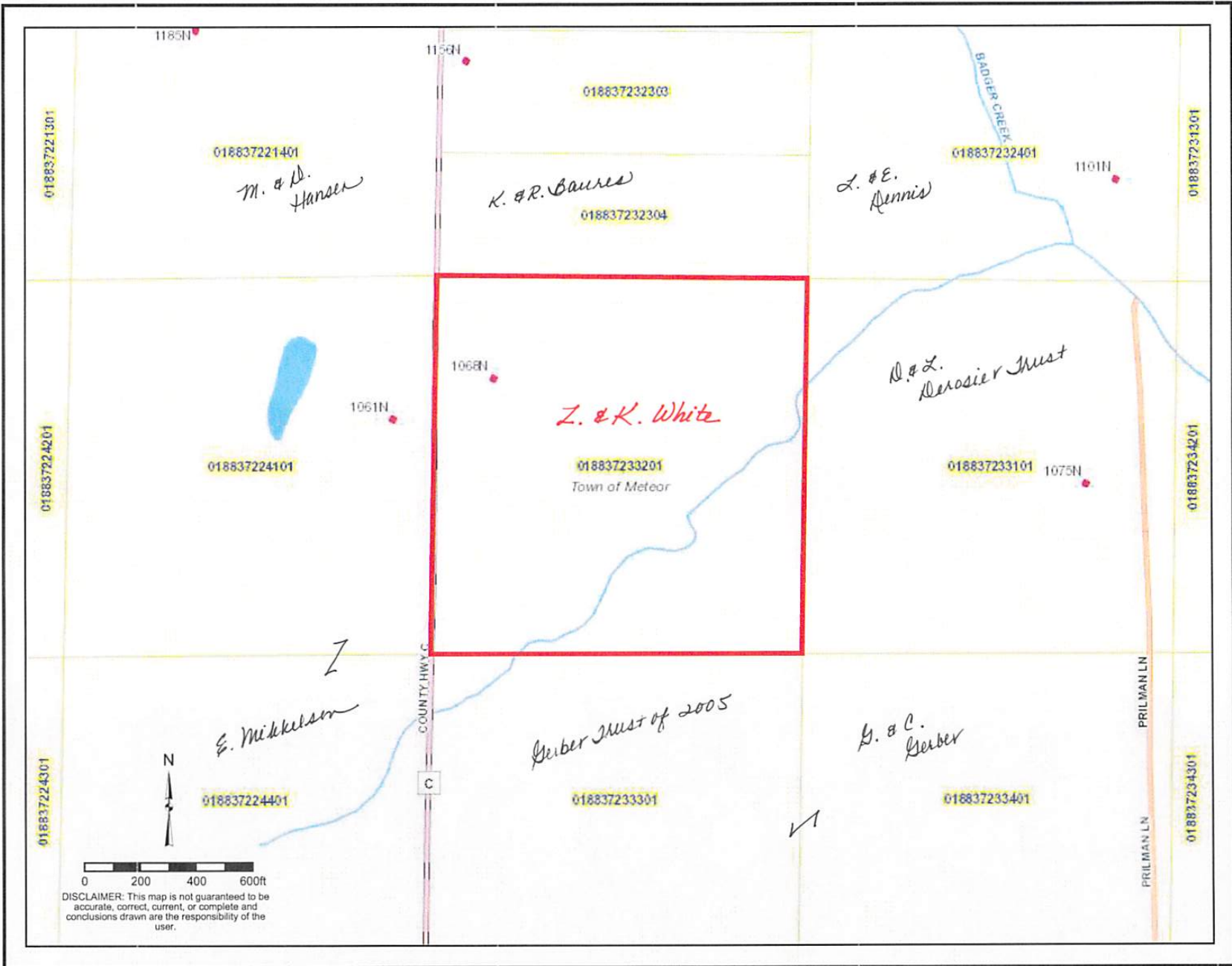
Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.000	5,000	58,100
G6-PRODUCTIVE FOREST	39.000	50,700	0

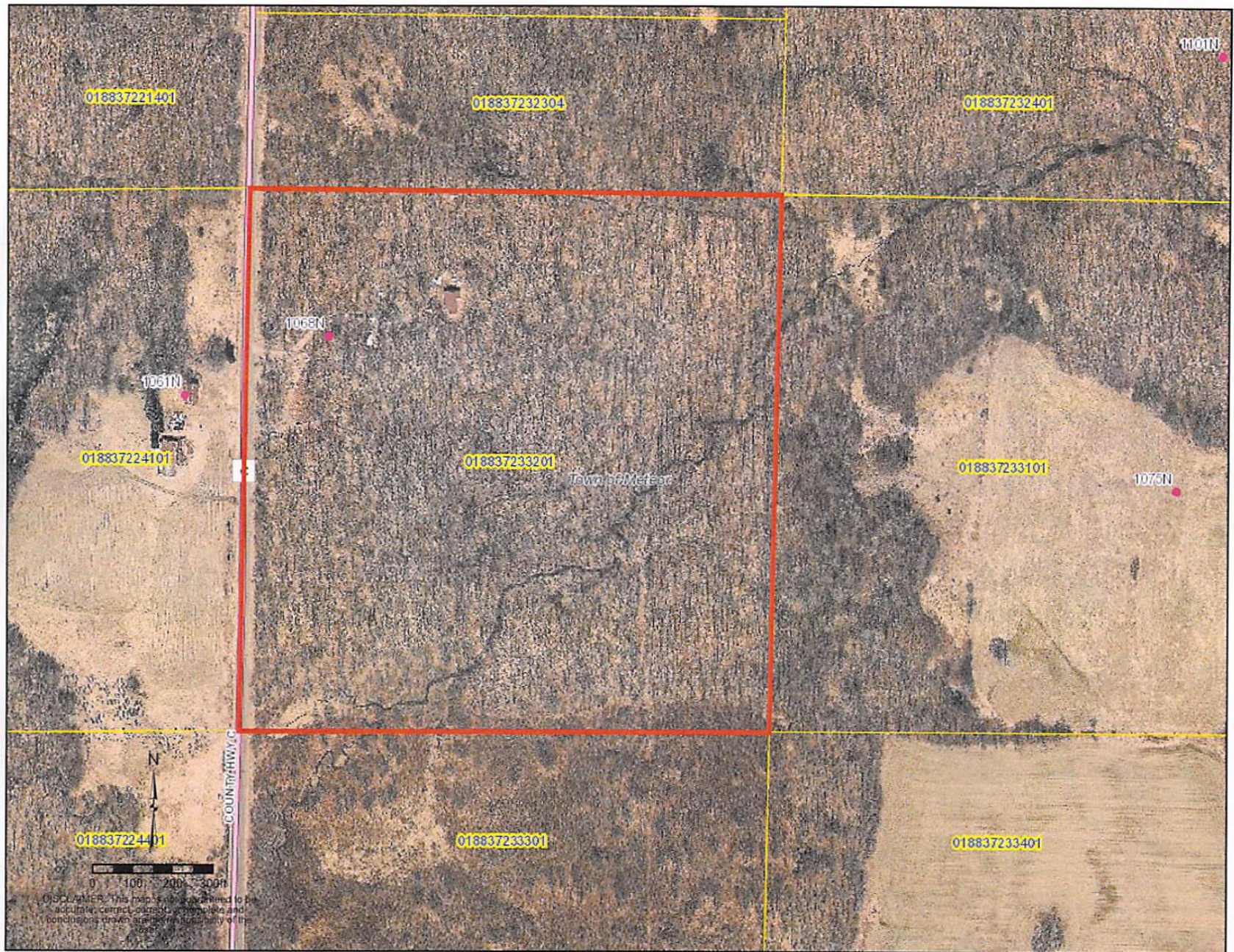
2-Year Comparison

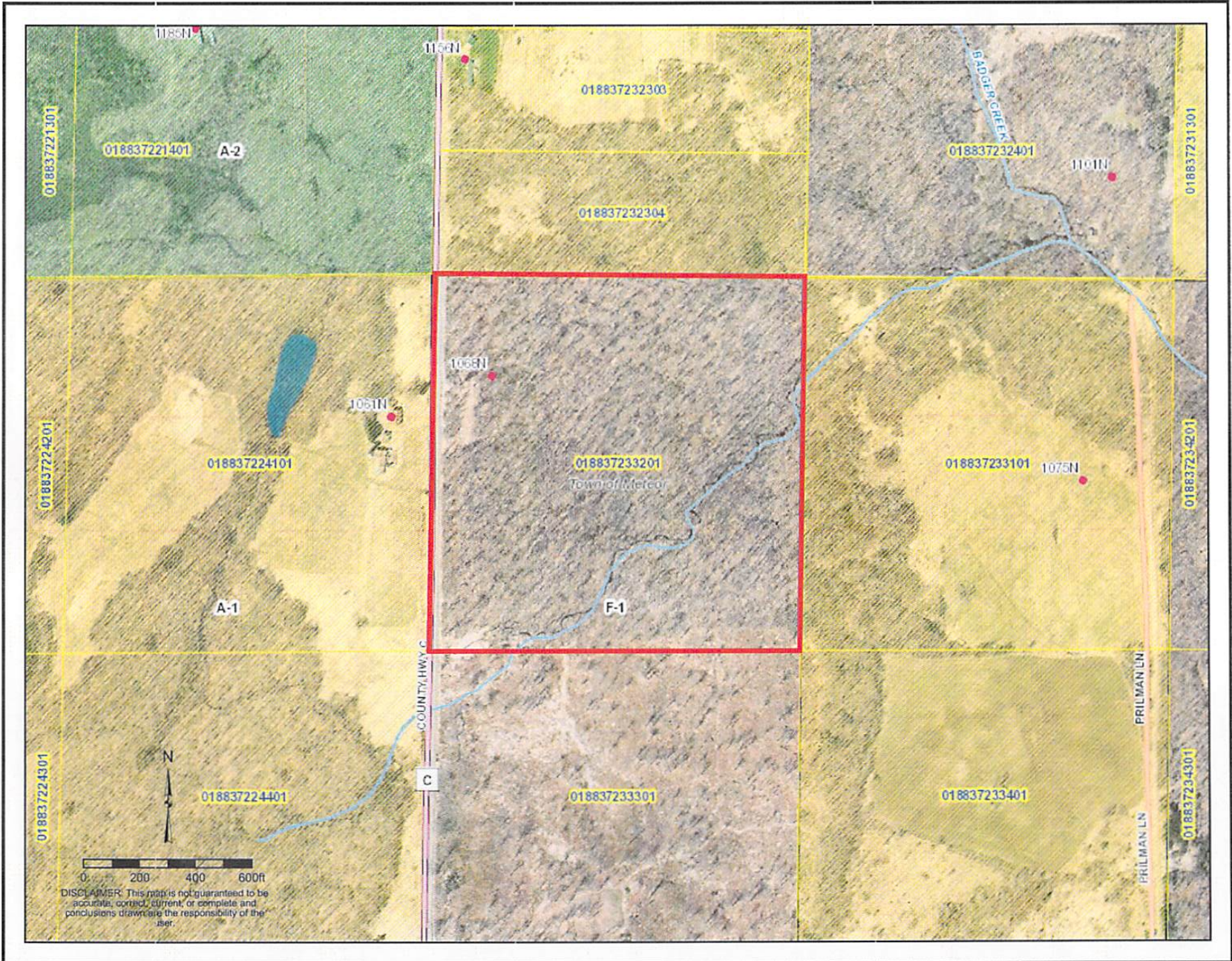
	2020	2021	Change
Land:	55,700	55,700	0.0%
Improved:	58,100	58,100	0.0%
Total:	113,800	113,800	0.0%

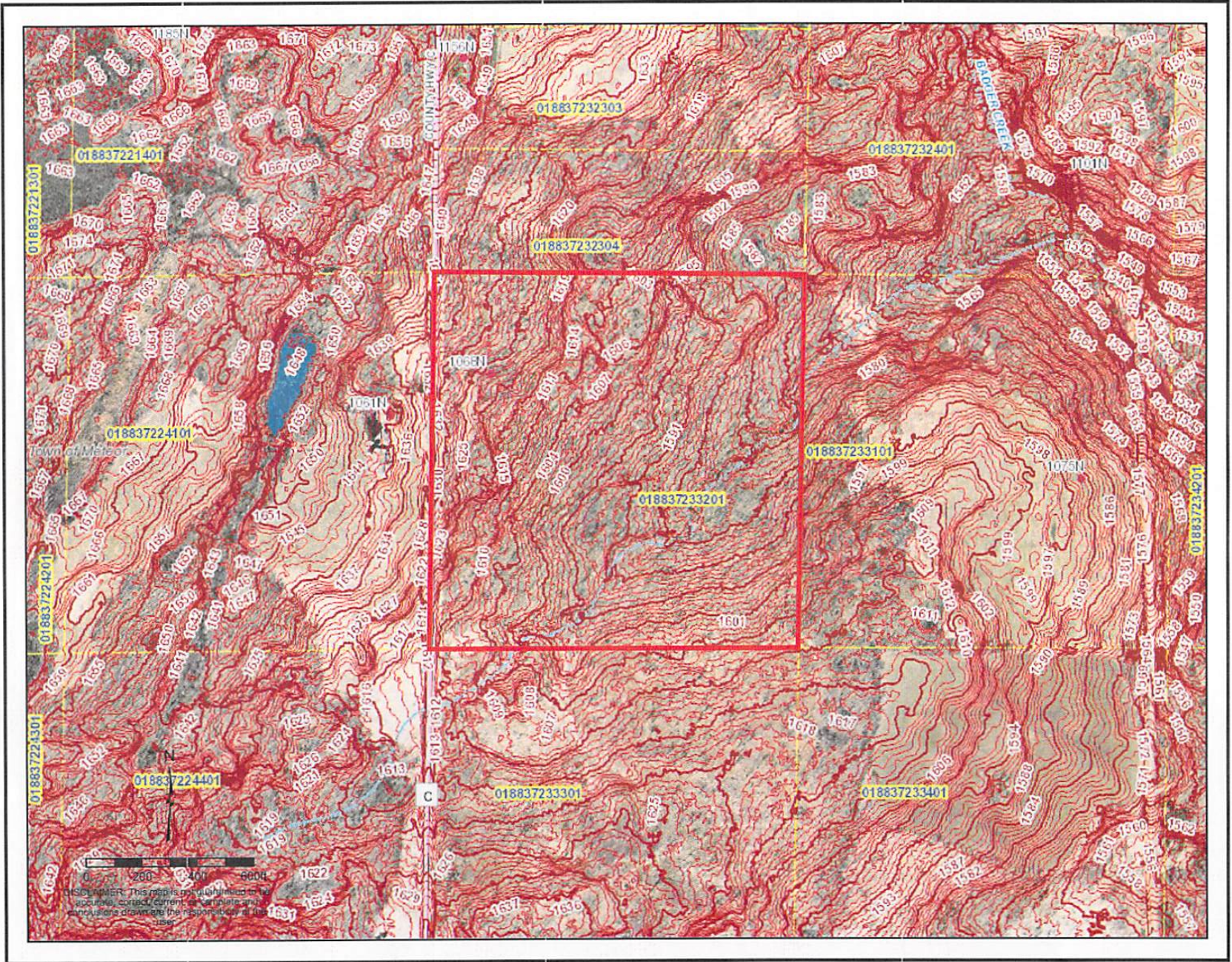
Property History

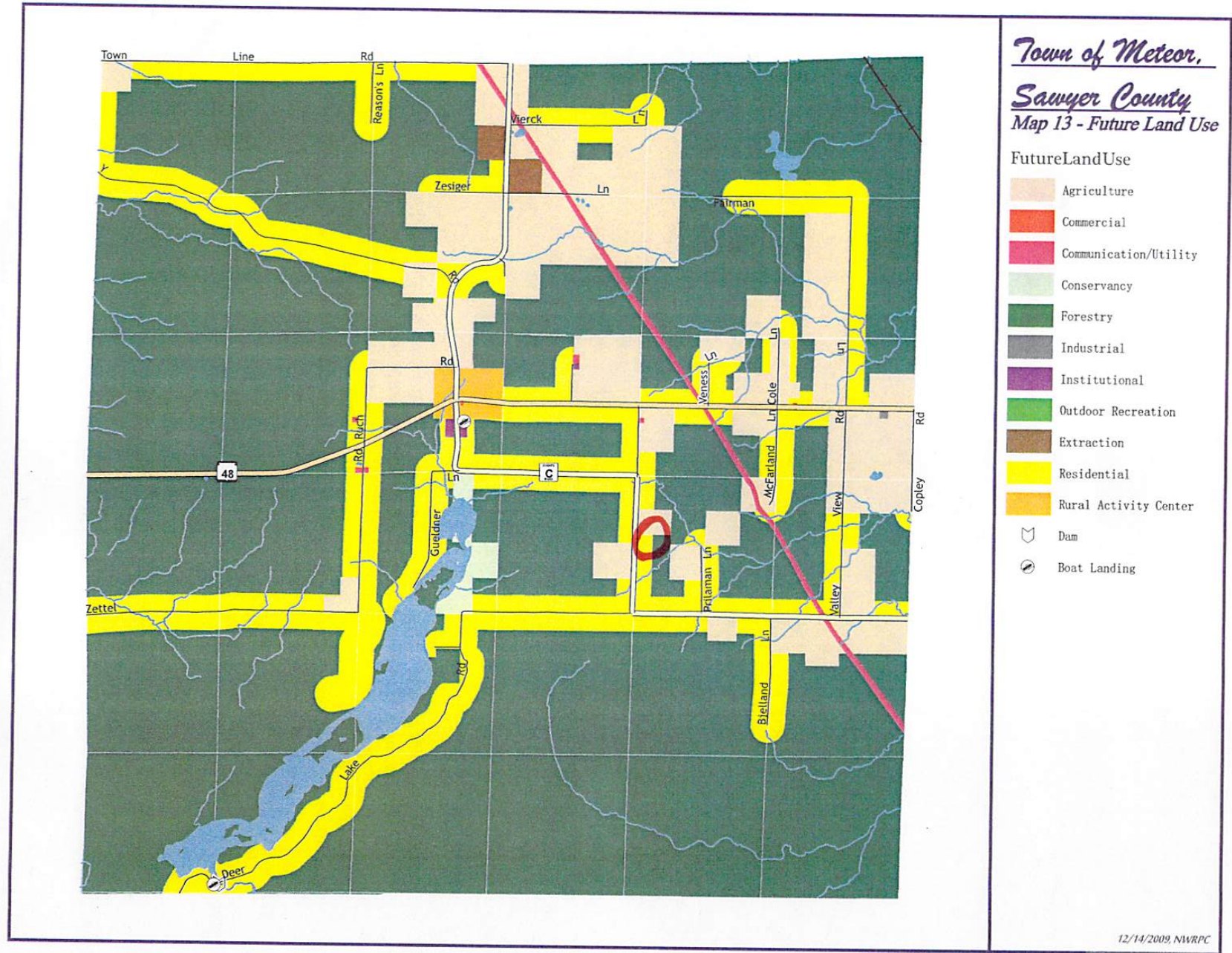
N/A













Conditional Use Permit Request STAFF REPORT

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

File: # CUP 21-004

Applicant:

Darlene & Michael Friend
7884N Highland Ave
Hayward, WI 54843

Property Location & Legal Description:

Rockford Beach, Lots 4-9 Block 6, Lots 35-37 Block 6; S30, T40N, R08W; Parcel #002-169-06-0700; .621 Total Acres; Zoned Residential/Recreational Tow (RR-2). Site Address: 7872N Dixon Ave.

Request: Permit desired for an Accessory building 16' x 30' in size across a Town road from the primary dwelling located at 7884N Highland Ave. Building would be used for personal boat storage and would be less than 12' in height. Sawyer County Ordinance section 4.26 (2) The construction of a single accessory structure on an adjacent parcel divided by a Public Roadway that does not contain the principal structure may be allowed under this subsection by conditional Use.

Project History & Summary of Request

The applicant is requesting to build a 16' x 30' accessory structure on a vacant parcel across the Town Road per Section 4.26(2) of the Sawyer County Zoning Ordinance. Sawyer County Zoning determines that the proposed accessory structure cannot be constructed on that part of the lot containing the principal structure due to the inability to meet setbacks primarily due to the location of the existing drainfield for the residence and other outbuildings (see attached maps included in packet). The proposed accessory structure would meet all other required setbacks on vacant parcel and vacant parcel already has a fire number associated with it.

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.

Conditional Use Application # 21-004
Town of Bass Lake
Sawyer County



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

Phone: 715-634-8288
Email: zone.deputy@sawyercountygov.org

Owner: Darlene + Micheal Friend
Address: 7884 N Highland Ave.
Phone: (414) 507-1077 Email: dfriend7884@yahoo.com
Legacy PIN# 002169060700 Zoned (RR2) Residential/Recreational two
Acreage: .621

Property Description: Rockford Beach Lots 4-9 Blk 6
Lots 35 - 37 Block 6

Permit desired for: Build a 16 x 30 Shed for Boat Storage
10 feet High at peak

Micheal K. Friend

Micheal K. Friend

*Please Print & Sign (Property Owner)

The above hereby make application for a conditional use. 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 inspections by Sawyer County Zoning staff.

