



Sawyer County

Agenda

Zoning Committee Meeting

Friday, May 21, 2021 @ 8:30 AM

Large Courtroom; Sawyer County Courthouse

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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
- 7 - 8 c. State of Committee and Hearing Procedure and Statement of Hearing Notice
[Statement of Comm. Hearing & Procedure & Hearing Notice](#)
- 9 - 14 d. Approval of Previous Meeting Minutes
[4-16-2020 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

- 15 - 26 a. A Public Hearing in the Town of Hunter. RZN# 21-005. Owner: Pinewood Properties LLC. Part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; Parcel #012-740-14-2407; 1.45 Total Acres, excepting the West 100' leaving 1.42 Total acres. Part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; Parcel #012-740-14-2404; 2.86 Total Acres. Part of the SE $\frac{1}{4}$ NW $\frac{1}{4}$, Part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Part NW $\frac{1}{4}$ SE $\frac{1}{4}$ Lot 1 CSM 36/43 #8376; Parcel #012-740-14-

2414. Total Acres 10.94. Part of the NW ¼ of the SE ¼, Lot 2 CSM 36/43 #8376; Parcel #012-740-14-4204; Total Acres .99; All in S14, T40N, R07W; All zoned Residential/Recreational One (RR-1). Purpose of request is to rezone approximately 16.21 acres from Residential/Recreational One (RR-1) to Residential/Recreational Two (RR-2) to make the property conforming to its current use and allow more campsite additions. With granting of a rezone to Residential/Recreational Two (RR-2) the owners would then apply for a conditional use permit for a Resort and Campground expansion.

[RZN #21-005, Pinewood Properties LLC pkt.](#)

- b. Discussion/Action in the Town of Hunter. RZN# 21-005. Owner: Pinewood Properties LLC. Part of the SE ¼ of the NW ¼; Parcel #012-740-14-2407; 1.45 Total Acres, excepting the West 100' leaving 1.42 Total acres. Part of the SE ¼ of the NW ¼; Parcel #012-740-14-2404; 2.86 Total Acres. Part of the SE ¼ NW ¼, Part of the NE ¼ of the SW ¼, Part NW ¼ SE ¼ Lot 1 CSM 36/43 #8376; Parcel #012-740-14-2414. Total Acres 10.94. Part of the NW ¼ of the SE ¼, Lot 2 CSM 36/43 #8376; Parcel #012-740-14-4204; Total Acres .99; All in S14, T40N, R07W; All zoned Residential/Recreational One (RR-1). Purpose of request is to rezone approximately 16.21 acres from Residential/Recreational One (RR-1) to Residential/Recreational Two (RR-2) to make the property conforming to its current use and allow more campsite additions. With granting of a rezone to Residential/Recreational Two (RR-2) the owners would then apply for a conditional use permit for a Resort and Campground expansion.

4 CONDITIONAL USE APPLICATIONS

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- a. A Public Hearing in the Town of Hunter. CUP# 21-013. Owner: Pinewood Properties LLC. Part of the SE ¼ of the NW ¼; Parcel #012-740-14-2407; 1.45 Total Acres, excepting the West 100' leaving 1.42 Total acres. Part of the SE ¼ of the NW ¼; Parcel #012-740-14-2404; 2.86 Total Acres. Part of the SE ¼ NW ¼, Part of the NE ¼ of the SW ¼, Part NW ¼ SE ¼ Lot 1 CSM 36/43 #8376; Parcel #012-740-14-2414. Total Acres 10.94. Part of the NW ¼ of the SE ¼, Lot 2 CSM 36/43 #8376; Parcel #012-740-14-4204; Total Acres .99; All in S14, T40N, R07W; All zoned Residential/Recreational One (RR-1). Permit desired for an additional 37 new campsites, 34 sites are existing making a total of 71 sites. This is CUP is subject to RZN #21-005 from RR-1 to RR-2.

[CUP #21-013, Pinewood Properties LLC pkt.](#)

- b.

Discussion/Action in the Town of Hunter. CUP# 21-013. Owner: Pinewood Properties LLC. Part of the SE ¼ of the NW ¼; Parcel #012-740-14-2407; 1.45 Total Acres, excepting the West 100' leaving 1.42 Total acres. Part of the SE ¼ of the NW ¼; Parcel #012-740-14-2404; 2.86 Total Acres. Part of the SE ¼ NW ¼, Part of the NE ¼ of the SW ¼, Part NW ¼ SE ¼ Lot 1 CSM 36/43 #8376; Parcel #012-740-14-2414. Total Acres 10.94. Part of the NW ¼ of the SE ¼, Lot 2 CSM 36/43 #8376; Parcel #012-740-14-4204; Total Acres .99; All in S14, T40N, R07W; All zoned Residential/Recreational One (RR-1). Permit desired for an additional 37 new campsites, 34 sites are existing making a total of 71 sites. This is CUP is subject to RZN #21-005 from RR-1 to RR-2.

42 - 54

- c. A Public Hearing in the Town of Edgewater. CUP #21-003. Owner: Bear Paw Resort LLC. Part of Government Lot 2; S04, T37N, R09W; Parcel #008-937-04-5207; 4.0 Total Acres; Zoned Residential/Recreational Two (RR-2). Permit desired for expansion of 8 additional sites. That total would bring the number of sites to 84 from the existing 76 sites.

[CUP #21-003, Bear Paw LLC pkt.](#)

- d. Discussion/Action in the Town of Edgewater. CUP #21-003. Owner: Bear Paw Resort LLC. Part of Government Lot 2; S04, T37N, R09W; Parcel #008-937-04-5207; 4.0 Total Acres; Zoned Residential/Recreational Two (RR-2). Permit desired for expansion of 8 additional sites. That total would bring the number of sites to 84 from the existing 76 sites.

55 - 68

- e. A Public Hearing in the Town of Round Lake. CUP #21-008. Owner: Brian & Katherine Rieckenberg. The NE ¼ or the NE ¼, Part Government Lot 1, Part Government Lot 2, Lot 4 CSM 34/220 #8161; S33, T41N, R07W; Parcel #024-741-33-1103; Zoned Forestry One (F-1) and Residential/Recreational Two (RR-2). Permit desired for, Island Development, Section 4.4 (2) of the Sawyer County Shoreland Ordinance.

[CUP #21-008, Brian & Katherine Rieckenberg pkt.](#)

- f. Discussion/Action in the Town of Round Lake. CUP #21-008. Owner: Brian & Katherine Rieckenberg. The NE ¼ or the NE ¼, Part Government Lot 1, Part Government Lot 2, Lot 4 CSM 34/220 #8161; S33, T41N, R07W; Parcel #024-741-33-1103; Zoned Forestry One (F-1) and Residential/Recreational Two (RR-2). Permit desired for, Island Development, Section 4.4 (2) of the Sawyer County Shoreland Ordinance.

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- g. A Public Hearing in the Town of Lenroot. CUP #21-009. Owner: Scott & Melanie Mercier. Part of the NE ¼ of the NW ¼, Lot 6 CSM 26/126 #6879; Parcel #014-842-16-2106; S16, T42N,

R08W; 2.44 Total Acres; Zoned Residential/Recreational One (RR-1). Permit desired for a 36'x56' Accessory Building on vacant property, as per Sawyer County Zoning Ordinance Section 4.26 (1) The construction of a single accessory structure on vacant property may be allowed under this subsection by Conditional Use with mandatory conditions required on approval. [CUP #21-009, Scott & Melanie Mercier pkt.](#)

- h. Discussion/Action in the Town of Lenroot. CUP #21-009. Owner: Scott & Melanie Mercier. Part of the NE ¼ of the NW ¼, Lot 6 CSM 26/126 #6879; Parcel #014-842-16-2106; S16, T42N, R08W; 2.44 Total Acres; Zoned Residential/Recreational One (RR-1). Permit desired for a 36'x56' Accessory Building on vacant property, as per Sawyer County Zoning Ordinance Section 4.26 (1) The construction of a single accessory structure on vacant property may be allowed under this subsection by Conditional Use with mandatory conditions required on approval

78 - 85

- i. A Public Hearing in the Town of Round Lake. CUP #21-010. Owner: James Sorboro & Karla Gluek. Part of the SW ¼ of the NE ¼, CSM 6/344 #1298; Parcel #024-741-20-1306; S20, T41N, T07W; 1.99 Total Acres; Zoned Residential/Recreational One (RR-1). Permit desired for a 28'x40' accessory building on vacant property, 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 #21-010, James Sorboro & Karla Gluek pkt.](#)

- j. Discussion/Action in the Town of Round Lake. CUP #21-010. Owner: James Sorboro & Karla Gluek. Part of the SW ¼ of the NE ¼, CSM 6/344 #1298; Parcel #024-741-20-1306; S20, T41N, T07W; 1.99 Total Acres; Zoned Residential/Recreational One (RR-1). Permit desired for a 28'x40' accessory building on vacant property, 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.

86 - 98

- k. A Public Hearing in the Town of Ojibwa. CUP #21-011. Owner: Tamara Mount. Part of the SE ¼ of the NW ¼, Lot 14, CSM 27/167 #7072; Parcel #020-638-04-2403; S04, T38N, R06W; 4.89 Total Acres; Zoned Residential/Recreational Two (RR-2). Permit desired for a 14' x 28' accessory building on vacant property, as per Sawyer County Zoning Ordinance Section 4.26 (1) the construction of a single accessory structure on vacant

property may be allowed under this subsection by Conditional Use with mandatory conditions required on approval.

[CUP #21-011, Tamara Mount pkt.](#)

- l. Discussion/Action in the Town of Ojibwa. CUP #21-011. Owner: Tamara Mount. Part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Lot 14, CSM 27/167 #7072; Parcel #020-638-04-2403; S04, T38N, R06W; 4.89 Total Acres; Zoned Residential/Recreational Two (RR-2). Permit desired for a 14' x 28' accessory building on vacant property, as per Sawyer County Zoning Ordinance Section 4.26 (1) the construction of a single accessory structure on vacant property may be allowed under this subsection by Conditional Use with mandatory conditions required on approval.

99 - 110

- m. A Public Hearing in the Town of Round Lake. CUP #21-012. Owners: John & Tammy Wolf and Chad & Lanetta Franzoi. Part of Government Lot 2, Lot 5 CSM 26,241 #8460; Parcel #024-741-30-5236; S30, T41N, R07W; .79 Total Acres; Zoned Residential/Recreational One (RR-1). Permit desired for a 12' x 14' accessory building on vacant property, as per Sawyer County Zoning Ordinance Section 4.26 (1) the construction of a single accessory structure on vacant property may be allowed under this subsection by Conditional Use with mandatory conditions required on approval.
[CUP #21-012, John & Tammy Wolf and Chad & Lanetta Franzoi pkt.](#)

- n. Discussion/Action in the Town of Round Lake. CUP #21-012. Owners: John & Tammy Wolf and Chad & Lanetta Franzoi. Part of Government Lot 2, Lot 5 CSM 26,241 #8460; Parcel #024-741-30-5236; S30, T41N, R07W; .79 Total Acres; Zoned Residential/Recreational One (RR-1). Permit desired for a 12' x 14' accessory building on vacant property, as per Sawyer County Zoning Ordinance Section 4.26 (1) the construction of a single accessory structure on vacant property may be allowed under this subsection by Conditional Use with mandatory conditions required on approval

111 - 123

- o. A Public Hearing in the Town of Winter. CUP #20-006. Owner: The First Temple of Universal Law. 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). 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.](#)

- p. Discussion/Action in the Town of Winter. CUP #20-006. Owner: The First Temple of Universal Law. 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). Permit is desired for Multi-Dwelling Development. As per Section 17.2 (B) (15) of the Sawyer County Zoning Ordinance, with Conditional Use approval.