Name, Address, Phone & Email of
agent:

Fee\$ 350.00

Date of Public Hearing 4-16-2021

Real Estate Sawyer County Property Listing

Today's Date: 3/2/2021

Property Status: **Current**

Created On: 2/6/2007 7:55:03 AM

Description

Updated: 10/20/2011

Tax ID:	1573
PIN:	57-002-2-40-08-30-5 15-164-060700
Legacy PIN:	002169060700
Map ID:	-9.6.7
Municipality:	(002) TOWN OF BASS LAKE
STR:	S30 T40N R08W
Description:	ROCKFORD BEACH LOTS 4-9 BLK 6 LOTS 35-37 BLK 6
Recorded Acres:	0.621
Calculated Acres:	0.620
Lottery Claims:	0
First Dollar:	No
Zoning:	(RR2) Residential/Recreational Two
ESN:	445

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: 8/13/2019

WARRANTY DEED	
Date Recorded: 7/26/2019	418998
TERMINATION OF DECEDENTS INTEREST	
Date Recorded: 7/26/2019	418997
QUIT CLAIM DEED	
Date Recorded: 8/12/1998	269959 642/432
QUIT CLAIM DEED	
Date Recorded: 10/14/1987	206712 410/282

Ownership

Updated: 8/13/2019

DARLENE & MICHEAL FRIEND HAYWARD WI

Billing Address:

DARLENE & MICHEAL FRIEND
7884N HIGHLAND AVE
HAYWARD WI 54843

Mailing Address:

DARLENE & MICHEAL FRIEND
7884N HIGHLAND AVE
HAYWARD WI 54843

Site Address

* indicates Private Road

7872N DIXON AVE HAYWARD 54843

Property Assessment

Updated: 9/13/2012

2021 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	0.621	8,700	0

2-Year Comparison

	2020	2021	Change
Land:	8,700	8,700	0.0%
Improved:	0	0	0.0%
Total:	8,700	8,700	0.0%

Property History

N/A

Accessory Building

Real Estate Sawyer County Property Listing

Today's Date: 3/2/2021

Property Status: **Current**

Created On: 2/6/2007 7:55:03 AM

Description

Updated: 2/21/2014

Tax ID:	1660
PIN:	57-002-2-40-08-30-5 15-164-130100
Legacy PIN:	002169130100
Map ID:	-9.13.1
Municipality:	(002) TOWN OF BASS LAKE
STR:	S30 T40N R08W
Description:	ROCKFORD BEACH LOTS 1-6 BLK 13 LOT 33 BLK 13
Recorded Acres:	0.483
Calculated Acres:	0.482
Lottery Claims:	1
First Dollar:	Yes
Zoning:	(RR2) Residential/Recreational Two
ESN:	445

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: 2/21/2014

SPECIAL WARRANTY DEED
Date Recorded: 4/23/2012 378313
NOTE
Date Recorded:

Ownership

Updated: 2/21/2014

MICHEAL & DARLENE FRIEND	HAYWARD WI
-------------------------------------	------------

Billing Address:

MICHEAL & DARLENE FRIEND
7884N HIGHLAND AVE
HAYWARD WI 54843

Mailing Address:

MICHEAL & DARLENE FRIEND
7884N HIGHLAND AVE
HAYWARD WI 54843

Site Address

* Indicates Private Road

7884N HIGHLAND AVE	HAYWARD 54843
--------------------	---------------

Property Assessment

Updated: 6/12/2014

2021 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	0.483	6,800	42,600

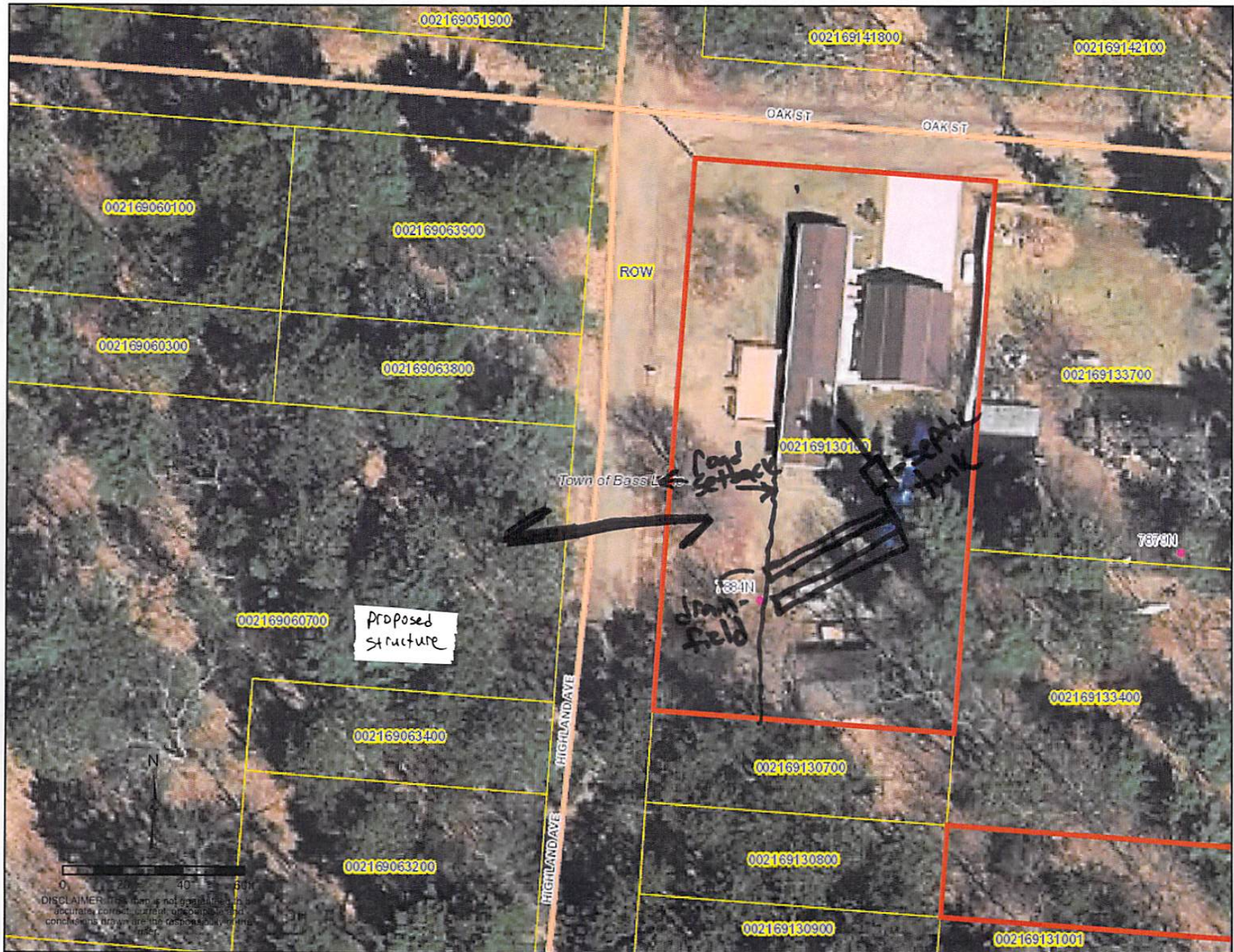
2-Year Comparison

	2020	2021	Change
Land:	6,800	6,800	0.0%
Improved:	42,600	42,600	0.0%
Total:	49,400	49,400	0.0%

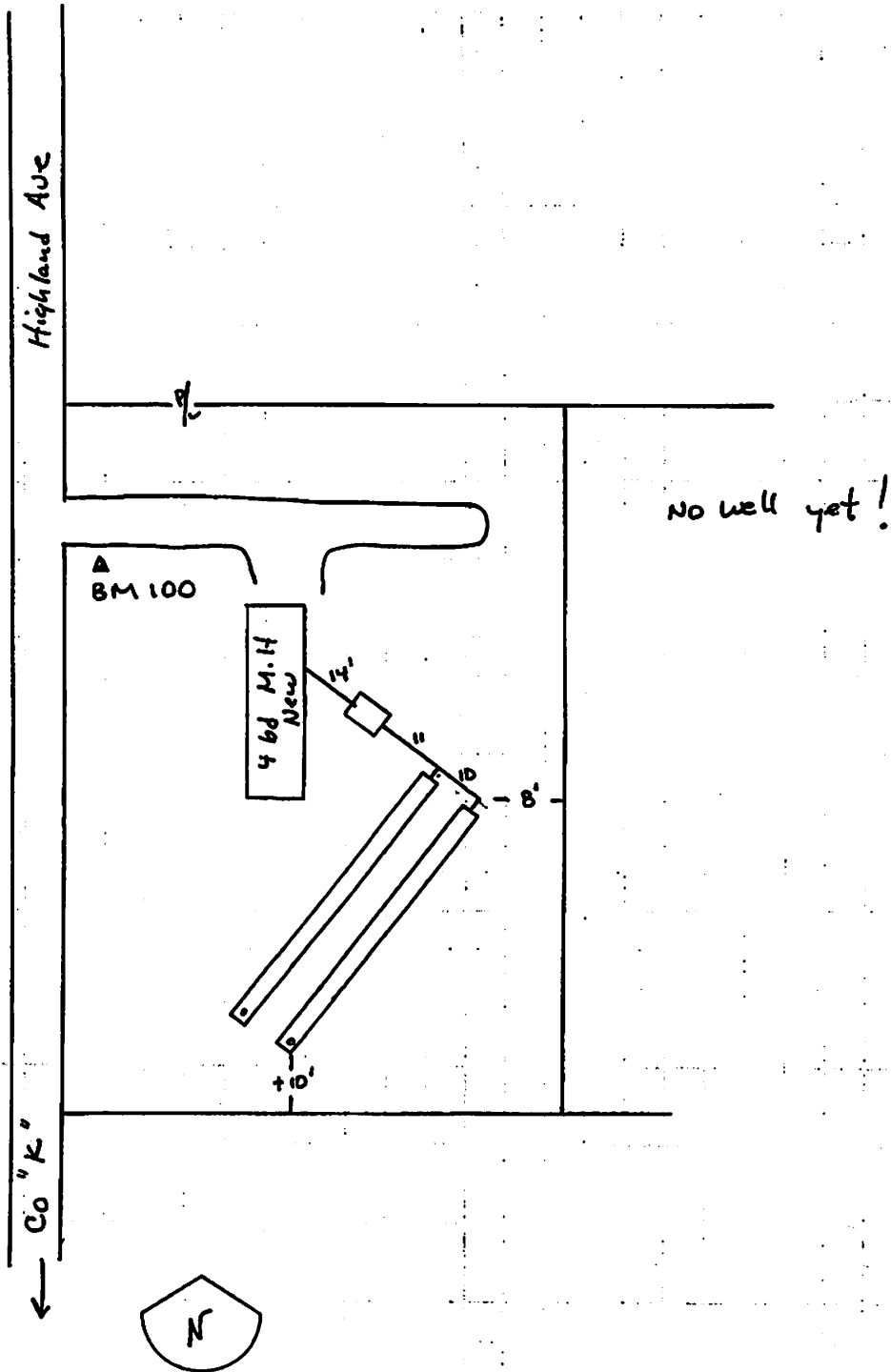
Property History

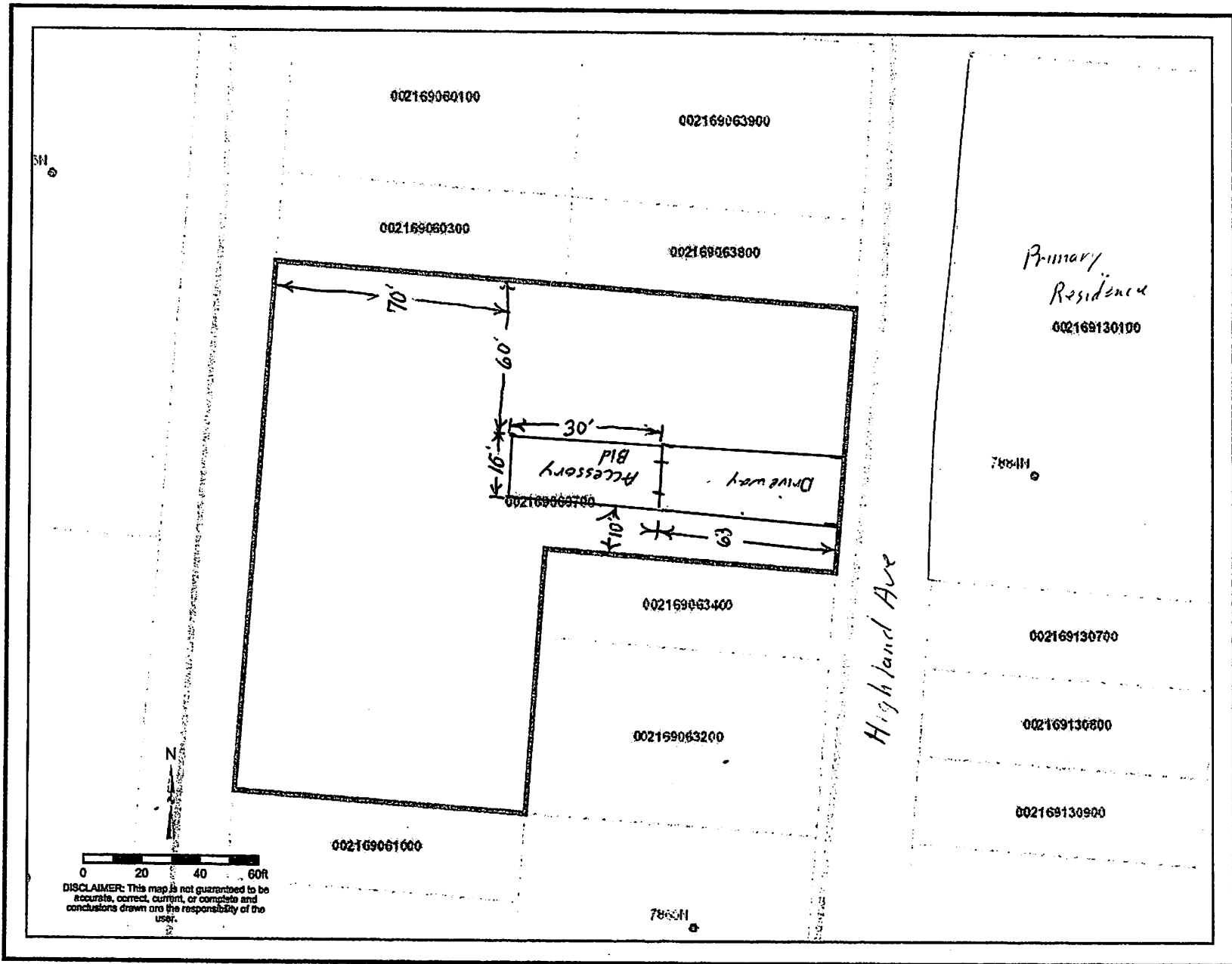
N/A

Dwelling



ADDITIONAL COMMENTS AND SKETCH
SANITARY PERMIT NUMBER: 98-329









Conditional Use Permit Request-Reclamation Plan STAFF REPORT

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

File: # CUP 21-005 Reclamation Plan

Applicant:

DDS Real Estate LLC
2475 24th Ave
Rice Lake, WI 54868

Property Location & Legal Description:

Town of Edgewater. The SE $\frac{1}{4}$ of the SE $\frac{1}{4}$; S30, T37N, R09W; Parcel #008-937-30-4401; 40 Total Acres; Zoned Agricultural One (A-1). 16564W Cedar Ave

Request: Permit issuance of the Reclamation Plan for 6 new acres from the total 40 acres listed above.

Project History & Summary of Request

The applicant is requesting to open a new non-metallic mineral extraction on the property described above. There is an existing operation already on this property but these would be separate operators on the same parcel. Per the NR 135 requirements before approval can be granted for the conditional use operation process the regulatory authority being the County needs to approve the applicant's reclamation plan (attached).

The Sawyer County Zoning & Conservation Department has reviewed the "reclamation summary" and concludes that the plan is consistent with the standards specified in NR 135.

The Sawyer County Zoning Committee, being the regulatory authority may approve, conditionally approve, or deny the reclamation plan.

If the regulatory authority approves the reclamation plan subject to general compliance requirements of NR 135, the approval may not include conditions that are not related to the reclamation plan. Other conditions may be added during the public hearing process for the "location and plan of operation". One required condition of an approved reclamation plan shall be that the new mine obtain financial assurance pursuant to NR 135.40.

If the regulatory authority denies the reclamation plan it needs to have the findings of one the following:

- 1) The applicant has, after being given an opportunity to make corrections, failed to provide an adequate permit application, reclamation plan, financial assurance or any other submittal required by NR 135 or the applicable reclamation ordinance.
- 2) The proposed nonmetallic mining site cannot be reclaimed in compliance with the reclamation standards contained in the applicable reclamation ordinance, NR 135 or subch. I of ch. 295, Stats.
- 3) The applicant, or its agent, principal or predecessor has, during the course of nonmetallic mining in Wisconsin within 10 years of the permit application or modification request being considered shown a pattern of serious violations of this chapter or of federal, state or local environmental laws related to nonmetallic mining reclamation.

A denial shall be in writing and shall contain documentation of reasons for denial. The regulatory authority's decision to deny an application to issue a reclamation permit may be reviewed NR 135.30.

DS Sand & Gravel LLC Pit Reclamation Summary

DDS Real Estate LLC.

2475 24th Ave.

Rice Lake, WI 54868

715-296-7393

Pit Location:

W16564 Cedar Ave.

Birchwood, WI 54817

DS Sand & Gravel LLC Pit Reclamation Summary

February 2021

Applicant Name: DDS Real Estate LLC

Pit Name: DS Sand & Gravel LLC

Address: W16564 Cedar Ave.
Birchwood, WI 54817

Sites Legal Description:
SEC 30 TN37 RG09 SESE

Phone: (715) 296-7393

Total Area of Mine: 40 acres

Purpose and planned excavation of mine: The purpose of the mine is for the production of gravel, sand, and rock with the use of asphalt plant at times and possible wash plant in the future. The total extent of the mine is shown on the Site Plane Map #4. Excavation will be done as needed to meet demands of the business. In order to limit the amount of exposed soil and reduce the possibility of erosion and pollution of surface or groundwater, as well as limit the amount of fees reclamation will occur contemporaneously.

Reclamation Costs: The estimated cost of reclamation is \$1500 per acre of disturbed area. Financial assurance will be based on the operations open whole acre area.

Phase 1: Excavation to a depth of approximately 20-35 feet deep will begin in the center of the 40 acres going south toward the home site. Topsoil will be removed and stockpiled out of the way as excavation progresses to the south side of the 40 acres. (Refer to map #1)

Total size: 3 acres **Financial Assurance:** \$4500

Phase 2: Topsoil will be removed and stockpiled out of the way as excavation to a depth of approximately 20-35 feet deep continues toward the south. Between crushing's active banks will be sloped to minimize erosion. Inactive banks will be sloped and covered with a layer of topsoil, seeded, and mulched. Crushed material will be stockpiled in the area of Phase 1. Once excavation of Phase 2 has been completed the area will be reclaimed in accordance with this plan. (Refer to map #1)

Total size: 3 acres **Financial Assurance:** \$4500

Phase 3: Final reclamation will begin. All open slopes will be sloped to a minimum of 3:1 or flatter. Topsoil will be evenly distributed.

General Location: DS Sand & Gravel LLC non-metallic mine is located in Sec 30 TN37 RG09 SESE in the town of Edgewater, Sawyer County, Wisconsin. The mine is located on Hwy F and the corner of West Cedar Ave. The properties location is wrote on the attached copy of map #2, Sawyer County GIS parcel map.

Soil Type: The soil type at the site is a 43B Antigo silt loam 1% - 6% slope.

Distribution, thickness, and type of topsoil: Thickness of topsoil is less than 8 inches with an abrupt wavy boundary.

Approximate elevation of groundwater: The groundwater is at 1237 and is 20 feet below existing pit floor is at 1257 and is 52 feet below the highest point (1289). The final elevation is to be 6'-8' above water table.

Location of surface waters and existing drainage patterns: During excavation, attention will be directed to not disrupt this drainage. Any exposed area will have an internal drainage pattern.

Current biological resources, plant communities, and wildlife use at and adjacent to mine site: Biological and wildlife data was mainly determined by visual observations. The proposed mine site is prairie grass and tansy weeds. The majority of the remaining property is actively being farmed as hay ground. Wildlife usage is moderate feeding on grassy areas. Main species present include rabbit, whitetail deer, bear, various songbirds, and smaller mammals common to the area. No threatened or endangered species were observed or known to inhabit the site.

Proposed post-mining land use: The proposed post-mining land use for the non-metallic mine site is recreational ground. The proposed land use would be appropriate to the current zoning of Agricultural one. Upon complete reclamation, if land was not actively being farmed, natural succession would convert the area to grassy meadow then back to forested habitat.

BMP's to be employed before and during non-metallic mine operation: All run-off is planned to be contained within the pit. Total area of exposed soil will be limited to only an area large enough to allow for needed excavation. If the possibility for erosion outside occurs, silt fence or a sediment basin may be needed. Exposed soils should be seeded with a cover crop and seed mixture to quickly revegetate the site and stabilize the soils protecting from run-off and wind erosion. All operations will be done in a way that will minimize the production noise, vibration, and/or dust. Best management practices will be used to minimize erosion and pollution of surface and ground water. Water should be applied to non-vegetated areas of the site to control dust during dry or windy conditions.

Topsoil removal, storage, stabilization, and conservation: Topsoil shall be removed prior to excavation of subsoil for each phase. Topsoil removal will be accomplished using bulldozers, frontend loaders, and other necessary equipment with the goal of recovering as much of the existing topsoil as possible. Topsoil will be removed in a manner that minimizes the surface area exposed to erosion at any one time.

Topsoil that has been stripped from the site will be stockpiled on level ground and away from any slopes. Stockpiles should be located in an area where they will be easy to access and out of the way to keep double handling to a minimum. To help prevent erosion and weed growth stockpiled topsoil should be seeded. A cover crop of oats, barley, winter wheat, or winter rye should be used if the stockpile will be disturbed in less than six months. If a stockpile will not be disturbed for more than six months at a time a perennial seed mixture should be used (see critical area seeding attachment). If erosion is occurring to the stockpile, straw bale silt fencing should be placed around topsoil stockpile until it has been seeded and stabilized. (See mulching attachment)

Purpose and planned excavation of mine: The purpose of the mine is for the production of sand, gravel, and rock. The total extent of the mine is shown on the Site Plan Map #4. Excavation will be done to meet demands of business. In order to limit the amount of exposed soil and reduce the possibility of erosion and pollution of surface or ground water, as well as limit the amount of fees reclamation will occur contemporaneously.

Interim Reclamation sufficient to qualify for the waiver of fees: Sequential interim reclamation will be done to minimize the area impacted to reduce the annual fees. Once a phase is completed and the area is stabilized, the non-metallic mine operator shall request Sawyer County Regulatory Authority to certify the area temporarily reclaimed for the purposes of reduction of fees. If an extended period of time is to pass between planned excavations, interim reclamation will be done to reduce the amount of exposed area. Methods for interim reclamation are to be the same as final reclamation.

Final Reclamation -

Sloping and Grading: All slopes will be graded to a final slope of 3:1 horizontal to vertical or flatter. The floor of the mine will be graded to prevent ponding of water on the reclaimed surface. Resulting surfaces will be scarified prior to topsoil redistribution. Stockpiled topsoil will be evenly distributed over the entire site.

Revegetation: The areas will be seeded following the final grading and completion of each phase and all site preparation activities. A soil test should be taken before planting to determine the proper amount, if any fertilizer and/or lime need to be applied.

Seed will be applied to properly prepared soils at any time during the growing season when soil conditions are suitable. Seeding should not be carried out immediately following rain, when ground is too wet/dry, or during windy conditions.

The seed mixture should be chosen from the Critical Area Seeding attachment that is suitable for the site conditions or D.O.T #20 from the 2020 WI D.O.T. Standard Specification for Highway Construction manual.

A cover crop of annual rye or oats should be planted during the spring and summer. Winter wheat or winter rye should be planted as a cover crop after September 1st. Seeding can be done using broadcast seeded or grain drill.

Cover crops should be planted at a rate of:

Annual rye – 5 lbs. per acre

Oats – 48 lbs. per acre

Winter wheat – 90 lbs. per acre

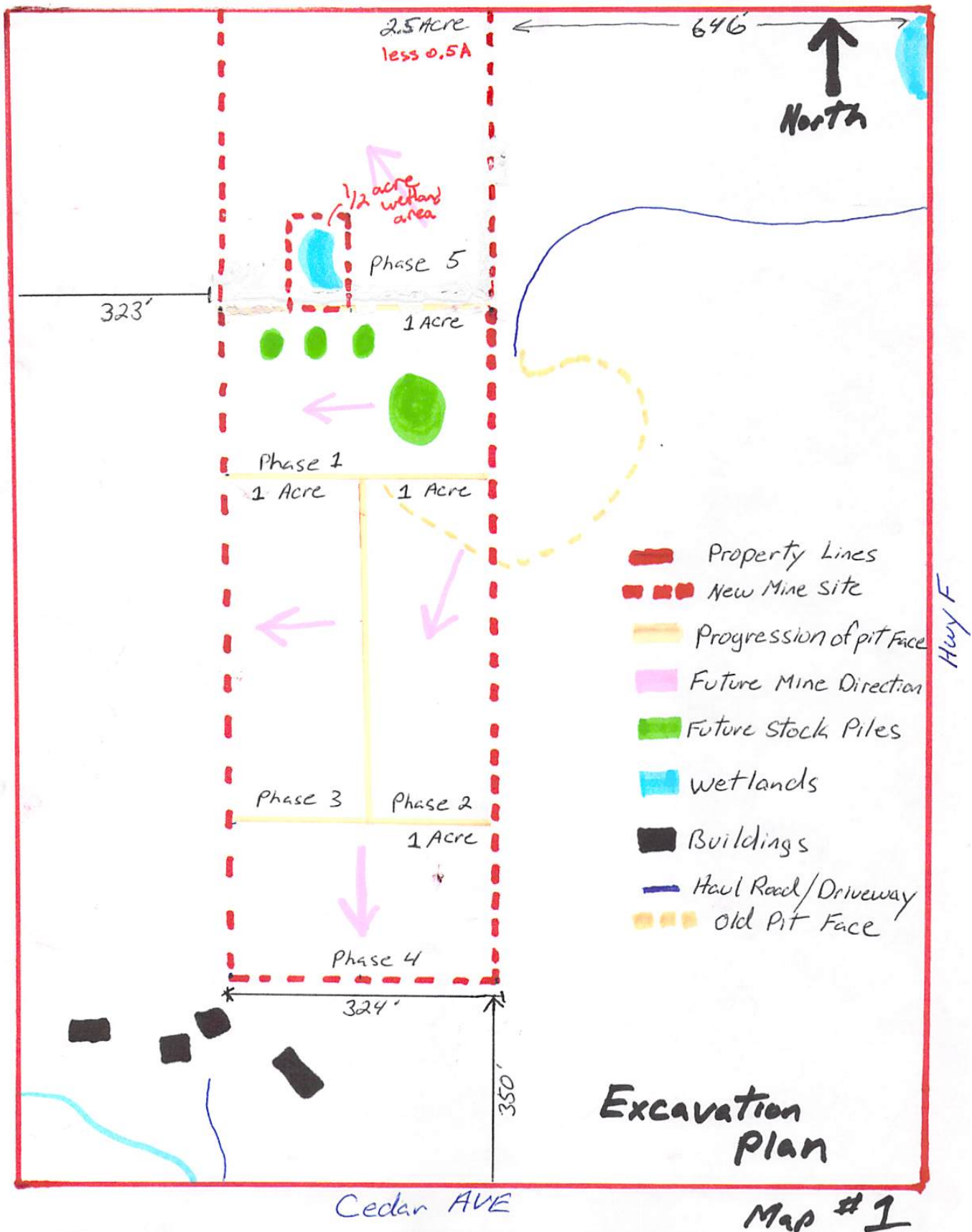
Winter rye – 84 lbs. per acre

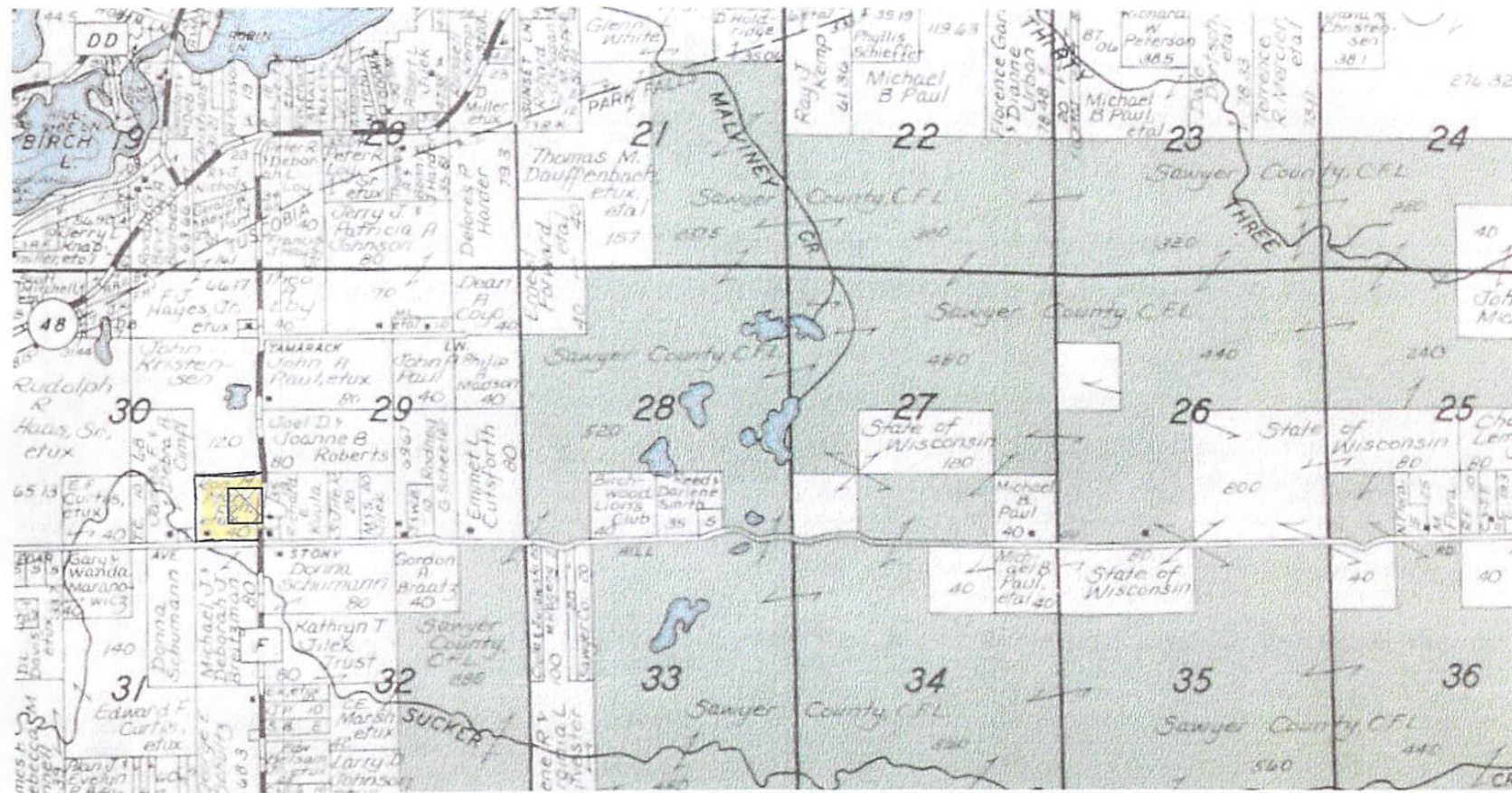
Mulching and Erosion Control: All slopes should be seeded and covered with mulch. To control erosion during reclamation of side slopes, topsoil should not be disturbed over an area larger than what can be seeded and covered with mulch in a day. Mulch reduces run-off and erosion as well conserves moisture and controls weeds. See attached Mulching Standard for mulching options and proper application.

Qualified standard for revegetation adequate to show that a sustainable stand of revegetation has been established which will support the approved post-mining land use: One year after an area has been reclaimed the non-metallic mine operator will notify Sawyer County Regulatory Authority to request final reclamation approval. A representative of Sawyer County will determine adequate revegetation using percent vegetative cover. Since a primary objective of this work is to stabilize the site it is important to provide a high degree of vegetative cover as quickly as possible. This will result in greater protection of the soil from the effects of raindrop impact, which will be absorbed by the vegetative "canopy". This protection translates into reduced erosion and sedimentation.

Any unacceptable areas are to be fixed by the operator and a return visit by a County representative will determine if the site is acceptable and financial assurance can be released.

Note: All stockpiles must be removed and site vegetated before reclamation will be considered final.



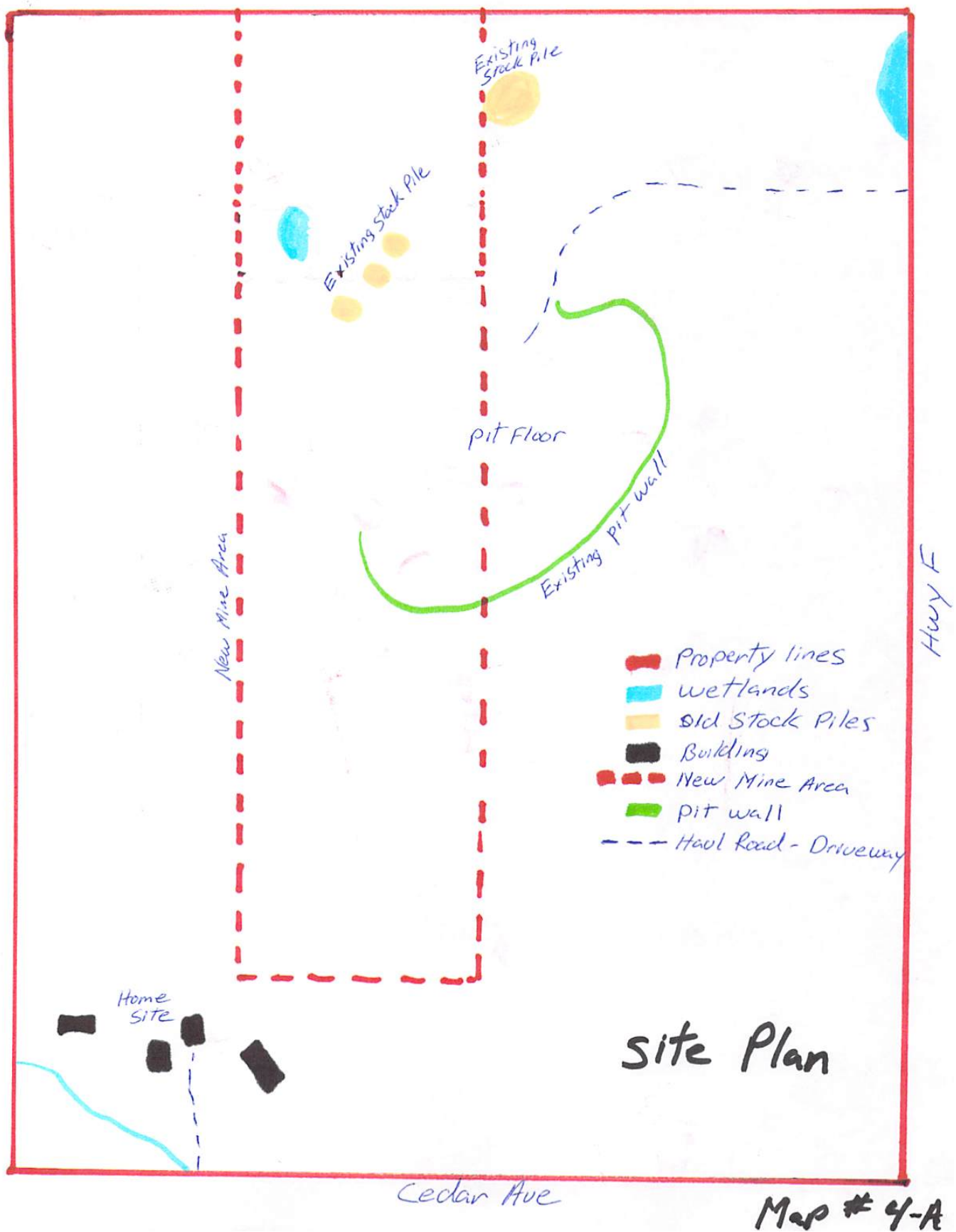


Map #2

Site Location Map

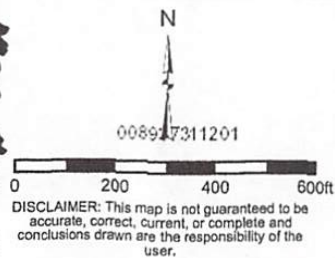
Figure A-2. Plat Map showing the location of the leased property at the Maroon Pit

Section 30, T37N, R9W, Edgewater Township, Sawyer County.



Site Plan

MAP # 4-B



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.



008937304201

008937304101

008937304301

16646W

16622W

16614W

008937304303

16564W

CEDAR AVE

CEDAR AVE

008937311101

636H

632H

008937293207

008937293208

008937293209

008937293204

HYDRO

644H

008937293305

622H

008937293306

008937293304

604H

008937293302

008937293303

STONEY HILL RD

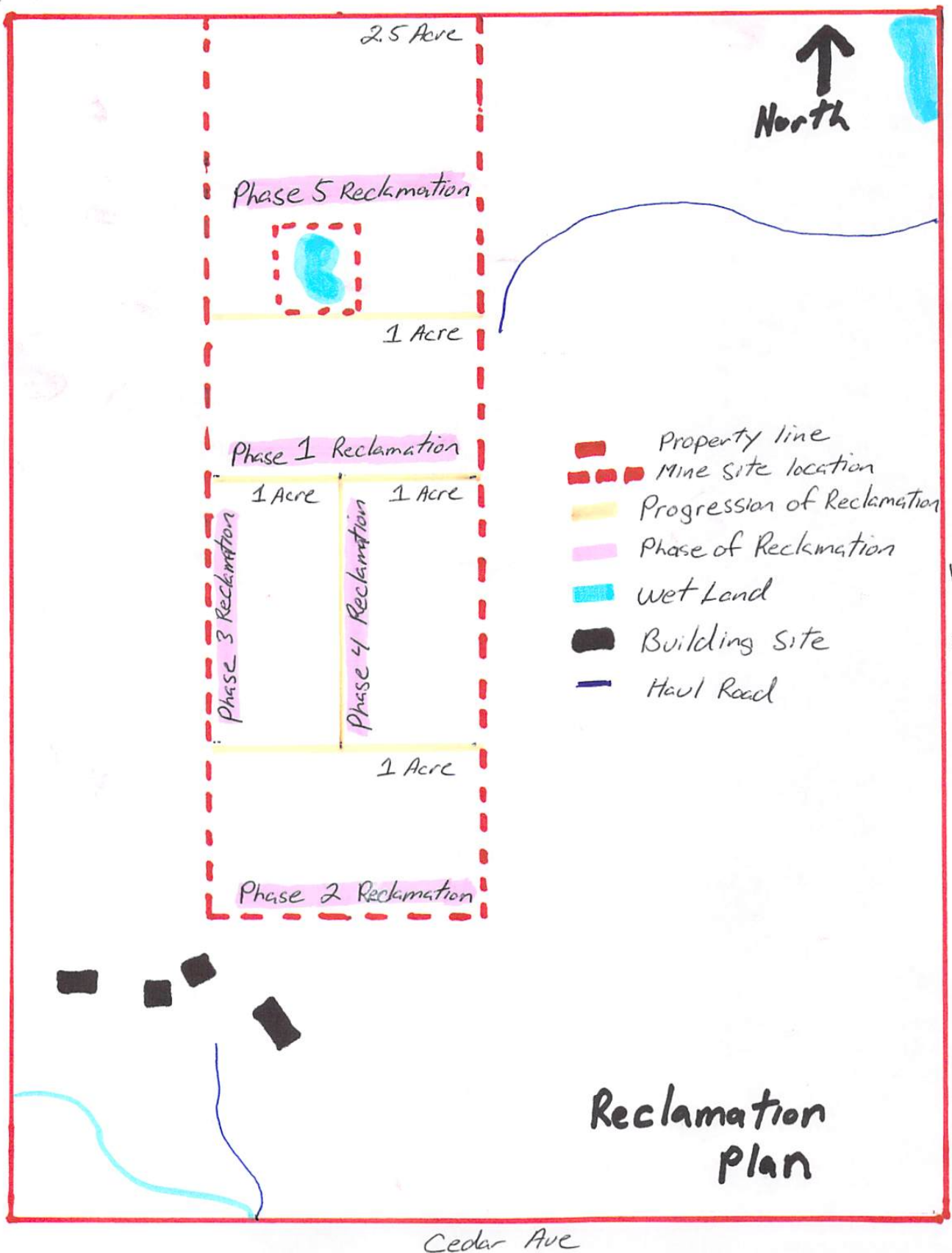
STONEY HILL RD

008937322203

16477W

008937322202

008937322201



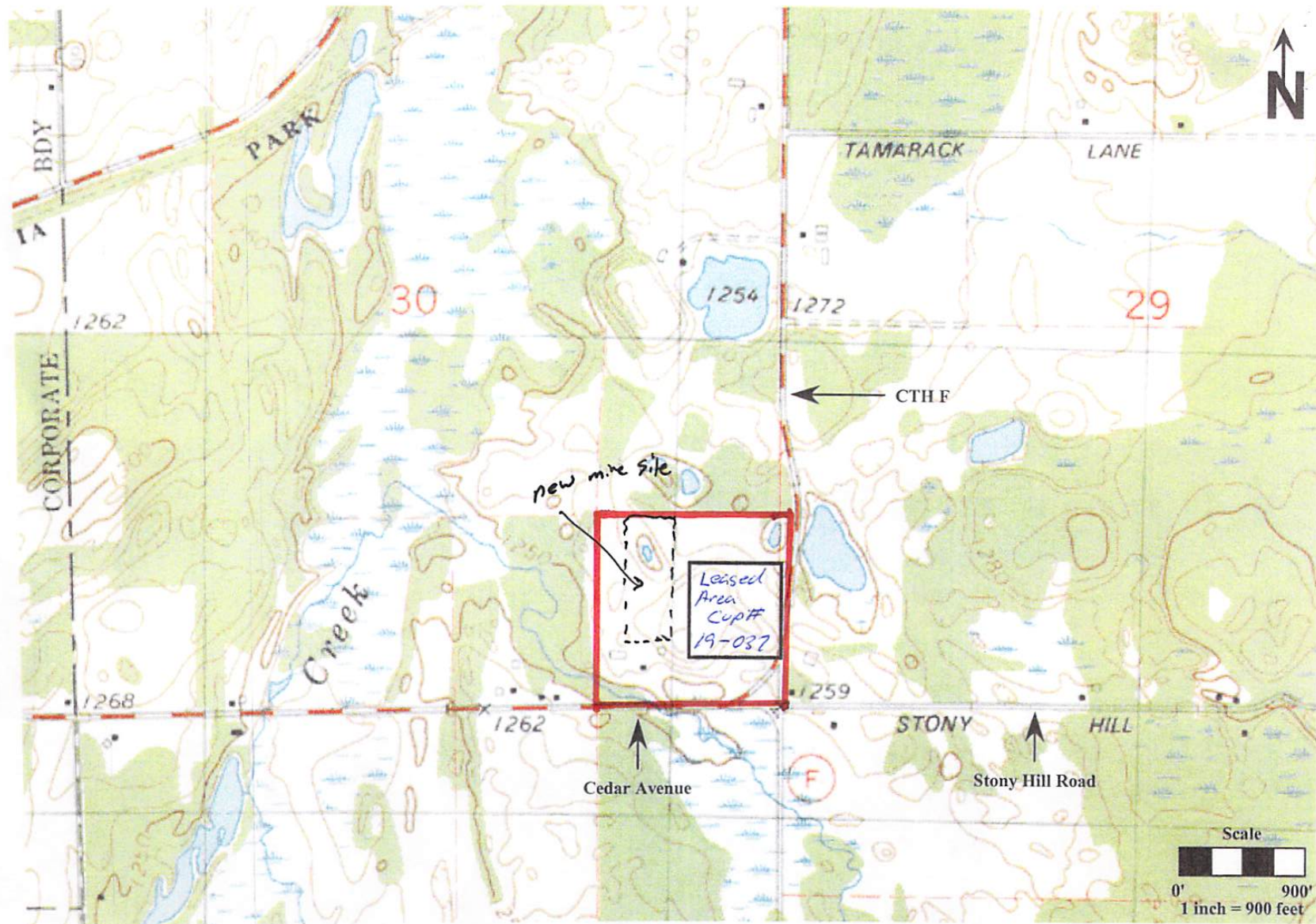


Figure A-3 Topographic Map showing the location of the leased property at the Marcon Pit as well as the existing topography and the location of surface waters.

Section 30, T37N, R9W, Edgewater Township, Sawyer County.

SAWYER COUNTY

Seeding Specs

630 Seeding

630.1 Description

- (1) This section describes preparing seed beds and furnishing and sowing the required seed on slopes, appurtenances, and other areas, and on borrow pits and material disposal sites.
- (2) This section also describes furnishing and sowing temporary seed mixture on the slopes and appurtenances of temporary embankments and roadways.

630.2 Materials

630.2.1 Seed

630.2.1.1 General

- (1) Use seed within one year of the test date appearing on the label.
- (2) Seed mixtures 70, 70A, 75, and 80 contain wild type forbs and grasses. Wild type is defined as seed that is derived directly from native, wild stock, including seed that was wild collected and placed into production or has been harvested directly from native stands.

630.2.1.2 Purity and Germination

- (1) Test seed for purity, germination, and noxious weed seed content according to the Rules for Testing Seed, published by the Association of Official Seed Analysts.
- (2) Percent live seed (PLS) is determined by multiplying the percent purity times the percent germination. Determine sowing rate and measure mixtures containing PLS as described in CMM 640.3.4 to ensure the correct quantity of viable seed of each species is applied.

630.2.1.3 Inoculation

- (1) Inoculate legume seed (white clover, red clover, alsike clover, partridge pea, purple prairie clover, Canada tick-trefoil, and lupine) unless pre-inoculated by the vendor. Follow the inoculation instructions that come with the culture purchases. If applying the seed according to method B, 630.3.3.3, treat seeds requiring inoculation with 5 times the quantity of inoculant recommended in the instructions.
- (2) Avoid exposure of the culture or inoculated seed to the sunlight; do not exceed 1/2 hour exposure.

630.2.1.4 Storing Seed

- (1) Store seed delivered before use in a way that protects it from damage by heat, moisture, rodents, or other causes. Discard and replace any previously tested and accepted seed that becomes damaged.

630.2.1.5 Seed Mixtures

630.2.1.5.1 Permanent

630.2.1.5.1.1 Composition

- (1) Seed mixtures for the right-of-way and easements shall, unless specified otherwise, be composed of seeds of the purity, germination, and proportions, by weight, as given in table 630-1 and table 630-2.
- (2) Use seed of the species and varieties listed below. If no variety is listed, there will be no restriction on the variety furnished, except as follows:

1. Pure live seed (PLS) species shall contain no named or improved varieties and be grown in Wisconsin, northern Illinois, northeastern Iowa, or eastern Minnesota. Use out-of-state seed grown in one of the following counties:

1.1 From northern Illinois:

Boone	Bureau	Carroll	Cook	De Kalb	Du Page	Grundy	Henry
Jo Daviess	Kane	Kendall	Lake	La Salle	Lee	McHenry	Ogle
Putnam	Rock Island	Stevenson	Whiteside	Will	Winnebago		

1.2 From northeastern Iowa:

Allamakee	Benton	Black Hawk	Bremer	Buchanan	Cedar	Chickasaw	Clayton
Clinton	Delaware	Dubuque	Fayette	Floyd	Howard	Jackson	Johnson
Jones	Linn	Mitchell	Muscatine	Scott	Winneshiek		

1.3 From eastern Minnesota:

Aitkin	Anoka	Carlton	Carver	Chisago	Dakota	Dodge	Fillmore
Goodhue	Hennepin	Houston	Isanti	Kanabec	La Sueur	Mille Lacs	Mower
Olmsted	Pine	Ramsey	Rice	Scott	Sherburne	Steele	Wabasha
Washington	Winona	Wright					

TABLE 630-2 NATIVE SEED MIXTURES

	SPECIES	SPECIES BOTANICAL NAME	PURITY & GERMINATION minimum %	MIXTURE PROPORTIONS in percent			
				NO. 70	NO. 70A	NO. 75	NO. 80
FORBES	Canada Anemone	<i>Anemone canadensis</i>	PLS	2			
	Butterflyweed	<i>Asclepias tuberosa</i>	PLS		2		
	New England Aster	<i>Aster novae-angliae</i>	PLS	2	2		
	Partridge-pea	<i>Chamaecrista (Cassia) fasciculata</i>	PLS		2		
	Purple Prairie Clover	<i>Dalea (Petalostemum) purpurea</i>	PLS	2	2	4	
	Canada Tick-trefoil	<i>Desmodium canadense</i>	PLS	2			
	Flowering Spurge	<i>Euphorbia corollata</i>	PLS		2		
	Wild Geranium	<i>Geranium maculatum</i>	PLS	2			
	Western Sunflower	<i>Helianthus occidentalis</i>	PLS	3	2		
	Rough Blazingstar	<i>Liatris aspera</i>	PLS		2		
	Prairie Blazingstar	<i>Liatris pycnostachya</i>	PLS	2			
	Lupine	<i>Lupinus perennis</i>	PLS		3		
	Wild Bergamot	<i>Monarda fistulosa</i>	PLS	2			
	Horse Mint	<i>Monarda punctata</i>	PLS		2		
	Yellow Coneflower	<i>Ratibida pinnata</i>	PLS	2	2		
	Blackeyed Susan	<i>Rudbeckia hirta</i>	PLS			1	
	Showy Goldenrod	<i>Solidago speciosa</i>	PLS	2	2		
	Spiderwort	<i>Tradescantia ohlensis</i>	PLS	2	2		
	Golden Alexanders	<i>Zizia aurea</i>	PLS	2			
GRASSES	Big Bluestem	<i>Andropogon gerardi</i>	PLS	15	15	10	
	Sideoats Grama	<i>Bouteloua curtipendula</i>	PLS	15	20	20	25
	Canada Wildrye	<i>Elymus Canadensis</i>	PLS	15	15	35	23
	Slender Wheatgrass	<i>Elymus trachycaulus</i>	PLS				20
	Junegrass	<i>Koeleria macrantha</i>	PLS		5		
	Annual Ryegrass	<i>Lolium multiflorum</i>	^[1]			10	10
	Switchgrass	<i>Panicum virgatum</i>	PLS				10
	Salt Grass	<i>Puccinella distans</i>	^[1]				2
	Little Bluestem	<i>Schizachyrium (Andropogon) scoparium</i>	PLS	15	20	10	10
	Indiangrass	<i>Sorghastrum nutans</i>	PLS	15		10	
ALTERNATE FORBES	Sky Blue Aster	<i>Aster azureus</i>	PLS	^[2]	^[2]		
	White Wild Indigo	<i>Baptisia leucantha</i>	PLS	^[2]	^[2]		
	Pale Purple Coneflower	<i>Echinacea pallida</i>	PLS	^[2]	^[2]		
	White Prairie Clover	<i>Petalostemum candidum</i>	PLS	^[2]	^[2]		
	Stiff Goldenrod	<i>Solidago rigida</i>	PLS	^[2]	^[2]		
	Hoary Vervain	<i>Verbena stricta</i>	PLS	^[2]	^[2]		

^[1] Provide the minimum purity and germination specified in table 630-1.

^[2] The contractor may, if the engineer approves, substitute an alternate forb for a required forb that is not available using the same percentage as specified for the required forb. Use a different alternate forb for each unavailable required forb. Provide documentation showing that a required forb is not available before using an alternate.