5 PROPOSED ORDINANCE AMMENDMENTS

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- 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](#)

6 NEW BUSINESS

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- a. Policy discussion for Rezones that need additional site development plans. (Discussion)
- b. Mission Statement. (Discussion/Action)
[Mission Statement](#)
- 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.

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**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
April 16, 2021, 8:30 AM Sawyer County Courthouse**

Zoning Committee Members

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

Zoning Administration

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

2) PRELIMINARY MATTERS

- a) Call to Order and Roll Call
Buckholtz called the Public Hearing before the Sawyer County Zoning Committee to order at 8:30 AM at the Sawyer County Courthouse, 10610 Main St., Hayward, Wisconsin. Roll is called finding present: Buckholtz, Paulsen, Petit – virtual, Boettcher – virtual, Shuman – absent, Hessel. Attending from the Zoning Office Kozlowski and Marks. Rebecca Roeker Corporation Counsel is virtual.
- b) Pledge of Allegiance
- c) Statement of Committee and Hearing Procedure and Statement of hearing Notice.
- d) Approval of March 19, 2021 minutes. Motion by Paulsen to approve the March 19, 2021 minutes, second by Hessel.
- e) Public comment. No Public Comment.

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. Kozlowski reads the application, Staff report, Town opinion and Neighbor opinion letters. Motion by Paulsen to open the public hearing portion of the application, second by Hessel. All in favor. Zachary White, property owner speaks in favor of the application. No audience comments. Motion to come out of the public hearing portion

by Petit, second by Paulsen. All in favor. Jay reads the discussion/action portion of the application. Motion by Paulsen to approve the application, second by Hessel. No discussion. Roll call finds Paulsen – yes, Petit – yes, Boettcher – yes, Hessel – yes, Buckholtz – yes. All in favor. Findings of Fact: it would not be damaging to the rights of others or property values. It is a good use for Agricultural land.

4) CONDITIONAL USE APPLICATIONS

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. Kozlowski reads the application, Staff report, explains that the Town will not be hearing this until April 20, 2021. Kozlowski reads the neighbor opinions. Motion to open the public hearing portion of the application by Petit, second by Paulsen. All in favor. Michael Friend, owner speaks in favor of the application. Discussion with Committee. Phil Nies, Town of Bass Lake adds that the application was approved at the Planning Commission meeting, but needs to be heard at the Town Board meeting. No other comments. Motion to come out of public hearing by Paulsen, second by Hessel. All in favor. Kozlowski reads the discussion/action portion of the application. Committee discussion with Kozlowski held. Motion to approve by Paulsen with condition of the Town Board approval. Second by Hessel. No other discussion. Roll call finds: Petit – yes, Boettcher – yes, Hessel – yes, Buckholtz – yes, Paulsen – yes. All in favor. Findings of Fact: it would not be damaging to the rights of others or property values. It abides by the Sawyer County Ordinance 4.26 (2).

b) 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. Kozlowski reads the application, Staff report, town opinion and neighbor opinions. Motion to open the public hearing portion of the application by Petit, second by Paulsen. All in favor. Derrick Smith, owner speaks in favor of the application. Discussion held with Committee. Linda Zillmer, Edgewater property owner speaks of the reclamation plan. Motion to come out of the public hearing portion of the application by Paulsen, second by Hessel. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held by Committee. Pat Brown, Assistant Zoning Administrator speaks of the annual seeding and grasses. Motion by Paulsen to approve the reclamation plan, second by Buckholtz. Roeker clarifies the zone

district and reclamation of the agricultural land. Paulsen adds conditions of NR 135 requirements and all regulatory compliances. No other comments. All in favor. Roll finds Boettcher – yes, Hessel – yes, Buckholtz – yes, Paulsen yes, Petit – yes. All in favor. Findings of Facts: it would not be damaging to the rights of others or property values.

c) A Public Hearing in the Town of Edgewater. CUP #21-005 for the Operation/Location. 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. Kozlowski reads the application, staff report, Town opinion and neighbor opinion letters. Motion to open the public hearing portion of the application by Petit, second by Paulsen. All in favor. Darrick Smith, owner speaks in favor of the application. Pat Brown speaks of no complaints for the property. Linda Zillmer, Edgewater property owner speaks of clarification of the rebar on the property and the Town of Edgewater public notice. No other comments. Motion to come out of public hearing by Paulsen, second by Hessel. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held with Committee and Kozlowski. Motion to approve by Paulsen with conditions of: obtain approval or conditional approval of reclamation plan. Abide by elements included in plan of operation. Maintain compliance with DNR Chapter 30. Comply with all other federal, state, and local regulations. Second by Boettcher. Roll call finds: Hessel – yes, Buckholtz – yes, Paulsen – yes, Petit – yes, Boettcher – yes. All in favor. Findings of Fact: It would not be damaging to the rights of others or property values. It is consistent with the existing use on a portion of the property.

d) 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. Kozlowski reads the application, makes note that the Town tabled the application as applicants were not at meeting and they needed more information. Motion to open the public hearing portion of the application by Petit, second by Paulsen. All in favor. No representation for the application present. No comments. Motion to come out of public hearing by Paulsen, second by Petit. All in favor. Kozlowski reads the discussion/action portion of the application. Paulsen request Kozlowski to give back round on the property. Motion by Paulsen to postpone the application until the Town has a decision on the case. Second by Buckholtz. Committee discussion held with Roeker input. Roll call finds: Hessel – yes, Buckholtz – yes, Paulsen – yes, Petit – yes, Boettcher – yes. All in favor.

Break at 9:45am.

Buckholtz calls the meeting back to order at 9:55am. Notifies the audience that there is a three minute speaking time.

e) 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 a non-metallic mining extraction operation including rock crusher. Kozlowski reads the application, Staff report. Motion by Paulsen to postpone the Reclamation Plan decision until after the Conditional Use application is heard. Second by Buckholtz. All in favor.

f) A Public Hearing in the Town of Round Lake. CUP #21-007 for the Location/Operation 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 location/operation of a non-metallic mining extraction operation including rock crusher. Kozlowski reads the application, Staff report, Town opinion and Neighbor opinion letters. Motion to open the application by Petit, second by Paulsen. All in favor. Jeff Groeschl, owner speaks in favor of the application. Discussion with Committee held. Kozlowski calls audience members up for their comments against the case. Barbara Howe, Anna Marchand, Ginny Chabek, Jean Purtell, Denise Johnson, Katherine Marson, Cindy conger, Michael Donato, Cindy Bijold, Karen Melasecca, Jane Bidwell, Steve Boe, Charles Evenson, Mark Lenss, Scott jhnson, Edward Haugen, Rolfe Hanson, Analisa Mueller and Mark Evenson all Town of Round Lake property owners.

Buckholtz calls for break at 10:50am. Buckholtz calls meeting back to order at 11:10am.

Public continues with opposing comments from Larry Menders, Kay Wilson, Town of Round Lake Supervisor speaks of the Town denial, Martin Hanson, Round Lake property Owners Association, Steve Swanson, Ann Harless, Lynn Fredrickson, Cindy Storm, Mark & Pam Rosenow, Ann Rienhart and Dan Stoner. All Town of Round Lake property owners. Buckholtz calls for any other public comments on this case. Motion to come out of the public hearing portion of the application by Paulsen, second by Hessel. All in favor. Kozlowski reads the discussion/action portion of the application. Motion to deny the application by Paulsen, second by Petit. Discussion by Committee held. Paulsen state substantial evidence would be damaging to property values, it is contrary to the Round Lake comprehensive plan objectives, a gravel pit would be damaging to wildlife. Second by Petit. Paulsen amends his motion to include all information presented today from this case as substantial evidence. Second by Petit. Roll call finds: Paulsen – yes, Petit – yes, Boettcher - yes, Hessel – yes, Buckholtz – yes. All in favor. Findings of Fact: it would be damaging to property values as referenced in the study. Impact of Operational on gravel pits on house values included in the information provided that we

received. It would be contrary to objective of the Town of Round Lake Comprehensive Plan.

Re-call of the Reclamation Plan #21-007 Groeschl Trust

e) 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 open pit. Kozlowski reads the application, Staff report. Motion to open the Public Hearing portion of the application by Paulsen, second by Hessel. All in favor. No representation for the application in attendance. Barbara Howe, Town of Round Lake property owner speaks of returning the land to its original state. Motion to come out of the public hearing portion of the application by Hessel, second by Paulsen. All in favor. Kozlowski reads discussion/action portion of the application. Motion to deny the Reclamation Plan as the denial of the previous conditional use permit #21-007 by Paulsen, second by Boettcher. Roll call finds: Buckholtz – yes, Paulsen – yes, Petit – yes, Boettcher –yes, Hessel – yes. All in favor.

5) PROPOSED ORDINANCE AMMENDMENTS

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. Kozlowski reads and explains that he recommends to postpone the decision for the 6.6 Camps and Campgrounds. Motion by Buckholtz to postpone until the May 21, 2021 Zoning Committee meeting. Second by Boettcher. Roll call finds: Petit – yes, Boettcher – yes, Hessel – yes, Buckholtz – yes, Paulsen – yes. All in favor.

6) NEW BUSINESS

- a) Contract extension with Northwest Regional Planning Commission. Kozlowski explains the reason for the extension. Motion by Paulsen to approve the extension and send to the County Board for approval, second by Hessel. All in favor.
- b) Policy discussion for Rezones that need a Conditional Use also. Discussion held. Bring back to the May Zoning Committee meeting on May 21, 2021.
- c) Buckholtz explains the public hearing of listening to the public. Boettcher is wondering about changing dates/times of meeting. Discussion held. Kozlowski states that dates and times are approved at the October meeting for the following year.
- d) Any other business that may become before the Committee.

Phil Nies, Town of Bass Lake compliments a job well done.

7) ADJOURNMENT

Buckholtz adjourns meeting at 12:02pm

Minutes prepared by Kathy Marks, Deputy Zoning Administrator

For more information and audio please see our website at sawyercountygov.org

DRAFT

Rezone Request STAFF REPORT

Prepared By: Jay Kozlowski, Sawyer County Zoning Administrator

File: # RZN 21-005

Applicant:

Pinewood Properties LLC (Sisko's Resort)
Adam Bodenschatz
15437 County Hwy B
Hayward, WI 54843



Property Location & Legal Description:

Part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; Parcel #012-740-14-2407; 1.45 Total Acres, excepting the West 100' leaving 1.42 total acres. Part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; Parcel #012-740-14-2404; 2.86 Total Acres. Part of the SE $\frac{1}{4}$ NW $\frac{1}{4}$, Part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Part NW $\frac{1}{4}$ SE $\frac{1}{4}$ Lot 1 CSM 36/43 #8376; Parcel #012-740-14-2414. Total Acres 10.94. Part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Lot 2 CSM 36/43 #8376; Parcel #012-740-14-4204; Total Acres .99; All in S14, T40N, R07W; Approximately 16.21 total acres. All zoned Residential/Recreational One (RR-1). Site address of 8677N County Hwy CC.