2. PLS for seed mixtures 70, 70A, 75, and 80 shall be packaged separately by species and clearly labeled with the vendor's name, species common and botanical names, gross weight, percent PLS, year of harvest and any specialized treatments that have been applied to ensure or enhance germination.
3. Minimum percent purity for native for species is 90 percent. If a listed species is not available, substitutions may be made with engineer's approval and must be documented.
- (3) Mix native species on the project; clean and debeard seed with awns or excessive hairs before mixing.

SPECIES COMMON NAME	SPECIES BOTANICAL NAME	ACCEPTABLE VARIETIES
Kentucky Bluegrass	Poa pratensis	Low Maintenance
Red Fescue	Festuca rubra	Creeping
Hard Fescue	Festuca ovina var. duriuscula	Improved
Tall Fescue	Festuca arundinacea	Improved turf type
Salt Grass	Puccinella distans	Fult's
	Puccinella distans	Salty
Redtop	Agrostis alba	
Timothy	Phleum pratense	
Canada Wild Rye	Elymus canadensis	
Perennial Ryegrass	Lolium perenne	
Perennial Ryegrass	Lolium perenne	Improved Fine
Annual Ryegrass	Lolium multiflorum	
Alsike Clover	Trifolium hybridum	
Red Clover	Trifolium pratense	
White Clover	Trifolium repens	
Japanese Millet	Echinochola crusgalli var. frumentacea	
Annual Oats	Avena sativa	
Agricultural Rye	Secale cereale	
Winter Wheat	Triticum aestivum	

TABLE 630-1 HIGHWAY SEED MIXTURES

SPECIES	PURITY minimum %	GERMINATION minimum %	MIXTURE PROPORTIONS (in percent)				
			NO.10	NO.20	NO.30	NO.40	NO.60
Kentucky Bluegrass	98	85	40	6	10	35	
Red Fescue	97	85	25	15	30	30	
Hard Fescue	97	85		24	25	20	
Tall Fescue	98	85		40			
Salt Grass	98	85			15		
Redtop	92	85	5				
Timothy	98	90					12
Canada Wild Rye		PLS					10
Perennial Ryegrass	97	90	20	15			
Improved Fine Perennial Ryegrass	96	85			20	15	
Annual Ryegrass	97	90					30
Alsike Clover	97	90					4
Red Clover	98	90					4
White Clover	95	90	10				
Japanese Millet	97	85					20
Annual Oats ⁽¹⁾	98	90					20

⁽¹⁾ Substitute winter wheat for annual oats in fall plantings started after September 1.

630.2.1.5.1.2 Mixture

- (1) Use seed mixtures that meet with the engineer's approval and conform to the following:
- No. 10 where average loam, heavy clay, or moist soils predominate.
 - No. 20 where light, dry, well-drained, sandy, or gravelly soils predominate and for all high cut and fill slopes generally exceeding 6 to 8 feet, except where using No. 70.
 - No. 10 or 20 on all ditches, inslopes, median areas, and low fills, except where using No. 30 or 70.
 - No. 30 for medians and on slopes or ditches generally within 15 feet of the shoulder where a salt-tolerant turf is preferred.
 - No. 40 in urban or other areas where a lawn type turf is preferred.
 - No. 60 only on areas, the contract designates or the engineer specifies. Use it as a cover seeding for newly graded wet areas or as a nurse crop for specified wetland seed mixtures. The contractor shall not apply it to flooded areas.
 - Nos. 70 and 70A on slopes and upland areas the contract designates or the engineer specifies. Use seed mixture No. 70 on loamy soils and seed mixture No. 70A on sandy soils.
 - No. 75 where native grasses are desired for erosion control.
 - No. 80 on inslopes where a salt tolerant seed mix containing native grasses is desired.

630.2.1.5.2 Temporary

- (1) Under the Seeding Temporary bid item, use a temporary seed as follows:

SPECIES	% MINIMUM PURITY	% MINIMUM GERMINATION
Annual Oats	98	90
Agricultural Rye	97	85
Winter Wheat	95	90

- (2) Use oats in spring and summer plantings. Use winter wheat or rye for fall plantings started after September 1.

630.2.1.5.3 Nurse Crop

- (1) If seeding bare soil with either mixture 70, 70A, 75, or 80, include the Seeding Nurse Crop as follows:

SPECIES	% MINIMUM PURITY	% MINIMUM GERMINATION
Annual Oats	98	90
Annual Ryegrass	97	90
Winter Wheat	95	90

- (2) When a nurse crop is required for spring seeding before June 15, or if the engineer allows seeding between June 15 and October 15, use annual oats. For fall seeding after October 15, use winter wheat, or annual ryegrass.

630.2.2 Water

- (1) Furnish clean water, free of impurities or substances that might injure the seed.

630.3 Construction

630.3.1 General

- (1) Perform seeding when and as the engineer directs or allows. Provide protective cover within 24 hours after sowing. The engineer may direct or allow covering with mulch as specified in 627, erosion mat as specified in 628, or using other contract bid items.
- (2) If using Nos. 60, 70 and 70A mixtures, do not seed between June 15 and October 15 unless the engineer allows.

630.3.2 Seed Bed Preparation

- (1) Complete grading, shouldering, topsoiling, and fertilizing, if part of the work under contract, before permanent seeding, except the contractor may place the fertilizer and seed mixture in one operation if using equipment designed for the purpose.
- (2) Just before seeding, work the area being seeded with discs, harrows, or other appropriate equipment to obtain a reasonably even and loose seedbed. Place topsoil as specified in 625.3.3.

630.3.3 Sowing Methods

630.3.3.1 General

- (1) Select the method of sowing from either method A, method B, method C, or an appropriate combination of methods A, B, and C. Obtain the engineer's approval for the sowing method and specific procedures used for each seed mixture used before sowing that mixture.

630.3.3.2 Method A

- (1) Sow the selected seed mixture using equipment adapted to the purpose, or by scattering it uniformly over the areas to be seeded. Lightly rake or drag to cover the seed with approximately 1/4 inch of soil. After seeding, lightly roll or compact the areas using suitable equipment, preferably the cultipacker type, when the engineer judges the seedbed too loose, or if the seedbed contains clods that might reduce seed germination. The contractor shall not roll slopes steeper than 1:3.
- (2) If scattering seed by hand, perform this work with satisfactory hand seeders and only when the air is calm enough to prevent seeds from blowing away.

630.3.3.3 Method B

- (1) Sow or spread the seed upon the prepared bed using a stream or spray of water under pressure and operated from an engineer-approved machine designed for that purpose. Place the selected seed mixture and water into a tank, provided within the machine, in sufficient quantities that when spraying the seed on a given area it is uniformly spread at the required application rate. During this process, keep the tank contents stirred or agitated to provide uniform distribution. Spread the tank contents within one hour after adding the seed to the tank. The engineer will reject seed that remains mixed with the water for longer than one hour. The engineer will not require dragging or rolling.

630.3.3.4 Method C

- (1) For spring seeding of seed mixtures 70 and 70A into existing ground cover, mow existing vegetation to 4 inches or less in height 2 to 4 weeks before seeding. Ten to 14 days after mowing, spray with vegetation control herbicide conforming to 632.2.12.
- (2) For fall seeding of seed mixtures 70 and 70A into existing ground cover, mow existing vegetation to 4 inches or less in height 4 to 6 weeks before seeding. Ten to 14 days after mowing, spray with vegetation control herbicide conforming to 632.2.12. Retreat with vegetation control herbicide 10 to 14 days after initial application if live vegetation persists.
- (3) Seed with a rangeland type drill with one or more seed boxes that can be calibrated independently to deliver different sized seeds uniformly at the required rate and equipped with a rear-mounted press wheel for each seed drop tube. If seeding into existing vegetation or thatch, use a rangeland type drill equipped with a no-till attachment that can cut through the vegetation or thatch in front of the V disc and seed drop tube. If the configuration of the area to be seeded allows, apply seed at 1/2 the specified seed rate and apply the second 1/2 in a perpendicular direction.

630.3.4 Borrow Pits and Material Disposal Sites

- (1) Seed borrow pits and material disposal sites off the right-of-way. Consult with the landowner or the landowner's agent when selecting the seed mixture.

630.3.5 Seeding Rates

- (1) Use the following sowing rate for seeds in pounds per 1000 square feet:

- No. 10 at 1.5 pounds
- No. 20 at 3 pounds
- No. 30 at 2 pounds
- No. 40 at 2 pounds
- No. 60 at an equivalent seeding rate of 1.5 pounds^[1]
- No. 70 or 70A at 0.4 pounds
- No. 75 at an equivalent seeding rate of 0.7 pounds^[1]
- No. 80 at an equivalent seeding rate of 0.8 pounds^[1]
- Temporary seeding at 3 pounds
- Nurse crop seeding at 0.8 pounds

^[1] Determine the actual seeding rate by multiplying the equivalent seeding rate by the sum of the unadjusted and adjusted percentages of the various species in the seed mixtures as sown.

- (2) The unadjusted percentage equals the minimum percent of purity and germination specified in the table 630-1 and table 630-2.
- (3) Obtain the adjusted percentage for each of the PLS species by dividing the specified percentage of the species by the product of the percent of purity and the percent of germination for each of the PLS species as delivered.

630.3.6 Watering

- (1) If rainfall is not sufficient, keep seeded areas thoroughly moist. Once the seed has germinated, do not let the top inch of soil dry out until the grass is well established. Maintain soil moisture for 30 days

unless the engineer directs or allows otherwise. Apply water in a manner that precludes washing or erosion.

630.3.7 Establishment Period for Native Seeding

- (1) During the growing season after planting seed mixture 70 or 70A, mow all seeded areas twice as the engineer directs. Mow vegetation back to 6 inches when it has reached a height of at least 12 inches.
- (2) During the growing season after planting seed mixture 70 or 70A, eradicate the following species from the seeded areas as soon as they become evident:

SPECIES COMMON NAME	SPECIES BOTANICAL NAME
Musk thistle	Carduus nutans
Spotted knapweed	Centaurea maculosa
Canada thistle	Cirsium arvense
Bull thistle	Cirsium vulgare
Field bindweed	Convolvulus arvensis
Leafy spurge	Euphorbia esula
Sweetclover	Mellilotus species
Wild parsnip	Pastinaca sativa
Teasel	Dipsacus species
Phragmites	Phragmites australis

- (3) Eradicate by hand pulling or by applying a vegetation control herbicide conforming to 632.2.12 to individual plants.

630.4 Measurement

630.4.1 Seeding

- (1) The department will measure the Seeding bid items by the equivalent pound acceptably completed, measured based on net weights of seed shipments or weighed on department-approved scales the contractor furnishes. The department will deduct quantities wasted or not actually incorporated in the work according to the contract. The department will determine the equivalent pounds of seed furnished and applied by dividing the actual pounds of seed applied by the sum of the unadjusted and adjusted percentages, determined as specified in 630.3.5, of the various species in the seed mixture sown.

630.4.2 Watering

- (1) The department will measure Seed Water by the 1000 gallons acceptably completed, measured as the volume indicated by engineer-approved meters or by the volume of tanks of known capacity.

630.5 Payment

- (1) The department will pay for measured quantities at the contract unit price under the following bid items:

<u>ITEM NUMBER</u>	<u>DESCRIPTION</u>	<u>UNIT</u>
630.0100 - 0199	Seeding (mixture)	LB
630.0200	Seeding Temporary	LB
630.0300	Seeding Borrow Pit	LB
630.0400	Seeding Nurse Crop	LB
630.0500	Seed Water	MGAL

- (2) Payment for the Seeding bid items is full compensation for providing, handling, and storing all seed; for providing the required culture and inoculating seed as specified; and for preparing the seed bed, sowing, covering, and firming the seed. If the landowner does not want the pit or material disposal site seeded, or seeded with any of the mixtures allowed, the department will not pay for fertilization or seeding of those areas.
- (3) Payment for Seed Water is full compensation for watering seed.
- (4) The department will pay separately for seed covering required under 630.3.1 as follows:
 - Under the Mulching bid items as specified in 627.5.
 - Under the Erosion Mat and Soil Stabilizer Type A bid items as specified in 628.5.
 - Absent the appropriate bid items, as extra work.

SAWYER COUNTY

Mulching Specs

627 Mulching

627.1 Description

- (1) This section describes furnishing, placing, and anchoring a mulch cover, usually in connection with seeding the surfaces of the roadway.

627.2 Materials

- (1) Mulching material consists of straw or hay in an air-dry condition, wood excelsior fiber, wood chips, or other suitable material of a similar nature that the engineer approves, and is substantially free of noxious weed seeds and objectionable foreign matter.
- (2) Furnish tackifiers from the PAL.

627.3 Construction

627.3.1 General

- (1) The contractor shall not perform mulching during periods of excessively high winds that might preclude proper mulch placement.
- (2) Place the mulch loosely or open enough to allow some sunlight to penetrate and air to slowly circulate, but thick enough to shade the ground, conserve soil moisture, and prevent or reduce erosion.
- (3) Maintain the mulched areas and repair all areas damaged by wind, erosion, traffic, fire or other causes.

627.3.2 Placing

- (1) The contractor may perform the work as specified in one of the following ways: Method A, Method B, or Method C, or a combination of the 3, unless a specific method is specified in the contract.

627.3.2.1 Method A, Netting

- (1) Uniformly spread the mulching material over the designated areas to a loose depth of 1/2 to 1 1/2 inches. Use a specific rate of application; dependent on the character of the material, that results in a cover conforming to the requirements specified above in 627.3.1. Loosen or make fluffy the mulch material from compacted bales before spreading in place. Unless directed otherwise, begin mulching at the top of the slopes and proceed downward.
- (2) Securely anchor straw or hay mulch by using engineer-approved netting anchored to the ground with pegs or staples to prevent it from floating as the vegetation grows. Instead of this anchorage, the contractor may secure mulch by heavy biodegradable twine fastened by pegs or staples to form a grid with 6 to 10 feet spacing.
- (3) The contractor may use department-approved erosion control mats, listed in the PAL, instead of separately applying mulch and netting.

627.3.2.2 Method B, Tackifier

- (1) Treat straw or hay with a tackifier, blow from a machine, and uniformly deposit over designated areas in one operation. Place straw or hay uniformly over the area 1/2 to 1 inch deep, using 1/2 to 3 tons of mulch per acre. Mix and place tackifier according to the PAL. Within the above limits, the engineer will determine, on the job, the application rate of the mulch and the tackifier, and the engineer may vary the rates during mulching to produce the desired results. Use an engineer-approved machine to place the mulch that blows or ejects by constant air stream a controlled quantity of mulch and applies a spray of tackifier to partially coat the straw or hay, sufficient to hold together and keep in place the deposited straw or hay. The contractor may apply the tackifier as an overspray in a separate operation after placing the straw or hay.
- (2) Apply wood fiber, wood chips, or similar material with engineer-approved blowing machines, or other engineer-approved methods, that place a controlled quantity of mulch uniformly over the area 1/2 to 1 1/2 inches deep. Treat areas receiving wood chip mulch, with one pound of available nitrogen per 1000 square feet before or after applying the chips.
- (3) Throughout the process, feed the mulch material into the blowing machine to produce a constant and uniform ejection from the discharge spout, and operate in a position to produce mulch of uniform depth and coverage.

627.3.2.3 Method C, Crimping

- (1) Spread the straw or hay mulch uniformly over the designated areas to a loose depth of 1/2 to 1 1/2 inches, using 1/2 to 3 tons of mulch per acre, by blowing from a machine, as specified in Method B, or by other engineer-approved methods.

- (2) Immediately after spreading, anchor the mulch in the soil by using a mulch crimper consisting of a series of dull, flat discs with notched edges. Space the 20 inch diameter discs at about 8 inch centers. Equip the crimper with a ballast compartment to allow adjusting the weight for depth control.
- (3) Impress the mulch into the soil 1 1/2 to 2 1/2 inches deep in one pass of the crimper. The department will not allow mulch crimpers to operate on slopes so steep that damage to the mulch, seedbed, or soil occurs. Anchor the mulch on these areas by one of the following methods: Method A or Method B. Equip and operate tractors to minimize disturbing or displacing the soil. This process may require more than one pass of the crimper to ensure adequate anchoring of the mulch.
- (4) The contractor shall not use Method C if it cannot impress the mulch to a minimum of 1 1/2 inch.

627.4 Measurement

- (1) The department will measure Mulching acceptably completed by the square yard or by the ton, whichever the contract specifies.
- (2) If measured by the square yard, the measured quantity equals the number of square yards of surface area that the contractor applied the mulch.
- (3) If measured by the ton, the measured quantity equals the number of tons of mulch provided, placed, and acceptably completed.

627.5 Payment

- (1) The department will pay for measured quantities at the contract unit price under the following bid items:

<u>ITEM NUMBER</u>	<u>DESCRIPTION</u>	<u>UNIT</u>
627.0200	Mulching	SY
627.0205	Mulching	TON

- (2) Payment for Mulching is full compensation for providing materials, including tackifiers or nitrogen; for all hauling, treating, placing, spreading, and anchoring of the mulch material; and for maintaining the work and repairing all damaged areas.
- (3) If the contractor opts to use department-approved erosion control mats instead of separately applying mulch and netting, the department will pay for it at the contract unit price for Mulching only.



Conditional Use Permit Request - STAFF REPORT

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

File: # CUP 21-005 Location and Operation Plan

Applicant:

DDS Real Estate LLC
2475 24th Ave
Rice Lake, WI 54868

Property Location & Legal Description:

Town of Edgewater. The SE ¼ of the SE ¼; S30, T37N, R09W; Parcel #008-937-30-4401; 40 Total Acres; Zoned Agricultural One (A-1).

Request: This is a new application requesting a permit desired for a non-metallic mining extraction operation including rock crusher and hot mix plant for a 5 year approval.

Project History & Summary of Request

This request of CUP 21-005 is a new CUP request for the location of a non-metallic mineral extraction operation including a rock crusher and hot mix plant. There currently is another active CUP on this property listed as CUP 19-037. That CUP from 2019 was taken out by the same owner of the property but the existing CUP is leased out to a different operator acting as the agent for CUP 19-037. In conversations with the owner they are wanting to open up a separate operation on the same property with different operator. In this case the owner of the property would also be the operator. In essence there would be 2 separate CUPs on the same parcel of land. At a time that the owner would terminate lease with the other operator we would propose combining of the CUPs but would advise keeping them separate at this point in that they should be viewed as 2 separate operations.

Previously the public hearing for CUP 21-005 was just for potential approval of the reclamation plan per NR 135. The property is 40.0 total acres with an actual mine site identified as 6 acres shown on included maps within this packet. Per Section 6.23(2) of the Sawyer County Zoning Ordinance would require any rock crushing and hot mix plant operation to be located greater than 1000' from any residence not by the same owner. The 1000' setback is just for any crushing operation but an actual mine site could be at a closer setback unless conditioned for approval by the Zoning Committee.

The existing use in this area is 1 other gravel pit, woodland area, mixed agricultural, and mixed residential. With the nearest residents roughly 600' from the mine site directly to the southwest and east from the proposed mine site.

As per conditions of an approved reclamation plan financial assurance would be required in the amount of \$1500. The applicant must provide payment of assurance prior to any excavation.

The specified hours of operation are 5 AM to 10 PM, Monday – Saturday during the construction season with option to operate 24 hours, 3-4 days in a row, as long as the neighbors are contacts with days and hours. Crushing 2-3 times per year for 2-4 weeks at a time. Asphalt Plant hours 5 AM – 10 PM. These would be the same hours for all operation aspects as approved for adjacent operation for CUP 19-037.

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 Obtain approval or conditional approval of reclamation plan
- 2 Abide by elements included in plan of operation
- 3 Maintain compliance with Department of Natural Resources Chapter 30
- 4 Comply with all other federal, state, and local regulations

Findings of Fact for Approval: (choose from list below)

- 1 It would not be damaging to the rights of others or property values
- 2 It would not be detrimental to ecology, wild life, wetlands or shorelands.
- 3 It would not create an air quality, water supply, or pollution problem.
- 4 It would not create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.
- 5 It would not create traffic or highway access problems.
- 6 It would not destroy prime agricultural lands.
- 7 It would be compatible with the surrounding uses and the area.

- 8 It would not create an objectionable view.

Findings of Fact for Denial: (choose from list below)

- 9 It would be damaging to the rights of others and property values.
10 It would be detrimental to ecology, wild life, wetlands or shorelands.
11 It would create an air quality, water supply, or pollution problem.
12 It would create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.
13 It would create traffic or highway access problems.
14 It would destroy prime agricultural lands.
15 It would not be compatible with the surrounding uses and the area.
16 It would create an objectionable view.

SAWYER
COUNTY

Conditional Use Application # 21-005

Town of Edgewater
Sawyer County

Return Original

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

Phone: 715-634-8288

Email: Kathy.marks@sawyercountygov.org

Owner: DDS Real Estate LLC

Address: 121656416 Cedar Ave. Birchwood, WI 54817

Phone: 715-296-7393 Email: dsmithexc@gmail.com

Legacy PIN#: 008937304401 Zoned: Ag 1 Acreage: 40

Property Description: SE 1/4 Section 30, T37N, R91W;
parcel 16.1 parcel # 008-937-30-4401, TAXID# 9051

Permit desired for: ^{expansion}
An extension to conditional use permit
19-037 for operation non-metallic mineral
extraction including rock crusher and hot mix
plant.

Darrick Smith Darrick Smith
*Please Print & Sign (Property Owner)

The above hereby make application for a conditional use. 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 inspections by Sawyer County Zoning staff.