Request: Purpose of request is to rezone approximately 16.21 acres from Residential/Recreational One (RR-1) to Residential/Recreational Two (RR-2) to make the property conforming to its current use and allow more campsite additions. With granting of a rezone to Residential/Recreational Two (RR-2) the owners would then apply for a conditional use permit for a Resort and Campground expansion. Currently there is 34 existing campsites including 8 rental cabins and a main lodge. The proposed CUP would be for an additional 37 new sites with future plans for a lodge expansion further down the road.

Summary of Request & Project History:

Back in July of 2020 the Sawyer County Zoning Department observed what appeared to be new sites being created at the property listed above. After discussion with the applicant they agreed that some new sites were being cleared but not rented yet. At that point Sawyer County Zoning issued an order for correction letter with a cease a desist order for no additional clearing for sites without being approved a zone district change and a CUP for the campground expansion. Initially, The Sawyer County Zoning Department had an order for correction timeline set for November of 2020 to apply for the appropriate rezone and CUP. The applicant had applied for a request at that time for a proposed 31.3 acre rezone and a 150 site CUP which included land North of HWY CC along Lady Lake. This request was ultimately denied at The Town of Hunter level and subsequently was withdrawn prior to being heard at the Sawyer County Zoning Committee level. We now have a new request for the 16.21 acre rezone (not including land North of Hwy CC) with a total of 71 sites (37 new).

Additional Information/details:

See attached additional maps included in this packet. This request is just for the rezone but included in the packet is also the proposed campground expansion. With the proposed campground expansion the DNR Chippewa Flowage Property Manager was also contact by Sawyer County Zoning and The Town Hunter to weigh in on the Chippewa Flowage Restrictive Covenants. Certain areas of the Flowage hold greater bufferzone setback requirements as recorded on the Deed back from when North Central Power Company owned the majority if these lands. In conversation with the DNR the new proposed sites meet the required 100' no earth disturbance areas but some of the existing sites may be in violation. This will be discussed further in the staff report for the CUP. There is one other area approximately 1200' away zone RR-2. There are several other residential properties within this immediate area zoned RR-1 and several others zone F-1. Note on parcel -2407 that a 100' strip of RR-1 property the borders neighboring residential is not subject to the rezone. This is to keep a 100' buffer of (RR-1) from the proposed campground expansion to existing residential area.

The Town of Hunter as part of their comprehensive plan shows this subject rezone request area on their future map as "resort recreational" which also by the plan falls under the class of "commercial". The Town Comp Plan goes on to state that there is no single commercial core area found within the Town but are scattered.

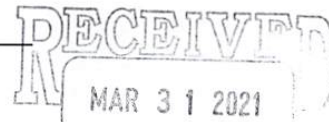
Findings of Fact for Approval: (choose from list below)

- 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.

Rezone Application # 21-005
Town of Hunter
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

SAWYER COUNTY
ZONING ADMINISTRATION

Owner: Pinewood Properties LLC
Address: 15437W County Rd. B Hayward, WI 54843
Phone: 715-638-2345 Email: bodie@chequamegon.net
Legacy PIN # 43575, 43574, 15224, + Partial 15227 Acreage: 15.5 Approx
Change from District RR1 to RR2
Property Description: Existing Resort + Campground / RV Park

Purpose of Request: To make property conforming to its current use + Allow for more campsite additions through CUP.

Pinewood Properties LLC (Adam Bodenschultz) 122
*Please Print & Sign (Property Owner)

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

Name, Address, Phone & Email of Agent:

Phone _____ Email: _____

Office Information: Fee: \$400.00
Rev. 1/2020

Date of Public Hearing 5-21-21

Real Estate Sawyer County Property Listing

Today's Date: 4/5/2021

Property Status: Current

Created On: 2/6/2007 7:55:26 AM

**Description**

Updated: 4/16/2020

Tax ID:	15227
PIN:	57-012-2-40-07-14-2 04-000-000070
Legacy PIN:	012740142407
Map ID:	.8.7
Municipality:	(012) TOWN OF HUNTER
STR:	S14 T40N R07W
Description:	PRT SENW
Recorded Acres:	1.450
Calculated Acres:	2.253
Lottery Claims:	0
First Dollar:	No
Waterbody:	Chippewa Flowage
Zoning:	(RR1) Residential/Recreational One
ESN:	

**Tax Districts**

Updated: 2/6/2007

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

**Recorded Documents**

Updated: 4/16/2020

WARRANTY DEED	
Date Recorded: 7/2/2019	418590
TERMINATION OF DECEDENTS INTEREST	
Date Recorded: 11/9/2017	409697
CORRECTION INSTRUMENT	
Date Recorded: 6/3/2016	401352
CONVEYANCE RECORDED NOT USED	
Date Recorded: 3/21/2016	400308
QUIT CLAIM DEED	
Date Recorded: 4/7/2000	283244 429/203 QCD702/7
WARRANTY DEED	
Date Recorded: 1/19/1989	212468