Name, Address, Phone & Email of

agent: Darrick Smith / DDS Real Estate LLC

2475 24th Ave Rice Lake, WI 54808

715-296-7393

dsmithexc@gmail.com

Fee \$ 350.00

Date of Public Hearing April 16, 2021

Rev. 1/2021

Real Estate Sawyer County Property Listing

Today's Date: 3/3/2021

Property Status: **Current**

Created On: 2/6/2007 7:55:16 AM

Description

Updated: 3/13/2017

Tax ID:	9051
PIN:	57-008-2-37-09-30-4 04-000-000010
Legacy PIN:	008937304401
Map ID:	.16.1
Municipality:	(008) TOWN OF EDGEWATER
STR:	S30 T37N R09W
Description:	SESE
Recorded Acres:	40.000
Calculated Acres:	38.894
Lottery Claims:	0
First Dollar:	Yes
Waterbody:	Sucker Creek
Zoning:	(A-1) Agricultural One
ESN:	430

Tax Districts

Updated: 2/6/2007

1	State of Wisconsin
57	Sawyer County
008	Town of Edgewater
650441	Birchwood School District
001700	Technical College

Recorded Documents

Updated: 2/26/2021

WARRANTY DEED	
Date Recorded: 2/24/2021	430134
WARRANTY DEED	
Date Recorded: 4/26/2018	412081
WARRANTY DEED	
Date Recorded: 8/20/1973	145064

Ownership

Updated: 2/26/2021

DDS REAL ESTATE LLC	RICE LAKE WI
----------------------------	---------------------

Billing Address:

DDS REAL ESTATE LLC
2475 24TH AVE
RICE LAKE WI 54868

Mailing Address:

DDS REAL ESTATE LLC
2475 24TH AVE
RICE LAKE WI 54868

Site Address

* indicates Private Road

16564W CEDAR AVE	BIRCHWOOD 54817
573N COUNTY HWY F	BIRCHWOOD 54817

Property Assessment

Updated: 4/12/2011

2021 Assessment Detail

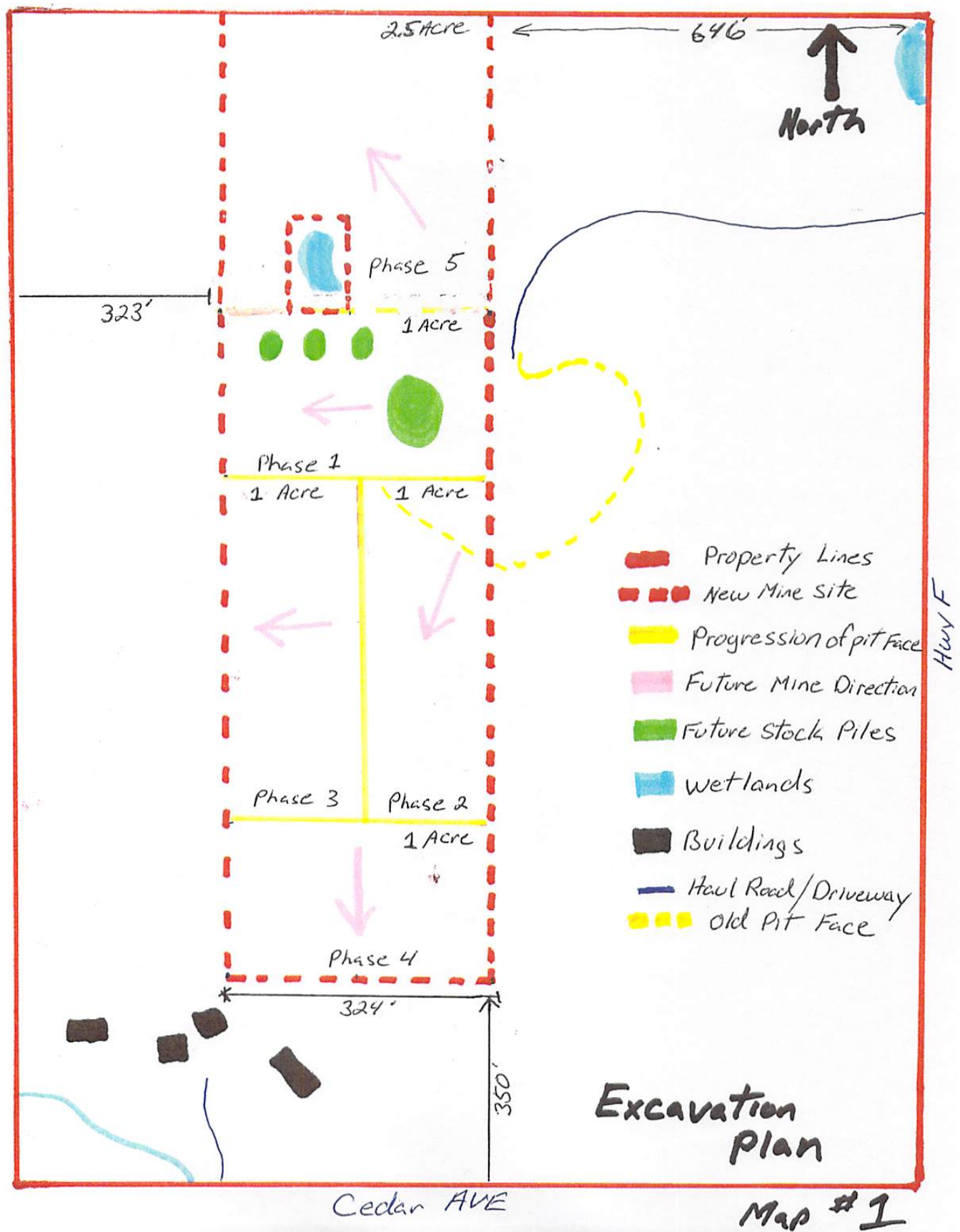
Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.000	7,500	96,500
G4-AGRICULTURAL	39.000	4,900	0

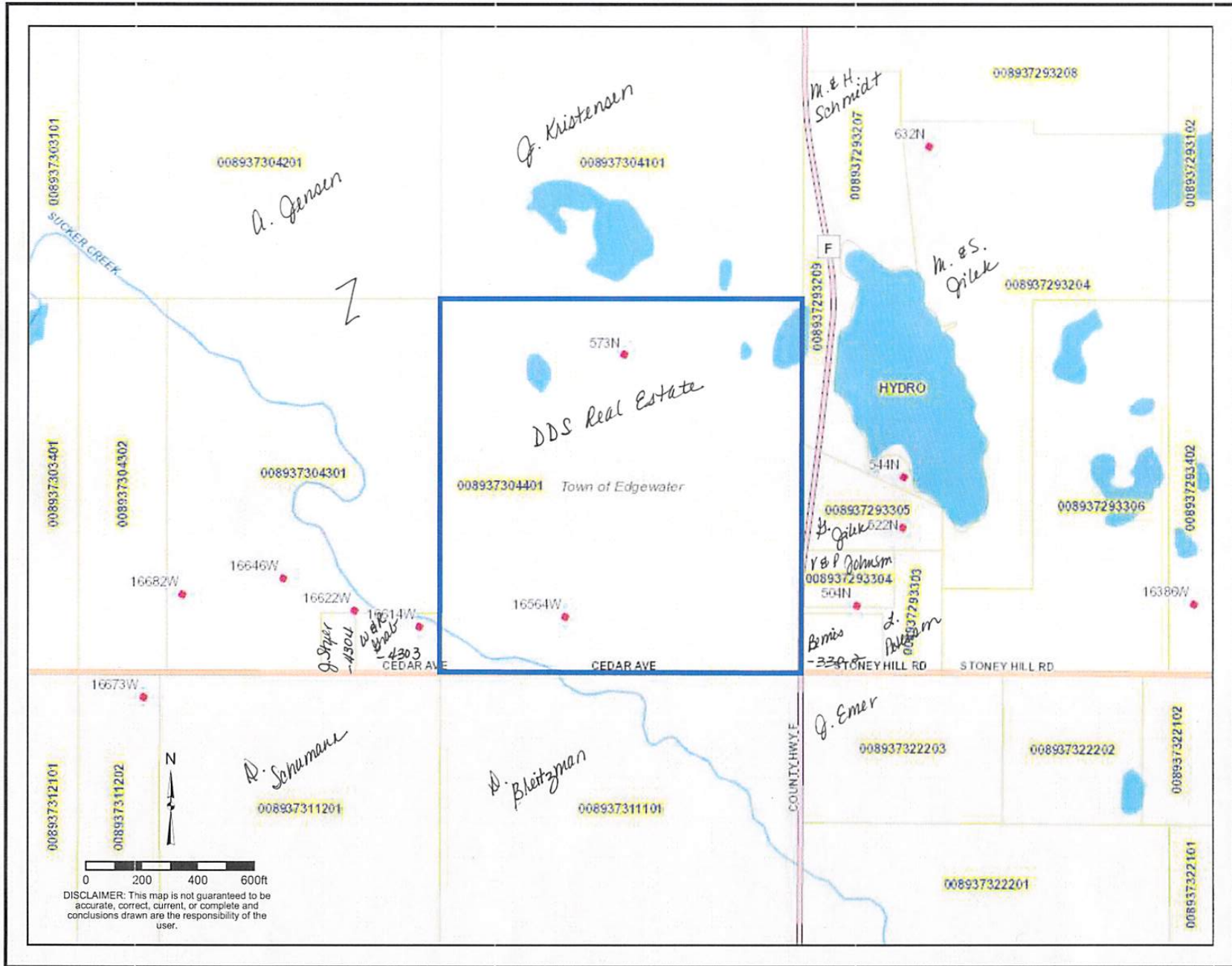
2-Year Comparison

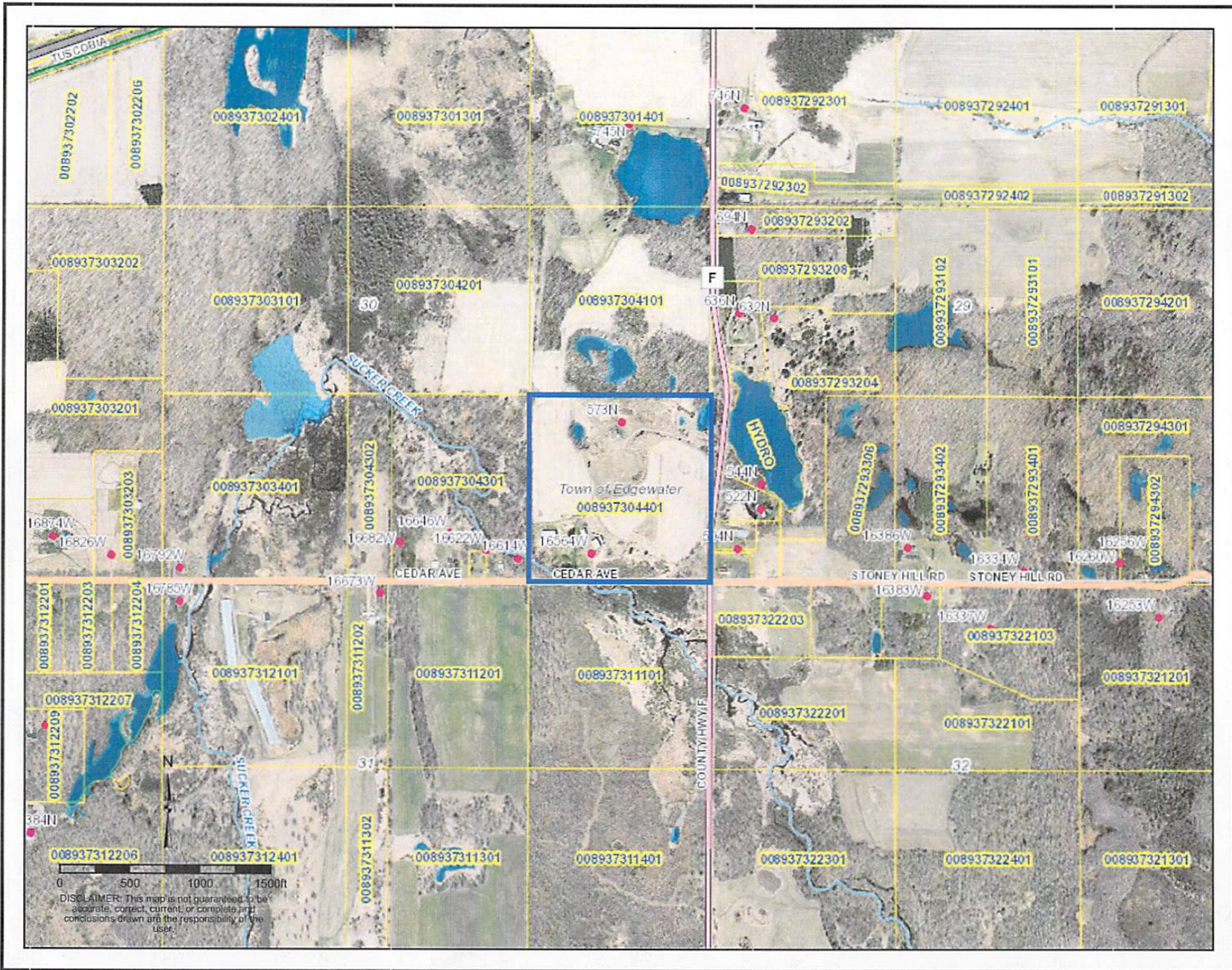
	2020	2021	Change
Land:	12,400	12,400	0.0%
Improved:	96,500	96,500	0.0%
Total:	108,900	108,900	0.0%

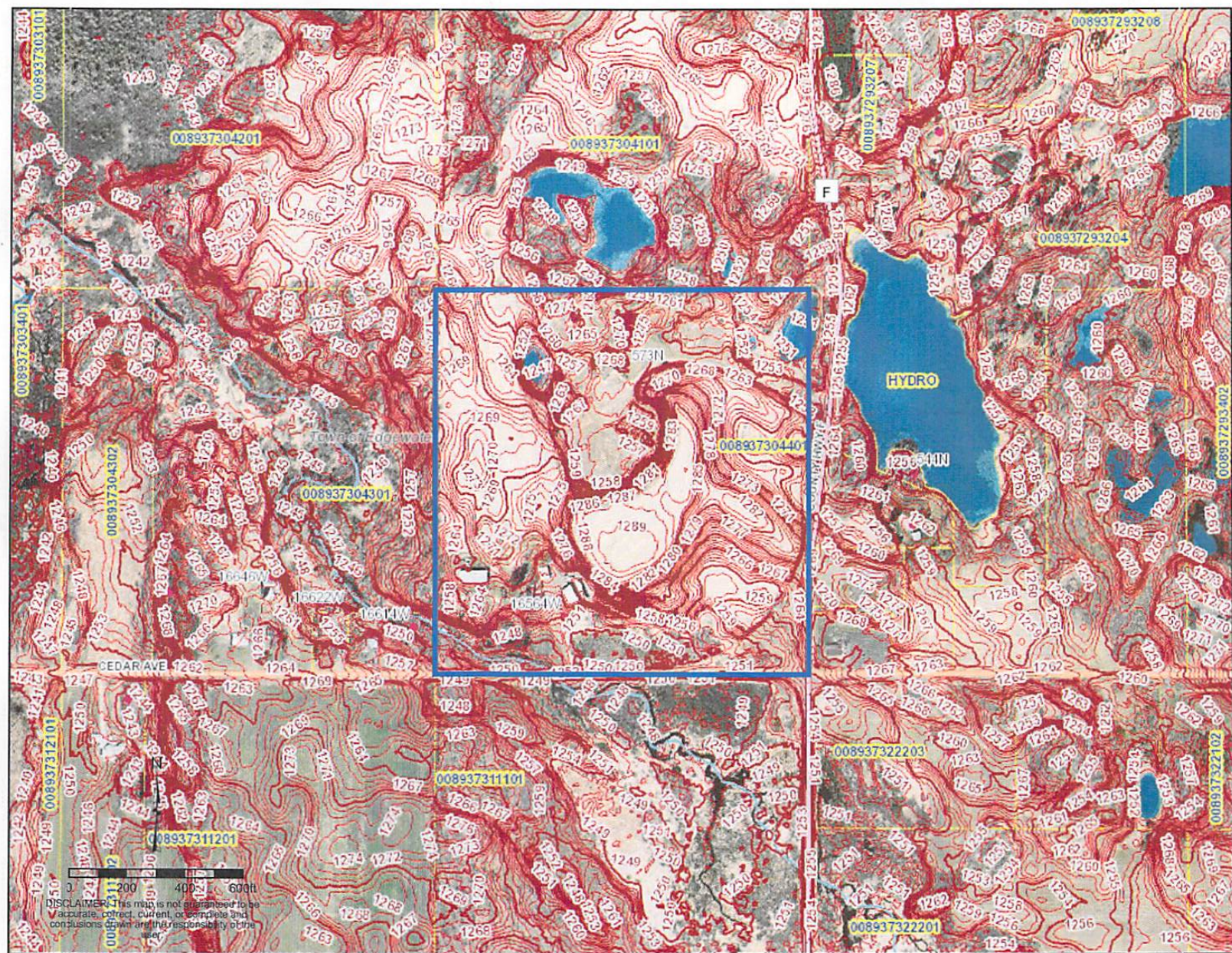
Property History

N/A









DS Sand & Gravel LLC

Plan of Operation 2021

DDS Real Estate LLC.
2475 24th Ave.
Rice Lake, WI 54868

PIT LOCATION:
W16564 Cedar Ave.
Birchwood, WI 54817

PLAN OF OPERATION 2021

1. Ownership and Management Data:

- a. Location: Known as the DS Sand & Gravel LLC pit is located on Cty Hwy F in the town of Edgewater, Sawyer County. A map (refer to map #2) is included showing the pit location in relation to neighboring properties.
- b. Ownership: The property is currently owned by DDS Real Estate LLC of Rice Lake.
- c. Pit Operator:
Darrick Smith
2475 24th Ave.
Rice Lake, WI 54868
(715) 295-7393

2. Property Description:

S30 T37N R09W

3. Size of Property:

The property for which the conditional use permit is 40 acres.

4. Size of actual Mine Site:

40 acres with the exclusion to the wetland areas.

5. Proposed Activities:

- a. Extraction – Borrow excavation. Sand and rock will be excavated from this pit.
- b. Rock crushing
- c. Conveying – Loaders and dump trucks will move material in this pit.
- d. Screening – There will be screening operations
- e. Washing – There is no aggregate washing planned at this location but maybe in the future.
- f. Asphalt Hot Mix Plants – There will be asphalt production at times on this site.
- g. Blasting – Blasting will not be necessary at this site.
- h. Stockpiling – Sand, gravel, and rock stockpiles will be produced at this site.
- i. Other – There are no other proposed activities at this site.

6. Hours of Operation:

- a. Normal hours – Normal operating hours are 5:00 a.m. – 7:00 p.m.
- b. Crushing hours – 5:00 a.m. – 7:00 p.m.
- c. Asphalt Plant hours – 5:00 a.m. – 7:00 p.m.
- d. Blasting hours – N/A
- e. Other activities – N/A

*see
amended*

7. Days and Months of Operation:

DS Sand & Gravel LLC will normally operate this pit as needed five (5) days a week (Monday – Friday) during the construction season. Occasional use of the pit will occur on Saturdays as needed.

8. Access Routes:

Roadways to be used – Cty Hwy F will be the roadway used to connect to state Hwy 48 and other roads.

9. Major Equipment to be used During Operation:

- a. Crusher – Gravel crushing
- b. Asphalt Hot Mix
- c. Screening Plant
- d. Washing Equipment – There will be no aggregate washing at this site but maybe in the future.
- e. Wheel Load – To load stockpiles and will be left on site at times
- f. Other – Bulldozers, excavators, and trucks may be used to strip top soil during pit expansion.

10. Excavation:

- a. Depth – The depth of excavation is planned 20-35 feet across the face and will vary as the pit expands.
- b. Setbacks to Lot Line – No setbacks are planned for this pit, but operation will always be located entirely on approved property.
- c. Buffers – Leave adequate buffers around wetlands.

11. Isolated Non-navigable Wetland:

There are non-navigable water/wetlands on this property. They are approximately 40 feet at the closest point from planned excavation. The isolated non-navigable wetlands are located as follows:

- a. First one is located on the northeast corner of site.
- b. Second one is located along the southwest corner.
- c. Third one is located 275 ft. from the north border heading south and 350 ft. from the west border heading east from the center.
- d. Refer to Map #1.

DS Sand & Gravel LLC – Plan of Operation 2021

Amended Hours of Operation

6. Hours of Operation:

- a. Normal Hours – Monday-Saturday Normal operating hours are from 5:00 a.m. to 10:00p.m. with option to operate 24 hours, 3-4 days in row, as long as the neighbors are contacted with days and hours
- b. Crushing 2-3 times per year for 2-4 weeks at a time
- c. Asphalt Plant Hours - *5:00 AM – 10:00PM*
- d. Blasting Hours - *N/A*
- e. Other Activities - There are no other activities planned for this site.

12. DNR Erosion Control Measures:

- a. Surface Water Protection – The pit will be internally drained.
- b. Ground Water Protection – The floor of the pit will act as a sediment basin.

13. Erosion Control Measures:

Since the pit is internally drained, the floor of the pit will act as a sediment basin. Proper erosion control techniques will be implemented if the potential for storm water/sediment to exit the operation exists.

14. Environmental Considerations:

- a. Noise – Noise will be restricted to hours of operation.
- b. Dust – Dust will be minimized through watering by the contractor (if necessary)
- c. Impact on Adjacent Property Owners – There will be no impact on adjacent property owners. This is an active agricultural area and main travel corridor through Sawyer County. Any notice produced by this operation is normal and typical of the area.
- d. Litter/Debris/Contamination – Litter/debris/contamination will be the responsibility of and controlled by the owner/operator.
- e. Wildlife – Wildlife will not be significantly affected by the operation.
- f. Pipeline/Utility/Right-of-Way Safety – Mining operations will take place beyond right-of-way.
- g. Other – There are no other environmental considerations.

15. Reclamation Plan (NR 135/Nonmetallic Mining Reclamation:

There will be a reclamation plan written and approved by Sawyer County Zoning and Conservation on file for this pit. All reclamation permits and fees will be current at time of initial excavation.

16. Bonding of Financial Assurances:

Financial assurance will be posted by the owner/operator and held by Sawyer County in the county vault. Sawyer County Zoning and Conservation will impose a prescribed amount for every active acre as required by Wi Stat. NR 135.



Conditional Use Permit Request STAFF REPORT

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

File: # CUP 21-006

Applicant:

The First Temple of Universal Law
Cindy Walleck Chairman
N8009 North Clover Road
Winter, WI 54896

Property Location & Legal Description:

Town of Winter. The SW $\frac{1}{4}$ of the NE $\frac{1}{4}$; S25, T40N, R05W; Parcel #032-540-25-1301; Total of 40 acres; Zoned Residential/Recreational One (RR-1)

Request: The request is subject to Section 17.2(B)(15) of the Sawyer County Zoning Ordinance for a multi dwelling development.

Project History & Summary of Request

The applicant is requesting a conditional use permit for a multi-dwelling development to then add a new bunkhouse on the property described above. Looking at the history for this property as a whole this is a Church owned property that has 13 existing habitable dwelling on it since the early 1970's over the entire 120 acres owned by the Church. Since multiple existing habitable dwellings exist on the 40 acre parcel in question (4 existing) it was in the opinion of the Sawyer County Zoning Administrator that in order to approve an additional dwelling unit in the form of a bunkhouse Subject to the requirements of Section 4.26(4) that prior approval of the multi dwelling development CUP would need approval. The applicant would still need to meet all of the requirements as specified in Section 4.26(4) for a bunkhouse.

In order to install an additional dwelling unit or in this case to retroactively permit the existing 4 dwelling units plus the additional bunkhouse you would need a minimum 20,000 square feet per dwelling unit. With a parcel consisting of over 40 acres the multi-dwelling development would meet the criteria. As per Section 17.2(B)(15) MULTI-DWELLING DEVELOPMENT (i.e. new condominium, hotel, motel or resort, or other development which is the same general scale and character). It was also determined by the Sawyer County Zoning Administrator that this type of development would be of the same general scale and character.

It should be noted that this CUP would only grant the placement of 1 additional dwelling unit in the form of a bunkhouse on the parcel indicated as part of the request. If additional dwelling units are proposed another CUP must be granted. Discussion should occur between Zoning Committee members if they would entertain additional CUP request for this type of development on this property or if the applicant would need to eventually apply for a State or County Subdivision Plat in that if additional development occurs this type of Plat procedure would be better suited for the type of development.

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 Applicant must meet all requirements as per Section 4.26(4) including submitting for a Land Use Permit.
- 2 All other setbacks are to be met including sanitation requirements.
- 3 All other Federal, State, County, and Town regulation must be complied with.
- 4 As per discussion with Committee decision is needed for future options: "multi-dwelling development" CUPs allowed or would applicant be required to submit for State/County Subdivision Plat.

Findings of Fact for Approval: (choose from list below)

- 1 It would not be damaging to the rights of others or property values
- 2 It would not be detrimental to ecology, wild life, wetlands or shorelands.
- 3 It would not create an air quality, water supply, or pollution problem.
- 4 It would not create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.
- 5 It would not create traffic or highway access problems.
- 6 It would not destroy prime agricultural lands.
- 7 It would be compatible with the surrounding uses and the area.
- 8 It would not create an objectionable view.

Findings of Fact for Denial: (choose from list below)

- 9 It would be damaging to the rights of others and property values.
- 10 It would be detrimental to ecology, wild life, wetlands or shorelands.
- 11 It would create an air quality, water supply, or pollution problem.
- 12 It would create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.
- 13 It would create traffic or highway access problems.
- 14 It would destroy prime agricultural lands.
- 15 It would not be compatible with the surrounding uses and the area.
- 16 It would create an objectionable view.



Conditional Use Application # 21-006

Town of Winter

Return Original

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

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

Owner: The First Temple of Universal Law

Address: N8009 N CLOVER RD, WINTER WI 54896

Phone: 815-219-3364 Email: libcindy@gmail.com

Legacy PIN#: 03254025¹³⁰¹~~201~~ Zoned: RR1 Acreage: Recorded: 40.000
~~Calculated: 43.475~~

Property Description: SWNE
~~SWNE, MEET ISAC CLOSED~~ S25, T40N, R05W
1

Permit desired for: Current
Bunk House Build. (Future Builds As
Well) Multi-Dwelling Development

Cindy Walleck Chairman First Temple of Universal Law Cindy Walleck
*Please Print & Sign (Property Owner)

The above hereby make application for a conditional use. 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 inspections by Sawyer County Zoning staff.