**Ownership**

Updated: 7/30/2019

PINEWOOD PROPERTIES LLC	HAYWARD WI
--------------------------------	-------------------

Billing Address:**Mailing Address:**

PINEWOOD PROPERTIES LLC
15437 COUNTY HWY B
HAYWARD WI 54843

PINEWOOD PROPERTIES LLC
15437 COUNTY HWY B
HAYWARD WI 54843

**Site Address** * Indicates Private Road

N/A

**Property Assessment**

Updated: 9/26/2016

2021 Assessment Detail

Code	Acres	Land	Imp.
G2-COMMERCIAL	1.450	68,500	0

2-Year Comparison

	2020	2021	Change
Land:	68,500	68,500	0.0%
Improved:	0	0	0.0%
Total:	68,500	68,500	0.0%

**Property History**

N/A

Real Estate Sawyer County Property Listing

Today's Date: 4/5/2021

Property Status: Current

Created On: 2/6/2007 7:55:26 AM

**Description**

Updated: 4/16/2020

Tax ID:	15224
PIN:	57-012-2-40-07-14-2 04-000-000040
Legacy PIN:	012740142404
Map ID:	.8.4
Municipality:	(012) TOWN OF HUNTER
STR:	S14 T40N R07W
Description:	PRT SENW
Recorded Acres:	2.860
Calculated Acres:	2.184
Lottery Claims:	0
First Dollar:	No
Waterbody:	Chippewa Flowage
Zoning:	(RR1) Residential/Recreational One
ESN:	

**Tax Districts**

Updated: 2/6/2007

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

**Recorded Documents**

Updated: 4/16/2020

WARRANTY DEED	
Date Recorded: 7/2/2019	418590
TERMINATION OF DECEDENTS INTEREST	
Date Recorded: 11/9/2017	409697
CORRECTION INSTRUMENT	
Date Recorded: 6/3/2016	401352
CONVEYANCE RECORDED NOT USED	
Date Recorded: 3/21/2016	400308
QUIT CLAIM DEED	
Date Recorded: 4/7/2000	283244 429/203 QCD702/7
WARRANTY DEED	
Date Recorded: 1/19/1989	212468

**Ownership**

Updated: 7/30/2019

PINEWOOD PROPERTIES LLC	HAYWARD WI
--------------------------------	------------

Billing Address:**PINEWOOD PROPERTIES LLC**

15437 COUNTY HWY B

HAYWARD WI 54843

Mailing Address:**PINEWOOD PROPERTIES LLC**

15437 COUNTY HWY B

HAYWARD WI 54843

**Site Address**

* indicates Private Road

N/A

**Property Assessment**

Updated: 9/26/2016

2021 Assessment Detail

Code	Acres	Land	Imp.
G2-COMMERCIAL	2.860	58,200	0

2-Year Comparison

	2020	2021	Change
Land:	58,200	58,200	0.0%
Improved:	0	0	0.0%
Total:	58,200	58,200	0.0%

**Property History**

N/A

Real Estate Sawyer County Property Listing

Today's Date: 4/5/2021

Property Status: Current

Created On: 6/19/2019 8:47:14 AM

**Description**

Updated: 6/19/2019

Tax ID:	43574
PIN:	57-012-2-40-07-14-2 04-000-000140
Legacy PIN:	012740142414
Map ID:	
Municipality:	(012) TOWN OF HUNTER
STR:	S14 T40N R07W
Description:	PRT SENW, PRT NESW, PRT NWSE LOT 1 CSM 36/43 #8376
Recorded Acres:	10.940
Calculated Acres:	0.000
Lottery Claims:	0
First Dollar:	Yes
Waterbody:	Chippewa Flowage
Zoning:	(RR1) Residential/Recreational One
ESN:	443

**Tax Districts**

Updated: 6/19/2019

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

**Recorded Documents**

Updated: 7/30/2019

WARRANTY DEED	
Date Recorded: 7/2/2019	418590
CERTIFIED SURVEY MAP	
Date Recorded: 6/10/2019	418155
TERMINATION OF DECEDENTS INTEREST	
Date Recorded: 11/9/2017	409697
CORRECTION INSTRUMENT	
Date Recorded: 6/3/2016	401352
CONVEYANCE RECORDED NOT USED	
Date Recorded: 3/21/2016	400308

**Ownership**

Updated: 7/30/2019

PINEWOOD PROPERTIES LLC	HAYWARD WI
--------------------------------	------------

Billing Address:**PINEWOOD PROPERTIES LLC**

15437 COUNTY HWY B

HAYWARD WI 54843

Mailing Address:**PINEWOOD PROPERTIES LLC**

15437 COUNTY HWY B

HAYWARD WI 54843

**Site Address** * indicates Private Road

8677N COUNTY HWY CC	HAYWARD 54843
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**Property Assessment**

Updated: 7/9/2020

2021 Assessment Detail

Code	Acres	Land	Imp.
G2-COMMERCIAL	10.940	728,900	210,600

2-Year Comparison

	2020	2021	Change
Land:	728,900	728,900	0.0%
Improved:	210,600	210,600	0.0%
Total:	939,500	939,500	0.0%

**Property History**

Parent Properties	Tax ID
57-012-2-40-07-14-2 04-000-000130	43573

HISTORY [Expand All History](#)