Name, Address, Phone & Email of
agent: Cindy Walleck, Chairman First Temple of Universal Law
5420 Kenosha St, Richmond IL 60071
815-219-3364
libcindy@gmail.com

Fee \$ 350.00
Rev. 1/2021

Date of Public Hearing April 16, 2021

Real Estate Sawyer County Property Listing

Today's Date: 3/3/2021

Property Status: Current
Created On: 2/6/2007 7:56:00 AM

Description

Updated: 9/27/2013

Tax ID:	36112
PIN:	57-032-2-40-05-25-1 03-000-000010
Legacy PIN:	032540251301
Map ID:	.3.1
Municipality:	(032) TOWN OF WINTER
STR:	S25 T40N R05W
Description:	SWNE, MFL 32AC CLOSED
Recorded Acres:	40.000
Calculated Acres:	43.692
Lottery Claims:	0
First Dollar:	No
Waterbody:	Unnamed Lake
Zoning:	(RR1) Residential/Recreational One
ESN:	428

Tax Districts

Updated: 2/6/2007

1	State of Wisconsin
57	Sawyer County
032	Town of Winter
576615	Winter School District
001700	Technical College

Recorded Documents

Updated: 11/13/2014

MANAGED FOREST LAW-MFL	356901
Date Recorded: 11/13/2008	
QUIT CLAIM DEED	102970 91/545
Date Recorded: 5/20/1957	
NOTE	
Date Recorded:	

Ownership

Updated: 9/27/2013

FIRST TEMPLE OF UNIVERSAL LAW WINTER WI

Billing Address:

Mailing Address:

FIRST TEMPLE OF UNIVERSAL LAW **FIRST TEMPLE OF UNIVERSAL LAW**

ATTN: RICK MARTIN TREASURER ATTN: RICK MARTIN TREASURER
N8009 NORTH CLOVER RD N8009 NORTH CLOVER RD
WINTER WI 54896-7703 WINTER WI 54896-7703

Site Address

* Indicates Private Road

N/A

Property Assessment

Updated: 10/10/2016

2021 Assessment Detail

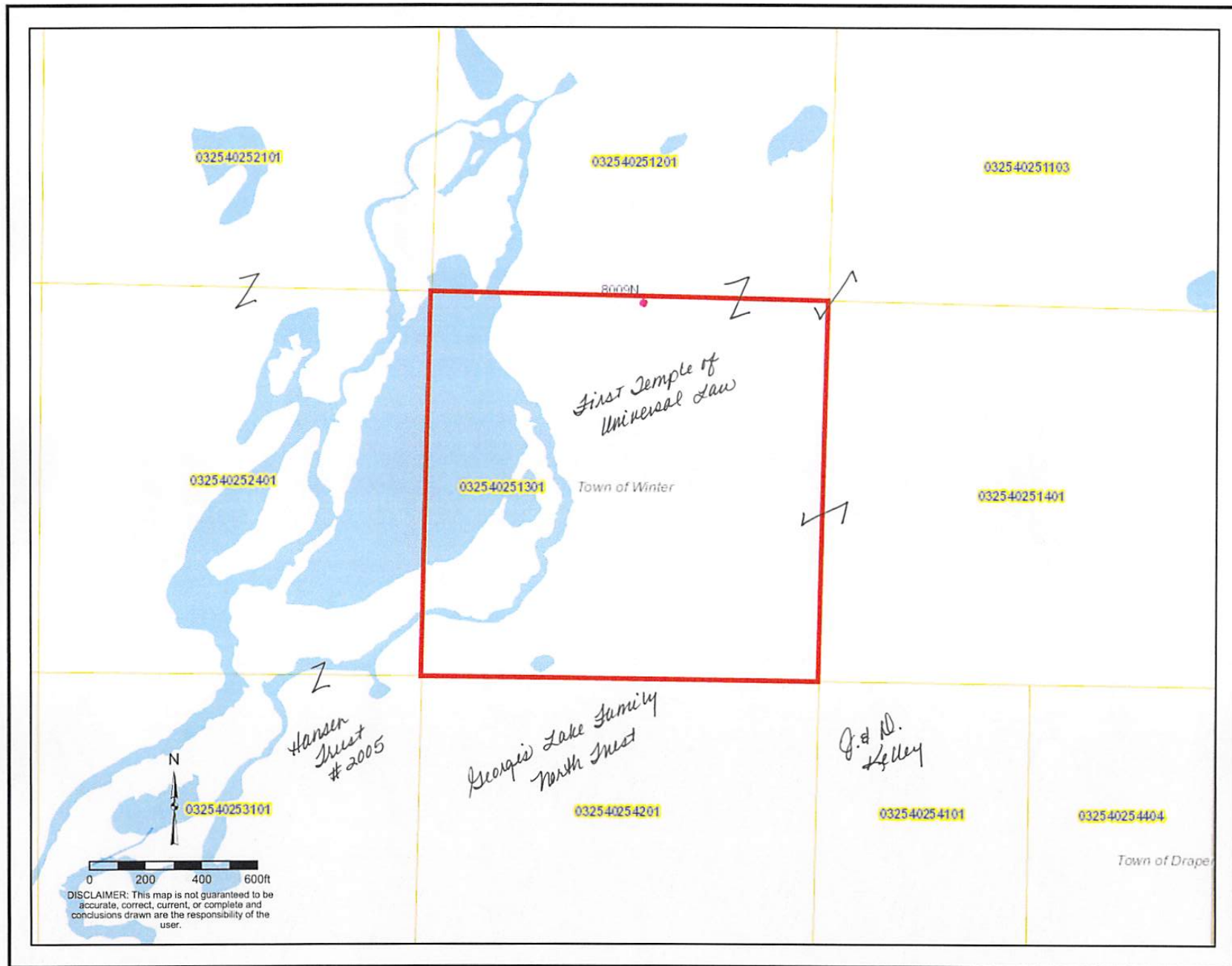
Code	Acres	Land	Imp.
G5-UNDEVELOPED	8.000	1,600	0
W6-MFL CLOSED - AFTER 2004	32.000	42,400	0

2-Year Comparison

	2020	2021	Change
Land:	44,000	44,000	0.0%
Improved:	0	0	0.0%
Total:	44,000	44,000	0.0%

Property History

N/A

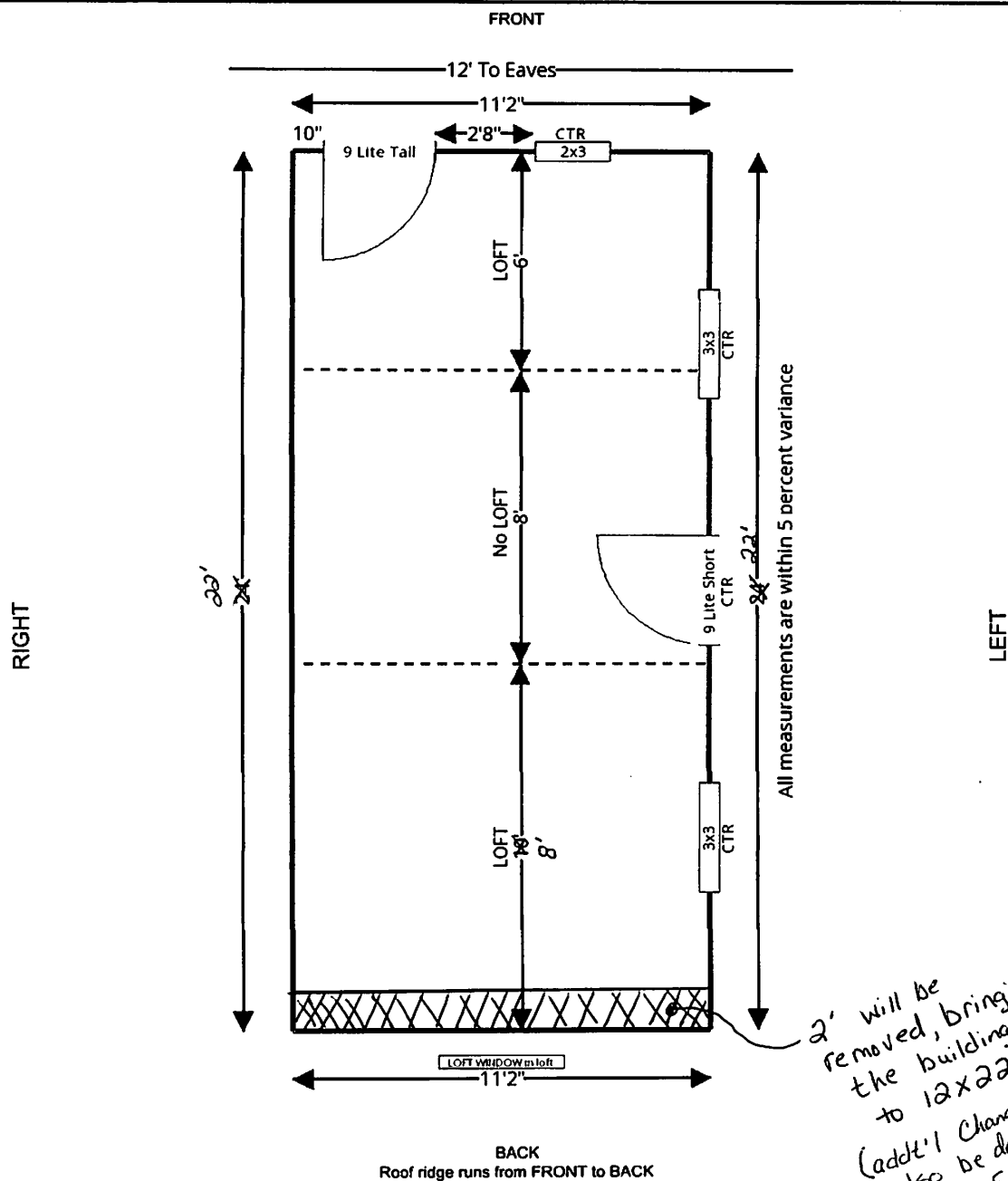


PAINTED

Please send along with work order and order sheet on all custom orders - Order Number: 279597

Sales Lot	<u>Hayward Mini Buildings</u>	Date	<u>01/31/2021</u>
Customer Name	<u>Mitch Poirier</u>	Bldg Type/Size	<u>6'3" Lofted Barn 12x24</u>

Revised: 01/31/2021 14:54pm by: Bob Wick - #6



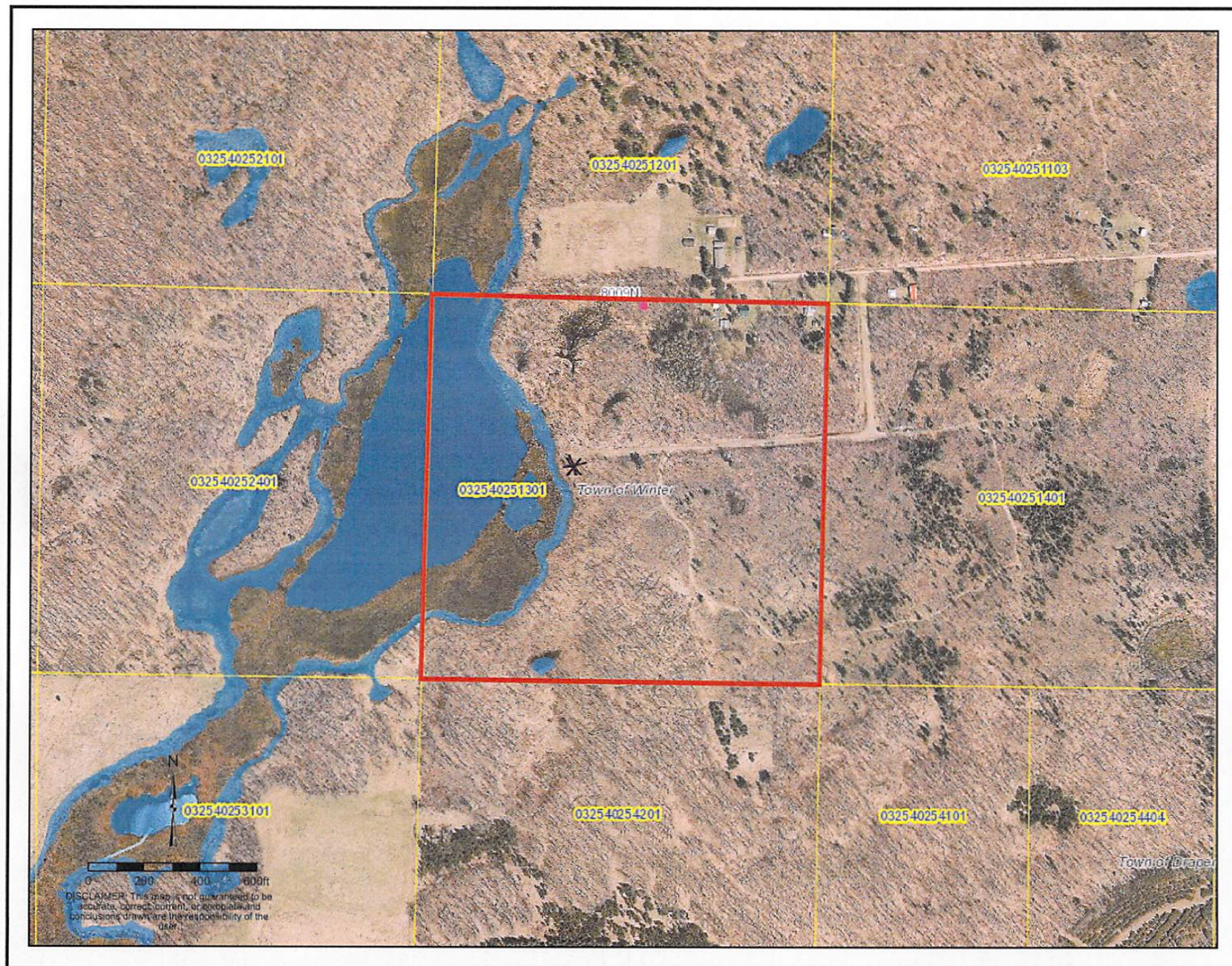
- 2' will be removed, bringing the building total to 12x22
(add'l changes may also be done to bring Fastprint into Bunk House Allowance)

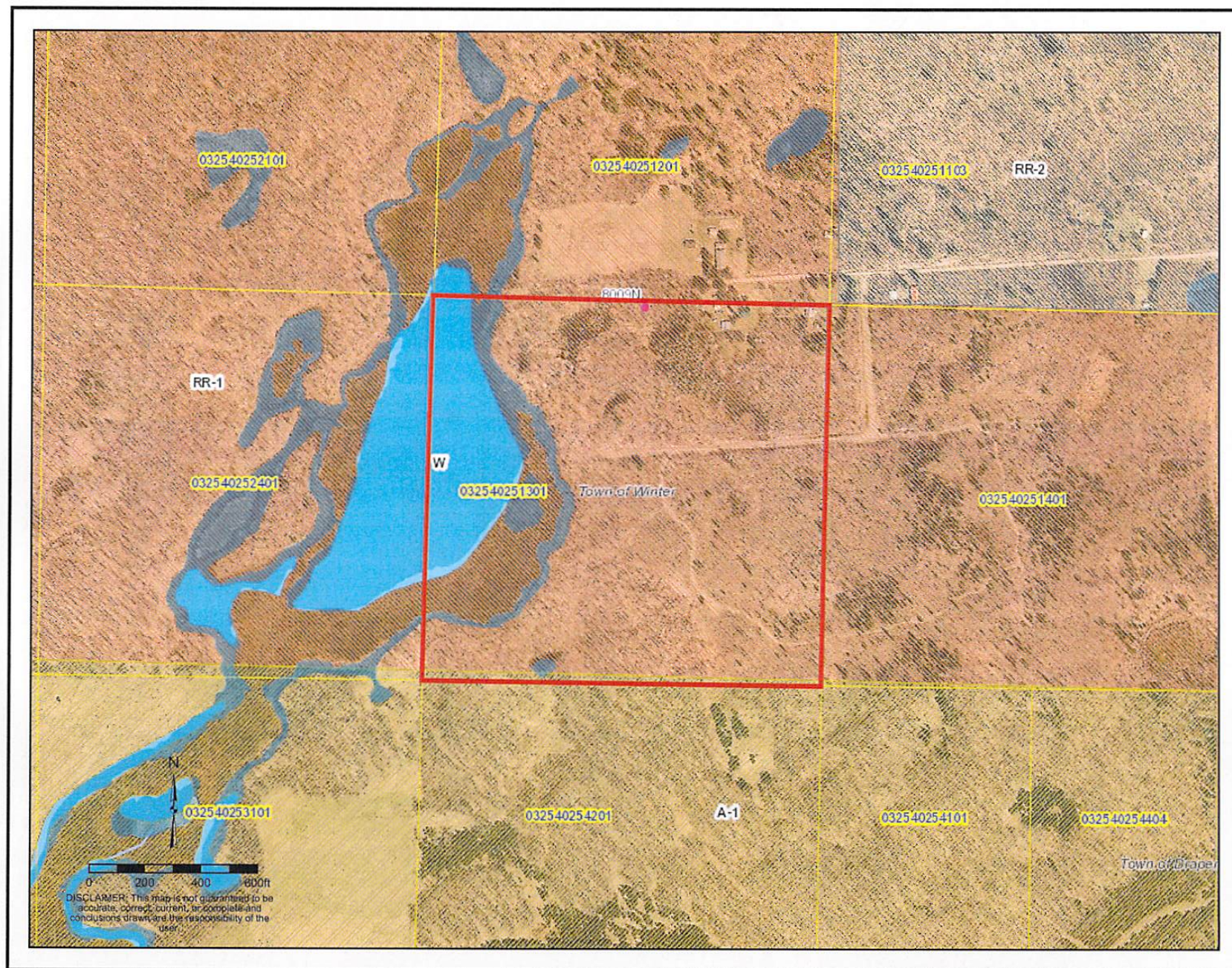
Customer Signature: _____
Customer agrees that diagram is accurate; changes will

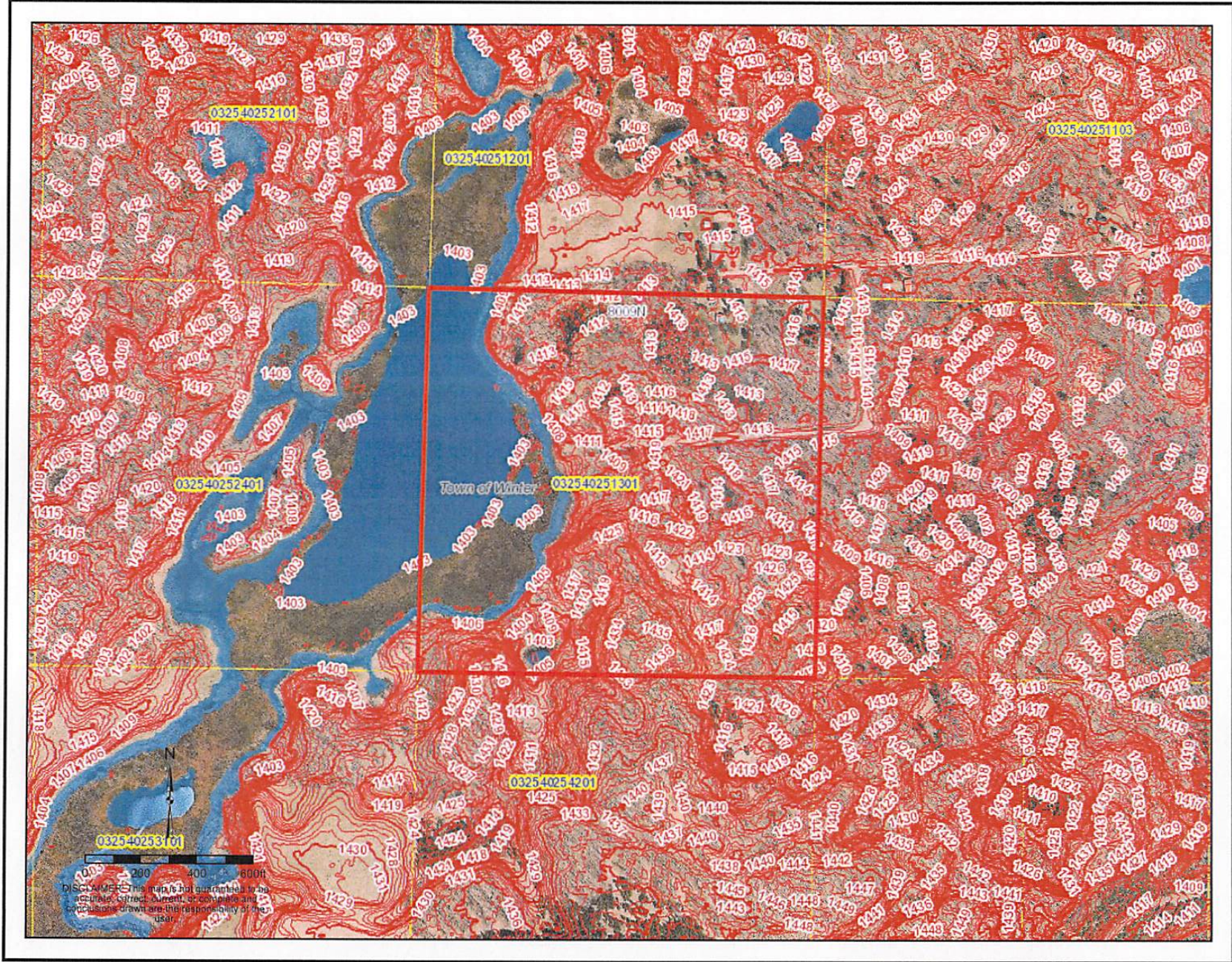
NON-NAVIGABLE
WETLAND
AREA



NE 1/4 SECTION 25, T. 20-N. R. 5-W.
SAWYER COUNTY, MINN.







2 RR-1: Residential/Recreational One District

This district is intended to provide for residential development and essential recreation oriented services in areas of high recreational value where soil conditions and other physical features will support such development without depleting or destroying natural resources.

A) Permitted Uses

- 1) One-family and two-family dwellings.
- 2) Private garages, carports, and boathouses.
- 3) Horticulture and gardening.
- 4) Essential services and utilities intended to serve the principal permitted use.
- 5) Signs subject to the provisions of Section 5.0.
- 6) Customary accessory uses provided such uses are clearly incidental to the principal permitted use.
- 7) Licensed In-Home Day Care/Child Care (no more than 8 children)

B) Uses Authorized by Conditional Use

- 1) Mobile home parks subject to the provisions of Section 6.5.
- 2) Telephone, telegraph and power transmission towers, poles, and lines, including transformers, substations, relay and repeater stations, equipment housing and other necessary appurtenant equipment and structures.
- 3) Recreational service oriented uses such as restaurants, cocktail lounges, marinas, County Zoning Committee are of the same general character or clearly incidental to a permitted use or use authorized by conditional permit.
- 4) Hair salon and barber shop
- 5) Sport shops, bait sales, and other recreational services which in the opinion of the private or wholesale carpentry or woodworking shop; limited to property owner.
- 6) Greenhouse and florist.
- 7) Professional offices and studios.
- 8) Bed and Breakfast establishments.
- 9) Taxidermy.
- 10) Real estate office.
- 11) Childcare center, play school.
- 12) Shrub, tree nursery.
- 13) Lake access subject to provisions of Section 4.412.
- 14) Lake access for island development subject to provisions of Section 4.413.
- 15) MULTI-DWELLING DEVELOPMENT (i.e. new condominium, hotel, motel or resort, or other development which is the same general scale and character). (Does not include the conversion of existing properties to a condominium ownership, existing resorts, motels, hotels or any other existing multi dwelling development unless more rental/dwelling units are being proposed by plat or other means that would be in addition to the existing rental/dwelling units.)
- 16) Public and private parks, playgrounds and water sports areas.
- 17) Churches
- 18) Accessory structures on vacant property according to Section 4.26 (1) or an

accessory structure on property lying across the Town or County Road from the principle structure. See Section 4.26(2)

19) Funeral Homes

20) Horses



Conditional Use Permit Request-Reclamation Plan STAFF REPORT

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

File: # CUP 21-007 Reclamation Plan

Applicant:

Groeschl Trust
Jeffrey Groeschl
13920W State Hwy 77
Hayward, WI 54843

Agent:

Select Materials LLC
Darryl Mast
6506N Old 27 Road
Stone Lake, WI 54876

Property Location & Legal Description:

Town of Round Lake. The SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; S12, T41N, R08; Parcel #024-841-12-2401; 5 Total acres of a 40 Acre parcel; Zoned Forestry One (F-1).

Request: Permit issuance of the Reclamation Plan

Project History & Summary of Request

The applicant is requesting to open a new non-metallic mineral extraction on the property described above. Per the reclamation plan provided the area is only showing 5 acres. If expansion was to occur and new updated reclamation plan would need to be approved. Per the NR 135 requirements before approval can be granted for the conditional use operation process the regulatory authority being the County needs to approve the applicant's reclamation plan (attached).

The Sawyer County Zoning & Conservation Department has reviewed the "reclamation summary" and concludes that the plan is consistent with the standards specified in NR 135.

The Sawyer County Zoning Committee, being the regulatory authority may approve, conditionally approve, or deny the reclamation plan.

If the regulatory authority approves the reclamation plan subject to general compliance requirements of NR 135, the approval may not include conditions that are not related to the reclamation plan. Other conditions may be added during the public hearing process for the "location and plan of operation". One required condition of an approved reclamation plan shall be that the new mine obtain financial assurance pursuant to NR 135.40.