White=Current Parcels

Pink=Retired Parcels

- Tax ID:** 15241 **Pin:** 57-012-2-40-07-14-4 02-000-000020 **Leg. Pin:** 012740144202 **Map ID:** .14.2
- Tax ID:** 15232 **Pin:** 57-012-2-40-07-14-3 01-000-000020 **Leg. Pin:** 012740143102 **Map ID:** .9.2
- Tax ID:** 15225 **Pin:** 57-012-2-40-07-14-2 04-000-000050 **Leg. Pin:** 012740142405 **Map ID:** .8.5
- Tax ID:** 15222 **Pin:** 57-012-2-40-07-14-2 04-000-000020 **Leg. Pin:** 012740142402 **Map ID:** .8.2
- Tax ID:** 43573 **Pin:** 57-012-2-40-07-14-2 04-000-000130 **Leg. Pin:** 012740142413

43574

This Parcel



Parents



Children

Real Estate Sawyer County Property Listing

Today's Date: 4/5/2021

Property Status: Current

Created On: 6/19/2019 8:47:16 AM

Description Updated: 7/31/2020

Tax ID:	43575
PIN:	57-012-2-40-07-14-4 02-000-000040
Legacy PIN:	012740144204
Map ID:	
Municipality:	(012) TOWN OF HUNTER
STR:	S14 T40N R07W
Description:	PRT NWSE LOT 2 CSM 36/43 #8376 SISKO FAMILY TRUST - LC
Recorded Acres:	0.990
Calculated Acres:	0.000
Lottery Claims:	0
First Dollar:	No
Waterbody:	Chippewa Flowage
Zoning:	(RR1) Residential/Recreational One
ESN:	443

Tax Districts Updated: 6/19/2019

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

Recorded Documents Updated: 7/31/2020

LAND CONTRACT	
Date Recorded: 6/30/2020	424755
CERTIFIED SURVEY MAP	
Date Recorded: 6/10/2019	418155
TERMINATION OF DECEDENTS INTEREST	
Date Recorded: 11/9/2017	409697
CORRECTION INSTRUMENT	
Date Recorded: 6/3/2016	401352
CONVEYANCE RECORDED NOT USED	
Date Recorded: 3/21/2016	400308

HISTORY Expand All History White=Current Parcels Pink=Retired Parcels

- Tax ID:** 15241 **PIN:** 57-012-2-40-07-14-4 02-000-000020 **Leg. Pin:** 012740144202 **Map ID:** .14.2
Tax ID: 15232 **PIN:** 57-012-2-40-07-14-3 01-000-000020 **Leg. Pin:** 012740143102 **Map ID:** .9.2
Tax ID: 15225 **PIN:** 57-012-2-40-07-14-2 04-000-000050 **Leg. Pin:** 012740142405 **Map ID:** .8.5
Tax ID: 15222 **PIN:** 57-012-2-40-07-14-2 04-000-000020 **Leg. Pin:** 012740142402 **Map ID:** .8.2
Tax ID: 43573 **PIN:** 57-012-2-40-07-14-2 04-000-000130 **Leg. Pin:** 012740142413

43575 This Parcel ↑ Parents ↓ Children

Ownership Updated: 7/31/2020

PINEWOOD PROPERTIES LLC	HAYWARD WI
--------------------------------	------------

Billing Address:	Mailing Address:
PINEWOOD PROPERTIES LLC	PINEWOOD PROPERTIES LLC
15437 COUNTY HWY B	15437 COUNTY HWY B
HAYWARD WI 54843	HAYWARD WI 54843