If the regulatory authority denies the reclamation plan it needs to have the findings of one the following:

- 1) The applicant has, after being given an opportunity to make corrections, failed to provide an adequate permit application, reclamation plan, financial assurance or any other submittal required by NR 135 or the applicable reclamation ordinance.
- 2) The proposed nonmetallic mining site cannot be reclaimed in compliance with the reclamation standards contained in the applicable reclamation ordinance, NR 135 or subch. I of ch. 295, Stats.
- 3) The applicant, or its agent, principal or predecessor has, during the course of nonmetallic mining in Wisconsin within 10 years of the permit application or modification request being considered shown a pattern of serious violations of this chapter or of federal, state or local environmental laws related to nonmetallic mining reclamation.

A denial shall be in writing and shall contain documentation of reasons for denial. The regulatory authority's decision to deny an application to issue a reclamation permit may be reviewed NR 135.30.

Select Materials, LLC
Hwy 77 Pit
SAWYER COUNTY
NR 135
RECLAMATION PLAN

Created by:

Select Materials, LLC

Darryl Mast

Select Materials, LLC

Reclamation Summary

November 2020

Applicant Name: Select Materials, LLC

Pit Name: Hwy 77

Address: Hwy 77
Hayward, WI 54843

Site's Legal Description
S12. T41N. R8W

Phone: (715) 699-0109

Purpose and planned excavation of mine: The purpose of the mine is for the production of gravel products. The total extent of the mine is shown on the Site Plan Map. Excavation will be done as needed to meet demands of business. In order to limit the amount of exposed soil and to reduce the possibility of erosion and pollution of surface or groundwater, as well as limit the amount of fees, reclamation will occur contemporaneously.

Reclamation Costs: The estimated cost of reclamation is \$1500 per acre of disturbed area. Financial assurance will be based on the operations open whole acre area.

Phase 1: Excavation to a depth of approximately 20 feet deep will begin on _____

summer 2021 to make room for future stockpiles and screening operations. Topsoil will be removed and stockpiled out of the way as the excavation progresses.

Total size: 5 acres **Financial Assurance:** \$ 7500

Phase 2: Topsoil will be removed and stockpiled out of the way as excavating to a depth of approximately 20 feet deep continues. Between crushings, active banks will be sloped to minimize erosion. Inactive banks will be sloped and covered with a layer of topsoil, seeded and mulched. Crushed material will be stockpiled in the area of Phase 1. Once excavation of Phase 2 has been completed the area will be reclaimed in accordance with this plan.

Total size: _____ acres **Financial Assurance:** \$ _____

Phase 3: Final reclamation will begin. All open slopes will be sloped to a minimum of 3:1 or flatter. Topsoil will be evenly distributed.

SAWYER COUNTY NR135 RECLAMATION PLAN

General Location: Hwy 77 non-metallic mine is located in Sec 12, T41N, R8W in the town of Round Lake, Sawyer County, Wisconsin. The mine is located Hwy 77, Hayward, WI. The property's location is highlighted on the attached copy.

Soil Type: The soil type at the site is Sandy loam surface, Gravel subsoil

Distribution, thickness and type of soil: Thickness of topsoil is 8-10"

Approximate elevation of groundwater: The dept to water table is greater than 80 inches (6.6 feet).

Location of surface waters and existing drainage patterns: The existing drainage pattern of the site is Internal draining toward _____. During excavation, attention will be directed to not disrupt this drainage. Any exposed area will have an internal drainage pattern.

Current biological resources, plant communities, and wildlife use at and adjacent to mine site:

Biological and wildlife data was mainly determined by visual observations. The proposed mine site is Oak/Pine forest. light understory.

Proposed post-mining land use: The proposed post-mining land use for the non-metallic mine site is Reseed w/oak & Pine.

BMP's to be employed before and during non-metallic mine operation: All run-off is planned to be contained within the pit. Total area of exposed soil will be limited to only an area large enough to allow for needed excavation. If the possibility occurs for erosion outside the mine, silt fencing or a sediment basin may be needed. Exposed soils should be seeded with a cover crop and seed mixture to quickly revegetate the site and stabilize the soils protecting from run-off and wind erosion. All operations will be done in a way that will minimize the production of noise, vibration, and/or dust. Best management practices will be used to minimize erosion and pollution of surface and ground water. Water should be applied to non-vegetated areas of the site to control dust during dry or windy conditions.

Topsoil removal, storage, stabilization, and conservation: Topsoil shall be removed prior to excavation of subsoil for each phase. Topsoil removal will be accomplished using bulldozers, front end loaders, and other necessary equipment with the goal of recovering as much of the existing topsoil as possible. Topsoil will be removed in a manner that minimized the surface area exposed to erosion at any one time.

Topsoil that has been stripped from the site will be stockpiled on level ground and away from any slopes. Stockpiles should be located in an area where they will be easy to access and out of the way to keep double handling to a minimum. To help prevent erosion and weed growth, stockpiled topsoil should be seeded. A cover crop of oats, barley, winter wheat, or winter rye should be used if the stockpile will be disturbed in less than six months. If a stockpile will not be disturbed for more than six months at a time, a perennial seed mixture should be used (See Critical Area Seeding Attachment). If erosion is occurring to the stockpile, straw bale silt fencing should be placed around topsoil stockpile until it has been seeded and stabilized. See Straw Bale Silt Fencing attachment for proper installation and maintenance.

Purpose and planned excavation of mine: The purpose of the mine is for the production of fill sand. The total extent of the mine is shown on the Site Plan Map. Excavating will be done as needed to meet demands of business. In order to limit the amount of exposed soil and reduce the possibility of erosion and pollution of surface or groundwater, as well as limit the amount of fees reclamation will occur contemporaneously.

Reclamation Costs: The estimated cost of reclamation is \$1500 per acre of disturbed area. Financial assurance will be based on the operation's open whole acre area.

Phase 1: Excavation to a depth of approximately 20 feet deep will begin on _____

_____ Summer 2021 to make room for future stockpiles and screening operations. Topsoil will be removed and stockpiled out of the way as the excavation progresses.

Total size: 5 acres **Financial Assurance:** \$ 7500

Phase 2: Topsoil will be removed and stockpiled out of the way as excavating to a depth of approximately _____ feet deep continues. Between crushings, active banks will be sloped to minimize erosion. Inactive banks will be sloped and covered with a layer of topsoil, seeded and mulched. Crushed material will be stockpiled in the area of Phase 1. Once excavation of Phase 2 has been completed the area will be reclaimed in accordance with this plan.

Total size: _____ acres **Financial Assurance:** \$ _____

Phase 3: Final reclamation will begin. All open slopes will be sloped to a minimum of 3:1 or flatter. Topsoil will be evenly distributed.

Interim Reclamation sufficient to quality for the waiver of fees:

Sequential interim reclamation will be done to minimize the area impacted and to reduce the annual fees. Once a phase is completed and the area is stabilized the non-metallic mine operator shall request the Sawyer County Regulatory Authority to certify the area temporarily reclaimed for the purposes of reduction of fees. If an extended period of time is to pass between planned excavations, interim reclamation will be done to reduce the amount of exposed area. Methods for interim reclamation are to be the same as for final reclamation.

Final Reclamation

Sloping and Grading: All slopes will be graded to a final slope of 3:1 horizontal to vertical or flatter. The floor of the mine will be graded to prevent ponding of water on the reclaimed surface. Resulting surfaces will be scarified prior to topsoil redistribution. Stockpiled topsoil will be evenly distributed over the entire site.

Revegetation: The areas will be seeded following the final grading and completion of each phase and all site preparation activities. A soil test should be taken before planting to determine the proper amount, if any of fertilizer and/or lime to be applied.

Seed will be applied to properly prepared soils at any time during the growing season when soil conditions are suitable. Seeding should be carried out immediately following rain, when ground is too wet, too dry, or during windy conditions.

The seed mixture should be chosen from the Critical Area Seeding attachment that is suitable for the site conditions or D.O.T #20 from the 1996 D.O.T Standard Specification for Highway Construction manual which

consist of 6% Kentucky Bluegrass, 24% Hard Fescue, 40% Tail Fescue, and 30% Perennial Ryegrass. D.O.T. mix #20 should be planted at 12 pounds per acre.

A cover crop of annual rye or oats should also be planted during the spring and summer. Winter wheat or winter rye should be planted as cover crop after September 1. Seeding can be done using a broadcast seeder or grain drill. Cover crops should be planted at a rate of:

Annual Rye -- 5 pounds per acre

Oats -- 48 pounds per acre

Winter Wheat -- 90 pounds per acre

Winter Rye -- 84000 pounds per acre

Mulching and Erosion Control: All slopes should be seeded and covered with mulch. To control erosion during reclamation of side slopes, topsoil should not be distributed over an area larger than what can be seeded and covered with mulch in a day. Mulch reduces run-off and erosion as well as conserves moisture and control weeds. See attached Mulching Standard for mulching options and proper application.

Quantifiable standards for revegetation adequate to show that a sustainable stand of revegetation has been established which will support the approved post-mining land use: One year after an area has been reclaimed the non-metallic mine operator will notify the Sawyer County Regulatory Authority to request final reclamation approval. A representative of Sawyer County will determine adequate revegetation using percent vegetative cover. Since a primary objective of this work is to stabilize the site it is important to provide a high degree of vegetative cover as quickly as possible. This will result in greater protection of the soil from the effects of raindrop impact, which will be absorbed by the vegetative "canopy". This protection translates into reduced erosion and sedimentation.

Any unacceptable areas are to be fixed by the operator and a return visit by a County representative will determine if the site is acceptable and financial assurance can be released.

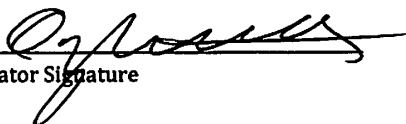
Note: All stockpiles must be removed and site vegetated before reclamation will be considered final.

The operator shall provide a signed certification that reclamation will be carried out in accordance with the reclamation plan. The operator shall also certify that the Best Management Practices are installed and maintained. The landowner and lessee, if different from the operator, shall also provide signed certification that they concur with the reclamation plan and will allow its implementation.

In the following situations, the landowner and lessee, if different from the mine operator, are not required to submit a written certification. The operator shall provide written evidence that the landowner and lessee, if different from the operator, have been provided with a written copy of the reclamation plan, and that:

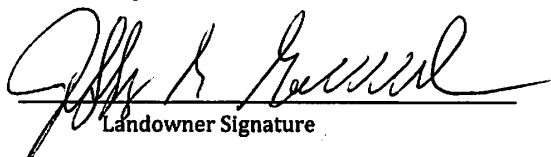
- a. The mine operator has submitted a reclamation plan for an existing non-metallic mine in accordance with Sawyer county Non-metallic Mining Reclamation Ordinance Section 12.20, or
- b. The operator has submitted a reclamation plan for a new or reopened mine in accordance with Sawyer County Non-Metallic Mine Reclamation Ordinance Section 12.30 which is located on land for which a lease agreement or memorandum of lease between the landowner and applicant was recorded prior to August 1, 2001 (NMMRO Section 13(6)).

I, Select materials LLC (darryl mst) (operator) certify that reclamation will be carried out in accordance with the reclamation plan and the required Best Management Practices are installed and maintained.

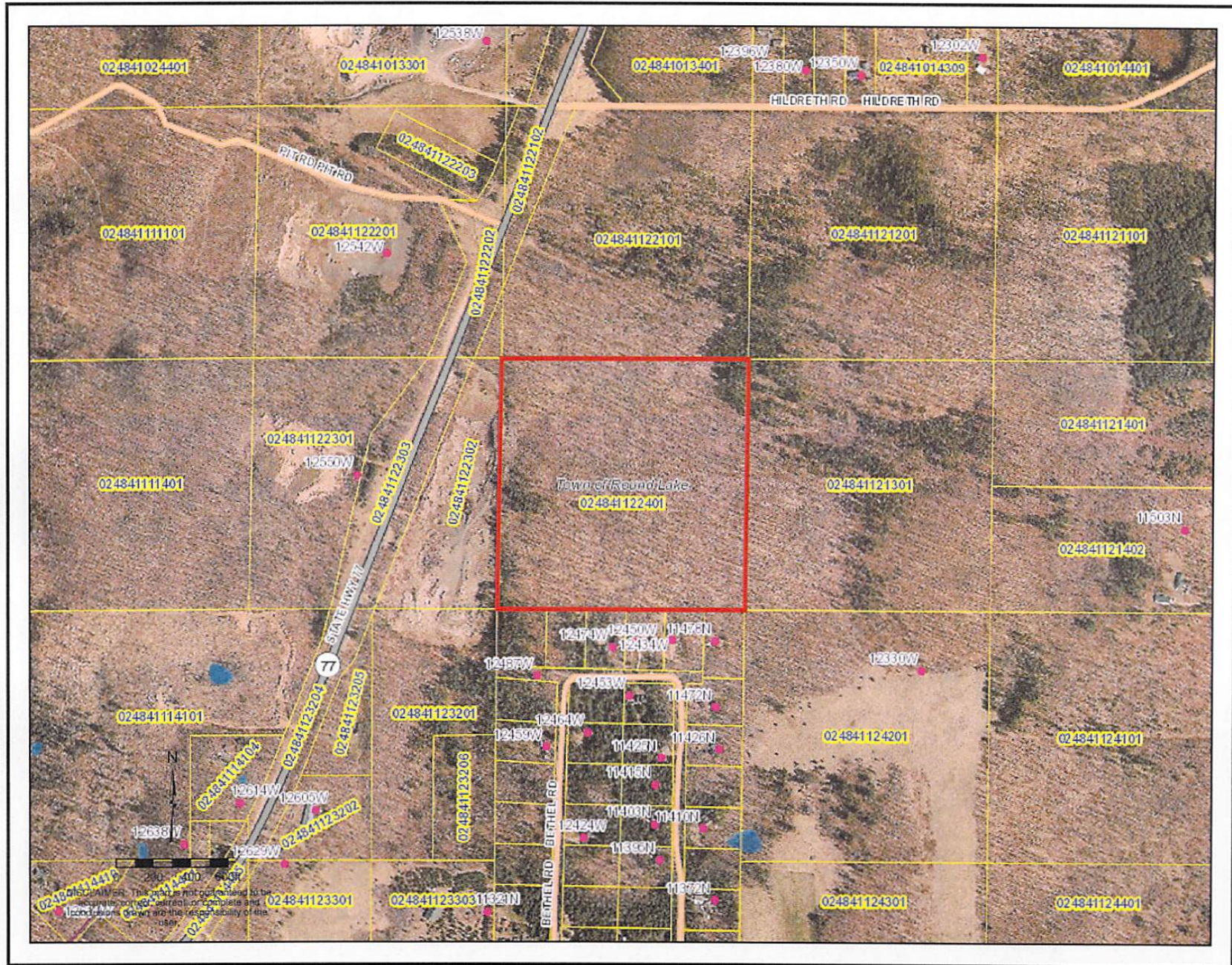

Operator Signature

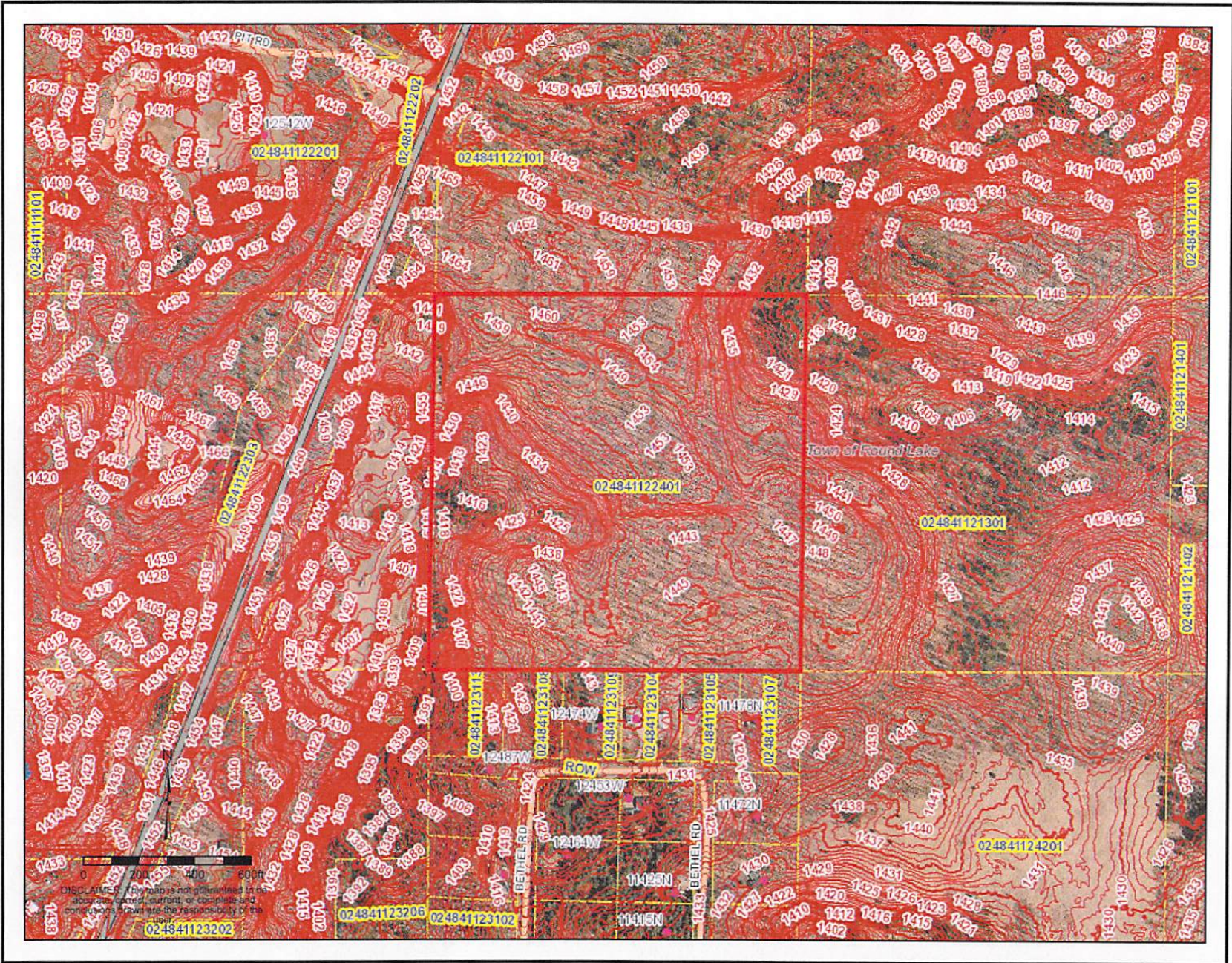
3/1/21
Date

I, Jeff Groeschl (landowner) certify that I have received a copy of the reclamation plan, read it and understand it. I further certify that I concur with the reclamation plan and will allow its implementation.


Landowner Signature

3/1/21
Date







Conditional Use Permit Request - STAFF REPORT

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

File: # CUP 21-007 Location and Operation Plan

Applicant:

Groeschl Trust
Jeffrey Groeschl
13920W State Hwy 77
Hayward, WI 54843

Agent:

Select Materials LLC
Darryl Mast
6506N Old 27 Road
Stone Lake, WI 54876

Property Location & Legal Description:

Town of Round Lake. The SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; S12, T41N, R08; Parcel #024-841-12-2401; 5 Total acres of mine site of a 40 Acre parcel; Zoned Forestry One (F-1).

Request: Permit desired for a non-metallic mining extraction operation including rock crusher. This would be for a potential 5 year approval.

Project History & Summary of Request

This request of CUP 21-007 is for the location of a non-metallic mineral extraction operation including a rock crusher. Previously the public hearing for CUP 21-007 was just for potential approval of the reclamation plan per NR 135. The property is 40.0 total acres with an actual mine site identified as 5 acres in the NW corner of the property. Per Section 6.23(2) of the Sawyer County Zoning Ordinance would require any rock crushing operation to be located greater than 1000' from any residence. With the attached map included in this packet you can see that the 5 acres identified for the mine site would be just greater than the 1000' minimum setback. In conversations with the operator this would be a potential phase 1 project with a potential expansion of the mine site 5+ years later while keeping any crushing operations beyond the 1000' setback. Again, the 1000' setback is just for any crushing operation but an actual mine site could be at a closer setback unless conditioned for approval by the Zoning Committee. The existing use in this area is 4 other gravel pit, woodland area, and mixed residential. With the nearest residents 1000' directly to the south from the proposed mine site and 1800' to the NE.

As per conditions of an approved reclamation plan financial assurance would be required in the amount of \$7500 or \$1500 per acre. The applicant must provide payment of assurance prior to any excavation.

The specified hours of operation are 5 AM to 8 PM, Monday – Saturday during the construction season with occasional use of the pit occurring on Sunday as needed. Crushing hours as specified in the plan of operation are 4 AM to 10 PM between March 15 – December 15. In conversation with the operator they would amend these hours of operation and crushing hours which is shown below in “possible conditions”. The reason for amending these hours are to fit more in line with other non-metallic operations occurring in that area.

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)

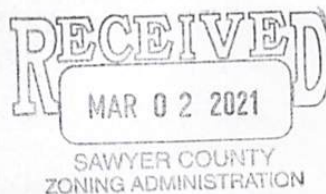
- 1 Obtain approval or conditional approval of reclamation plan
- 2 Hours of operations to be amended: 7AM-7PM, Monday-Saturday during construction season
- 3 Crushing hours amended: 7AM-7PM, Monday-Saturday, 1-2 times per year, 4-5 weeks per crushing event between March 15-December 15.
- 4 Zoning Committee to potentially set vegetative setback distance for future mine site expansion. (this discussion should occur between Zoning Committee members)
- 5 Maintain compliance with Department of Natural Resources Chapter 30
- 6 Comply with all other federal, state, and local regulations

Findings of Fact for Approval: (choose from list below)

- 1 It would not be damaging to the rights of others or property values
- 2 It would not be detrimental to ecology, wild life, wetlands or shorelands.
- 3 It would not create an air quality, water supply, or pollution problem.
- 4 It would not create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.
- 5 It would not create traffic or highway access problems.
- 6 It would not destroy prime agricultural lands.
- 7 It would be compatible with the surrounding uses and the area.
- 8 It would not create an objectionable view.

Findings of Fact for Denial: (choose from list below)

- 9 It would be damaging to the rights of others and property values.
- 10 It would be detrimental to ecology, wild life, wetlands or shorelands.
- 11 It would create an air quality, water supply, or pollution problem.
- 12 It would create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.
- 13 It would create traffic or highway access problems.
- 14 It would destroy prime agricultural lands.
- 15 It would not be compatible with the surrounding uses and the area.
- 16 It would create an objectionable view.



Conditional Use Application # 21-007
Town of Round Lake

Return Original

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

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

Owner: Groesch Trust (c/o Jeff Groesch)

Address: 13920 W State Road 77

Phone: 715-634-3137 Email: groesch1@centurytel.net

Legacy PIN#: 024841122401 Zoned: F1 Acreage: 40

Property Description: SE NW, sec 12 T41N R8W

Permit desired for: non metallic mineral Extraction operation
including Rock crusher, OPERATION IS FOR 5 ACRES OF
THE 40 AC. PARCEL,

Jeffrey G. Groesch [Signature]
*Please Print & Sign (Property Owner)

The above hereby make application for a conditional use. 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 inspections by Sawyer County Zoning staff.

Name, Address, Phone & Email of
agent:

Select materials LLC (Darryl mast)
6506 N Old 27 Rd Stone Lake WI 54886
cell 715-699-0109
Email mastdarryl@gmail.com

Fee \$ 350.00

Date of Public Hearing 4-16-2021

Rev. 1/2021

Real Estate Sawyer County Property Listing

Today's Date: 3/2/2021

Property Status: Current
Created On: 2/6/2007 7:55:45 AM

Description Updated: 3/28/2013

Tax ID:	26598
PIN:	57-024-2-41-08-12-2 04-000-000010
Legacy PIN:	024841122401
Map ID:	.8.1
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S12 T41N R08W
Description:	SENW MFL CLOSED 2003
Recorded Acres:	40.000
Calculated Acres:	40.266
Lottery Claims:	0
First Dollar:	No
Zoning:	(F-1) Forestry One
ESN:	404

Tax Districts Updated: 2/6/2007

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

Recorded Documents Updated: 3/28/2013

WARRANTY DEED	
Date Recorded:	334793 WD662/399 WD334793
MFL TRANSFER ORDER	
Date Recorded: 3/20/2013	384102
MANAGED FOREST LAW-MFL	
Date Recorded: 12/11/2002	306261

Ownership Updated: 5/11/2009

GROESCHL TRUST	HAYWARD WI
-----------------------	------------

Billing Address:	Mailing Address:
GROESCHL TRUST	GROESCHL TRUST
ATTN: JEFFREY GROESCHL	ATTN: JEFFREY GROESCHL
13920W STATE HWY 77	13920W STATE HWY 77
HAYWARD WI 54843-6016	HAYWARD WI 54843-6016

Site Address * indicates Private Road

N/A

Property Assessment Updated: 7/16/2019

2021 Assessment Detail			
Code	Acres	Land	Imp.
W8-MFL CLOSED - BEFORE 2005	40.000	56,000	0

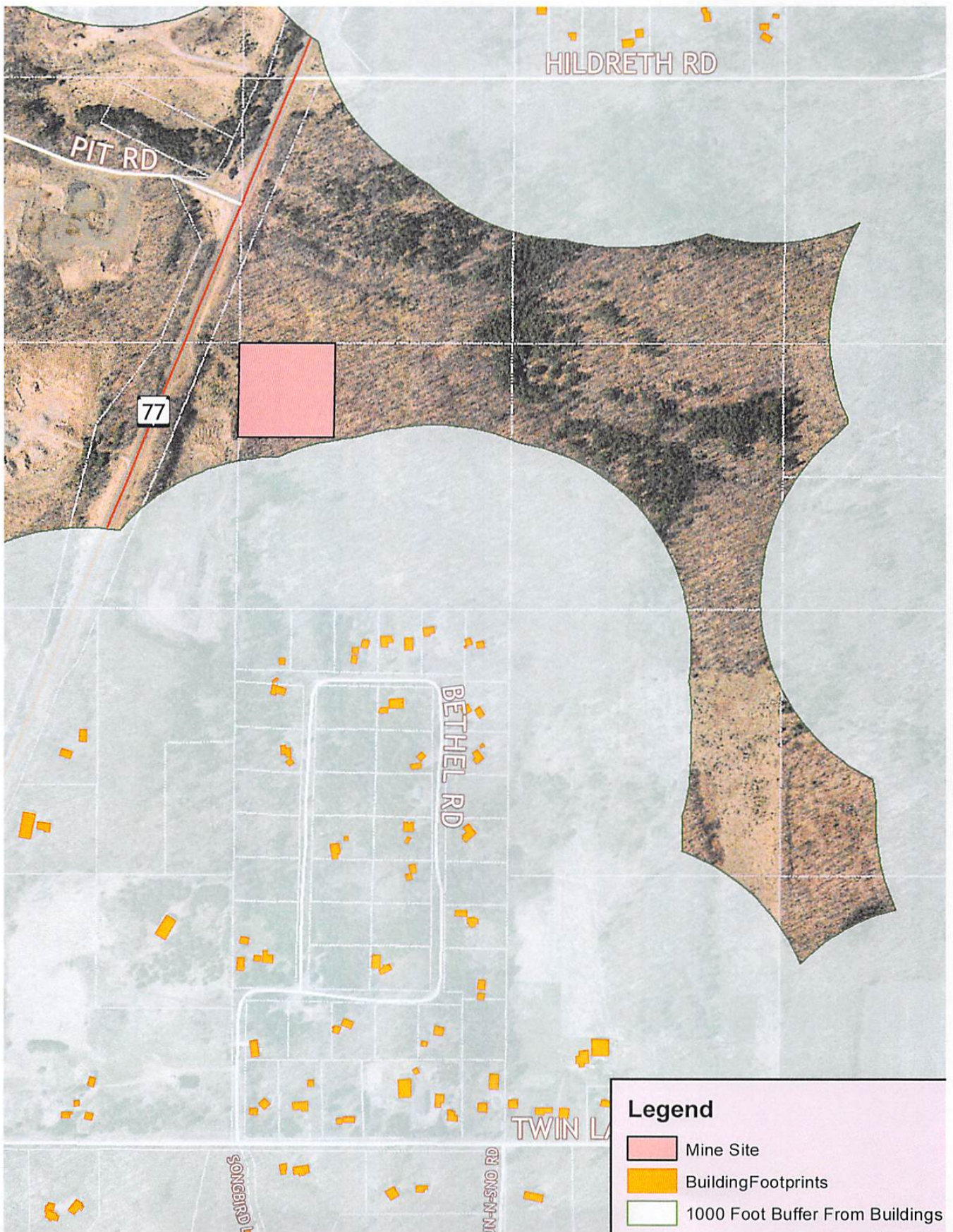
2-Year Comparison	2020	2021	Change
Land:	56,000	56,000	0.0%
Improved:	0	0	0.0%
Total:	56,000	56,000	0.0%

Property History

N/A

Hwy 77 Select Materials Pit









Select Materials Hwy 77 Pit

Plan of Operations

February 2021



1. Ownership and Management Data:

- a. Location: Select Materials Hwy 77 Pit is located on Highway 77 in the Town of Round Lake, Sawyer County, Wisconsin. A map is included showing the pit location in relation to neighboring properties.
- b. Ownership: The property is currently owned by Jeffrey Groeschl of Hayward, WI
- c. Pit Operator:
Select Materials, LLC
6506N Old 27 Rd
Stone Lake, WI 54876
(715) 699-0109

2. Property Description: *legal description*

S12, T41N, R8W

3. Size of Property:

The property for which the conditional use permit is 40 acres total.

4. Size of Actual Mine Site: 5 acres as material is needed

5. Proposed Activities:

- a. Extraction - Borrow excavation and sand will be excavated from this pit.
- b. Conveying - Loaders and dump trucks will move material in this pit.
- c. Screening - a screening operation is planned at this location.

- d. Washing - There is no aggregate washing planned for this pit.
 - e. Asphalt Hot Mix Plants - There will be no asphalt produced at this site.
 - f. Blasting - Blasting will not be necessary at this location.
 - g. Stockpiling - Sand and gravel stockpiles will be produced at this site.
 - h. Crushing - yearly crushing operation is planned
 - i. Other - there are no other proposed activities at this site.
6. Hours of Operation
- a. Normal Hours - Normal operating hours are from 5:00 a.m. to 8:00 p.m.
 - b. Crushing hours - crushing hours will be 4:00 a.m. to 10:00 p.m. Crushing will be done between March 15 & Dec 15.
 - c. Asphalt Plant Hours - N/A
 - d. Blasting Hours - N/A
 - e. Other Activities - There are no other activities planned for this site.
7. Days and Months of Operation:
- Select Materials will normally operate this pit as needed (6) days a week (Monday - Saturday) during the construction season. Occasional use of the pit will occur on Sundays as needed.
8. Access Routes:
- Roadways to be used - Direct access to State Highway 77
9. Major Equipment to be used During the Operation:
- a. Crusher - Gravel crushing will be done at this site once or twice a year as needed
 - b. Asphalt Hot Mix Plant - there will be no asphalt produced at this site.
 - c. Screening Plant - a screening operation is planned at this site.
 - d. Washing Equipment - There will be no aggregate washing at this location.
 - e. Other - Bulldozers, excavator, and backhoes may be used to remove stumps and strip topsoil during pit expansion. Front end loaders will be used during crushing operations.
10. Excavating:
- a. Depth - the depth of excavation is planned 20 feet
 - b. Setbacks to Lot Lines - 50 feet
 - c. Buffers - Native trees and shrubs will serve as buffers for this site outside the excavation area.
11. Navigable Waters & Wetlands:
- a. There is no navigable water/wetland on this property.

12. DNR Erosion Control Measures:

- a. Surface Water Protection - The pit will be internally drained
- b. Groundwater Protection - the floor of the pit will act as a sediment basin.

13. Erosion Control Measures:

Since the pit is internally drained, the floor of the pit will act as a sediment basin. Proper erosion control techniques will be implemented if the potential exists for storm water/sediment to exit the operation.

14. Environmental Considerations:

- a. Noise - Noise will be restricted to operation hours.
- b. Dust - Dust will be minimized through watering by the contractor (if necessary).
- c. Impact on Adjacent Property Owners - There will be no impact on adjacent property owners. This is an active manufacturing area and main travel corridor through Sawyer County. Any noise produced by this operation is normal and typical of this area.
- d. Litter/Debris/Contamination - Litter/debris/contamination will be the responsibility of and controlled by the operator.
- e. Wildlife - Wildlife will not be significantly affected by the operation.
- f. Pipeline, Utility, Right-of-way safety - Mining operations will take place beyond the right-of-way.
- g. Other - There are no environmental considerations to consider.

15. Reclamation Plan (NR 135/Nonmetallic Mining Reclamation)

There will be a reclamation plan on file for this pit. It will have been approved by Sawyer County Zoning and Conservation. All reclamation permits and fees will be current at time of initial excavation.

16. Bonding or Financial Assurances.

Financial assurance will be posted by the operator and held by Sawyer County in the county vault. Sawyer County Zoning and Conservation will impose a prescribed amount for every acre as required by WI Stat. NR 135.

**SAWYER COUNTY BOARD OF SUPERVISORS
RESOLUTION NO. _____**

**RESOLUTION TO AMEND SAWYER COUNTY ORDINANCE, SECTION 6.6 Trailer
Camps and Campgrounds**

WHEREAS, Wisconsin law permits Sawyer County (the “County”) to adopt certain zoning ordinances and amend its existing zoning ordinances;

WHEREAS, the County desires to amend its existing Sawyer County Ordinance Section 6.6 Trailer Camps and Campgrounds.

WHEREAS, the Sawyer County Zoning Committee (the “Zoning Committee”), at its meeting on April 16, 2021, reviewed the proposed Ordinance revisions to section 6.6 Trailer Camps and Campgrounds are attached hereto and incorporated into this Resolution as Exhibit A;

WHEREAS, the Zoning Committee voted to recommend approval/denial of the Ordinance Revisions to the Sawyer County Board of Supervisors (“County Board”); and

WHEREAS, the County Board determined, at its meeting on May 20, 2021 that adopting the Ordinance Revisions in the form set forth in Exhibit A are warranted to protect the health, welfare and safety of its citizens.

NOW, THEREFORE BE IT RESOLVED, by the Sawyer County Board of Supervisors that the Sawyer County Ordinances shall be amended as follows:

1. Adoption of section 6.6 Trailer Camps and Campgrounds shall be adopted in the County Zoning Ordinance.
2. Additional Actions. The Sawyer County Department of Zoning and Conservation Administrator (or his/her designee) shall take all necessary steps to ensure that the Ordinance Revisions adopted herein are completed and necessary renumbering of definitions for alphabetical order occur.

This Resolution is recommended for adoption to the Sawyer County Board of Supervisors at its meeting on May 20, 2021 by this Sawyer County Zoning Committee on this April 16, 2021.

Ron Buckholtz, Chairman

Bruce Paulsen, Vice-Chairman

Dawn Petit, Member

Jesse Boettcher, Member

Tweed Shuman, Member

Stacey Hessel, Alternate Member

This Resolution is hereby adopted by the Sawyer County Board of Supervisors this ____ day of _____, 20__.

Tweed Shuman,
Sawyer County Board of Supervisors Chairman

Lynn Fitch
County Clerk

EXHIBIT A

Proposed Zoning Ordinance Revision/Amendment

Sawyer County Zoning Ordinance Section 6.6 - Trailer Camps and Campgrounds

6.6 TRAILER CAMPS AND CAMPGROUNDS

Camping cabins and park model trailers must be located in a Federal, State, County, Town, or in a privately owned campground; the plan of which has been approved by the County Zoning Committee and appropriate State agency; and only "operational to public" from April 1 until December 1 with a "Manager or Designee" available twenty-four (24) hours per day.

6.61 Minimum lot or parcel size - ~~five (5)~~ ten (10) acres

6.62 Maximum number of sites - ~~40~~ five (5) per gross acre of campground, unless otherwise determined by Conditional Use Permit that site conditions require a lesser number of sites.

6.63 Each site shall be plainly marked and surfaced.

6.64 All drives and parking areas other than those at individual sites shall be surfaced, at least gravel surfaced, and all lighting must be "down lighting".

6.65 Central toilet, shower, and washing facilities shall be provided in sufficient quantity, as determined by the State Department of Health and Social Services requirements.

6.66 Water supply and the manner of sewage disposal shall comply with the regulations of the Sawyer County Private Sewage System Ordinance and the appropriate requirements of the Wisconsin Administrative Code.

6.67 No site shall be less than ~~50~~ 75 feet from the ordinary high water mark (OHWM), 75 feet from the property lines of the camp, and must meet required road setbacks for a site as required in Section 4.21 SETBACK REQUIREMENTS ON HIGHWAYS AND ROADS. ~~front, side, or rear lot lines of the camp.~~

6.68 Marshland and shoreline areas shall not be altered.

6.69 The screening provisions of Section 7.0 of the ordinance shall be met.

6.610

1) Camping Cabins: The construction, placement, installation or use of a camping cabin shall be by land use permit issued only to licensed campgrounds. Camping cabins shall not exceed 300 square feet in area; shall not exceed 12 feet in height; and the connection to or installation of gas, water, or sewer shall be prohibited. Camping cabins shall not have a second story or loft.

2) Park Model Trailers: No land use permit is required. The placement of park model trailers, are allowed in licensed campgrounds only. The chassis must remain on wheels and be no more than 400 square feet in size in the setup mode. The construction of a foundation underneath shall be prohibited.

PURPOSE. Campgrounds and recreational vehicle parks are not intended to be used for the permanent or long-term residency of site occupants. Construction activities that result in permanency or give the impression of permanency shall be strictly regulated.

6.611 Construction of additions, decks, patios and similar structures.

1) The construction or placement of any structure shall meet all minimum requirements specified in this ordinance.

2) Non-conforming campsites are "grandfathered" for the placement only of "camping equipment." Structures, other than a small platform not exceeding 4' x 4' that is absolutely essential at a doorway for safe ingress and egress, are not allowed.

3) The construction of walled structures, including screened enclosures, on individual sites that impart the impression that they are attached to "camping equipment" is prohibited.

4) Replacement roofs:

a) Roofs supported solely by the "camping equipment" are allowed provided that:

(1) A Land Use Permit is issued in accordance with Section 9.2 LAND USE PERMITS.

(2) The roof eave line shall not extend more than 12 inches beyond the perimeter of the walls of the "camping equipment."

b) Roofs supported by other means (i.e., poles, posts etc.) are prohibited.

5) A single detached accessory structure (i.e., sheds, storage unit) may be constructed or placed on an individual campsite, Camping Cabin, or Park Model Trailer provided that:

a) All minimum setback requirements are met, including a minimum 10' setback from another camper on another site.

b) Detached accessory structures (i.e., sheds, storage unit) for individual campsites may not exceed 100 square feet in total.

c) All other requirements of Section 6.6 are met.

6) Open detached structures (i.e., decks, patios etc.) may be constructed on an individual camp site, Camping Cabin, or Park Model Trailer provided that:

a) A Land Use Permit is issued in accordance with Section 9.2 LAND USE PERMITS.

b) All minimum setback requirements are met, including a minimum 10' setback from another camper.

c) If covered, the cover must be fabric and removed when the campground is closed.

~~d) The width shall not extend more than 6 feet from the "camping equipment's" solid wall, not a "slide-out" wall.~~

d) The length shall not extend beyond the enclosed body of the "camping equipment."

e) Open detached patio and deck structures shall not exceed a total of 240 sq ft in size.

f) Open detached patio and deck structures shall not exceed over 18" in height from lowest adjacent grade.

g) All other requirements of Section 6.6 are met.

7) Existing walled structures are allowed ordinary maintenance and repair, but shall not be replaced.



Northwest Regional Planning Commission

NWRPC

keeping your future as our focus

Serving communities within and counties of

**ASHLAND, BAYFIELD, BURNETT,
DOUGLAS, IRON, PRICE, RUSK,
SAWYER, TAYLOR, & WASHBURN**

And the Tribal Nations of

**BAD RIVER, LAC COURTE ORIELLES,
LAC DU FLAMBEAU, RED CLIFF, & ST.
CROIX**

March 2, 2021

Tweed Shuman, Chairman
Sawyer County
Hayward, WI 54843

Dear Mr. Shuman:

It is hereby agreed that the Agreement between the Northwest Regional Planning Commission and Sawyer County dated November 27, 2019 to complete the Sawyer County Comprehensive Plan Update will be extended through November 30, 2021. This will be a time only extension.

Please sign this agreement below and return to me. If you have any questions, please call me at 715-635-2197.

Sincerely,

Jason Laumann
Deputy Director

Dated this ____ day of _____.

By: _____
Tweed Shuman, Chairman
Sawyer County



Northwest Regional Planning Commission

NWRPC

keeping your future as our focus

Serving communities within and counties of
ASHLAND, BAYFIELD, BURNETT,
DOUGLAS, IRON, PRICE, RUSK, SAWYER,
TAYLOR, & WASHBURN

And the Tribal Nations of
BAD RIVER, LAC COURTE ORIELLES, LAC DU
FLAMBEAU, RED CLIFF, & ST. CROIX

AGREEMENT BETWEEN THE
NORTHWEST REGIONAL PLANNING COMMISSION
AND SAWYER COUNTY

WHEREAS, The Northwest Regional Planning Commission is a legally constituted regional planning agency created pursuant to the statutes of the State of Wisconsin and its own adopted by-laws; and

WHEREAS, Further pursuant to the statutes of the State of Wisconsin and the Commission's by-laws, the Commission has been granted the power to enter into contracts with any local unit of government within the region for the purpose of providing technical assistance on planning and development matters; and

WHEREAS, During the performance of this agreement, no person shall on the grounds of race, color, religion, national origin, sex, age, disability, low income or Limited English Proficiency (LEP), as provided by the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987 (P.L. 100.259), and the U.S. Department of Transportation implementing regulations be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity in the execution of this agreement. The Commission's services will also be performed in accordance with the Northwest Regional Planning Commission Title VI Plan adopted on September 27, 2017; and

WHEREAS, Sawyer County is a local unit of government within the region and has requested technical assistance from the Commission.

NOW, THEREFORE BE IT RESOLVED that the Northwest Regional Planning Commission and Sawyer County agree as follows:

This Agreement entered into on the 11 day of NOV, 2019, by the Northwest Regional Planning Commission, party of the first part, hereinafter referred to as the "Commission", and Sawyer County, Wisconsin, party of the second part, hereinafter referred to as the "County."

In consideration of mutual covenants and agreements hereinafter set forth, the parties hereto, legally intending to be bound hereby, do covenant and agree for themselves and their respective successors and assigns, as follows:

phone: 715.635.2197 | fax: 715.635.7262 | 1400 South River Street, Spooner, WI 54801 | www.nwrpc.com | info@nwrpc.com

SCOPE OF SERVICES:

BACKGROUND

In 2010, Sawyer County adopted its first comprehensive plan in compliance with Wisconsin's comprehensive planning legislation. In accordance with state statutes, the plan must be amended at least once every 10 years. The update will include revisions to all plan text, statistical and projection data, maps, and goals, objectives, policies and actions, meeting attendance and distribution of required information to adjoining and overlapping jurisdictions as specified within Wisconsin State Statute 66.1001 and the previously adopted public participation plan.

PUBLIC AND COMMUNITY ENGAGEMENT

Public participation is expected to play an important role in the development of the updated comprehensive plan and the original "Public Participation Plan" will be revised to address formal public involvement in a plan update context.

PLAN ELEMENTS ADDRESSED

- A. Issues and Opportunities – A compilation of the updated background demographic, housing, and economic data, and a listing of applicable goals, objectives, and policies that guide the implementation of the comprehensive plan.
- B. Land Use – A compilation of updated existing and proposed future land uses. The Sawyer County Comprehensive Plan has incorporated the locally adopted future land use maps of unincorporated towns into its countywide future land use map.
- C. Transportation – A compilation of updated existing and proposed transportation facilities and programs.
- D. Housing – A compilation of updated existing and future housing needs in the County.
- E. Economic Development – A compilation of updated existing and future economic development activities in Sawyer County.
- F. Community Facilities and Utilities – A compilation of updated existing and future community facilities and utilities, including such components as sanitary sewer, storm water management, potable water, and county buildings and services.
- G. Agricultural, Natural, and Cultural Resources – A compilation of updated existing environmental and agricultural resources and policies that will be set in place to maintain, protect and restore them.
- H. Intergovernmental Cooperation – A discussion of opportunities for intergovernmental cooperation and coordination within and outside of the County.
- I. Hazard Mitigation – Create a new dimension to the comprehensive plan to incorporate hazard mitigation (from county's FEMA-approved hazard mitigation plan) into the general planning framework for the county.

- J. Implementation – An updated compilation of policies, actions and programs to guide the county's decision-making process for the next 20 years.

ADDITIONAL COMPONENTS

- A. Farmland Preservation Overlay – Provide technical assistance in the development of a Farmland Preservation Overlay Zoning District, including language development & guidance, overlay mapping and implementation.

TIMELINE

January 2020-May 2020 • Internal plan review to identify content revisions (data, plan, maps, etc.) • Revise and adopt public participation plan • Set up meeting schedule and prepare informational documents • Solicit participation on plan steering committee • Engage local units of government • Press releases • Set-up plan update web page	July 2020 • Initiate planning • Research and background data collection • Begin updating background content (data, narrative, maps, etc.) • Steering committee meeting 1 • Existing plan review • Begin revising base maps with current data
August 2020 • Existing land use survey • Public and community visioning work sessions • Steering committee meeting 2	September 2020 • Update existing land use database and maps • Complete base map revisions • Steering committee meeting 3 • Update narrative (demographics, transportation, housing)
October 2020 • Update narrative (demographics, transportation, housing)	November 2020 • Update narrative (economic development, agricultural & natural resources, infrastructure) • Complete all base mapping activities
December 2020 • Steering committee meeting 4 • Update narrative (economic development, agricultural & natural resources, infrastructure)	January 2021 • Update narrative (intergovernmental coordination, land use) • Prepare hazard mitigation component

February 2021 - Steering committee meeting 5 (policy development) - Update narrative (intergovernmental coordination, land use)	March 2021 - Update narrative (land use) - Farmland Preservation Overlay
April 2021 - Update narrative (land use) - Begin work on implementation component - Public and community work session & community engagement (plan elements and proposed regulatory changes)	May 2021 - Update narrative (Implementation) - Finalize draft plan - Hold public open house and hearing on draft plan
June 2021 - Steering committee meeting 6 (finalize, consider public comment) - Recommend draft plan for adoption by County Board of Supervisors	ADOPTION

COST ANALYSIS

The cost of NWRPC's services to perform the Comprehensive Plan revision is summarized on the attached Table. NWRPC agrees to perform these services described in this proposal for a lump sum of \$47,000, to be billed quarterly, based upon work completed. The lump sum cost of services also includes estimated reimbursable expenses, including mileage, reproduction charges, and similar typical expenses for this type of planning work.

Phase I, Inventory and Analysis	Cost
Research and Data Collection	\$13,750.00
Phase 2, Visioning and Implementation	
Meetings (6)	\$2,500.00
Travel	\$500.00
Phase 3, Plan Development	
Narrative	\$20,000.00
GIS/Cartography	\$8,060.00
Farmland Preservation Overlay	\$2,190.00
Total	\$47,000.00

- 2,190

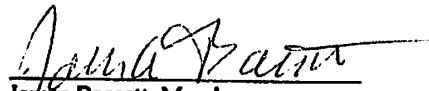
- potential
remaining

Resolution #2019-39

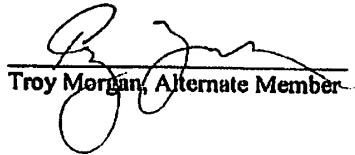
This Resolution is recommended for adoption by the Sawyer County Board of Supervisors at its meeting on Nov 12, 2019 by this Sawyer County Zoning Committee on this 10-18, 2019.


Ron Buckholtz, Chairman


Bruce Paulsen, Vice-Chairman


James Bassett, Member


Elaine Nyberg, Member

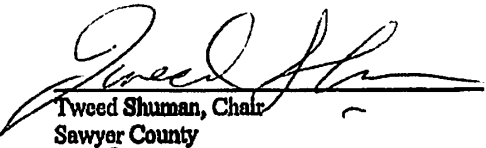

Troy Morgan, Alternate Member

IN WITNESS THEREOF, we the undersigned agree to the terms of this Agreement.

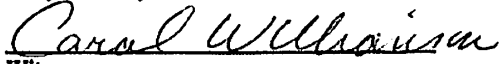
Thomas Mackie, Chairman
Northwest Regional Planning Commission

Witness

Date



Tweed Shuman, Chair
Sawyer County



Witness

11-27-2019

Date