Site Address * indicates Private Road

N/A

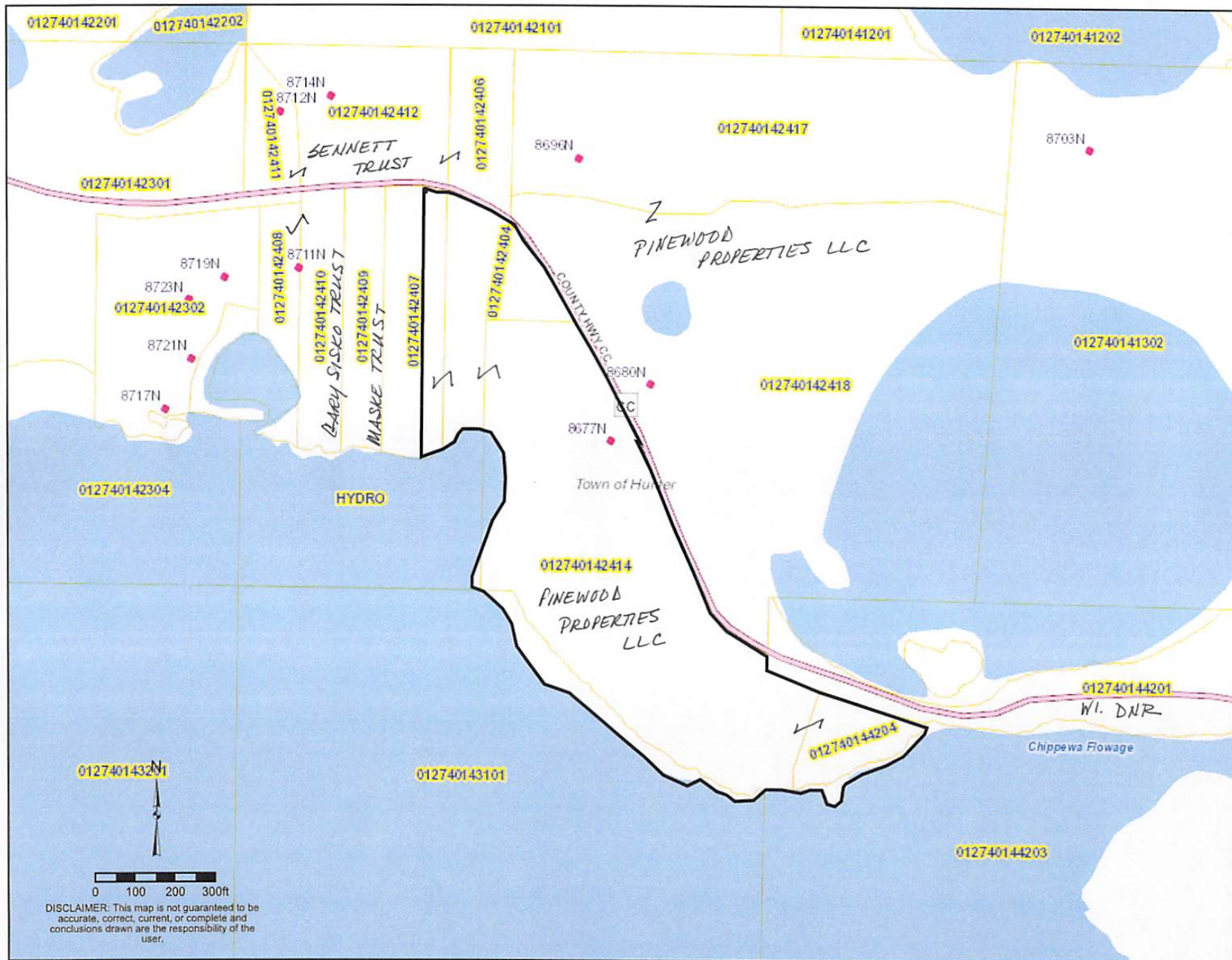
Property Assessment Updated: 7/9/2020

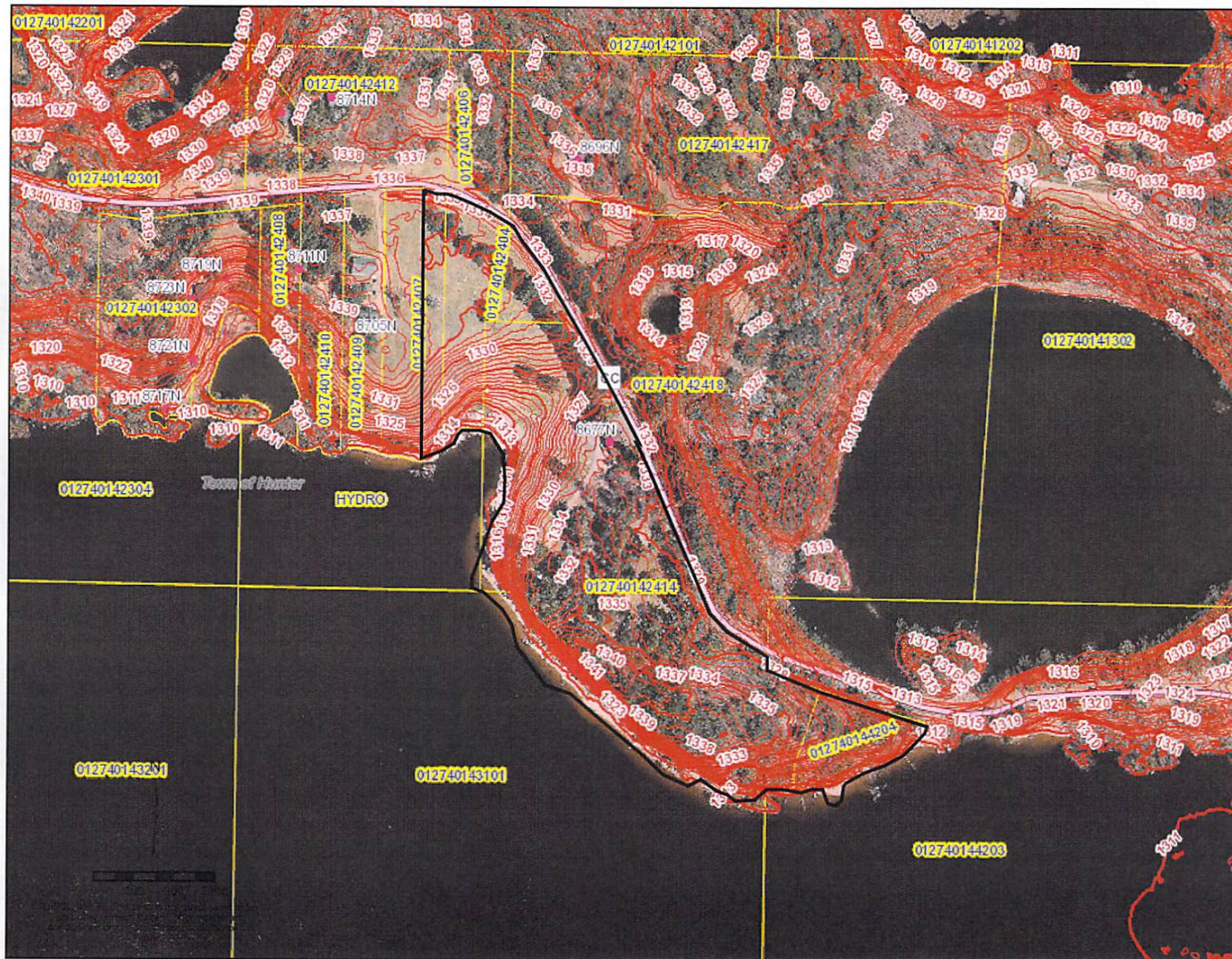
2021 Assessment Detail			
Code	Acres	Land	Imp.
G2-COMMERCIAL	0.990	143,600	0

2-Year Comparison	2020	2021	Change
Land:	143,600	143,600	0.0%
Improved:	0	0	0.0%
Total:	143,600	143,600	0.0%

Property History

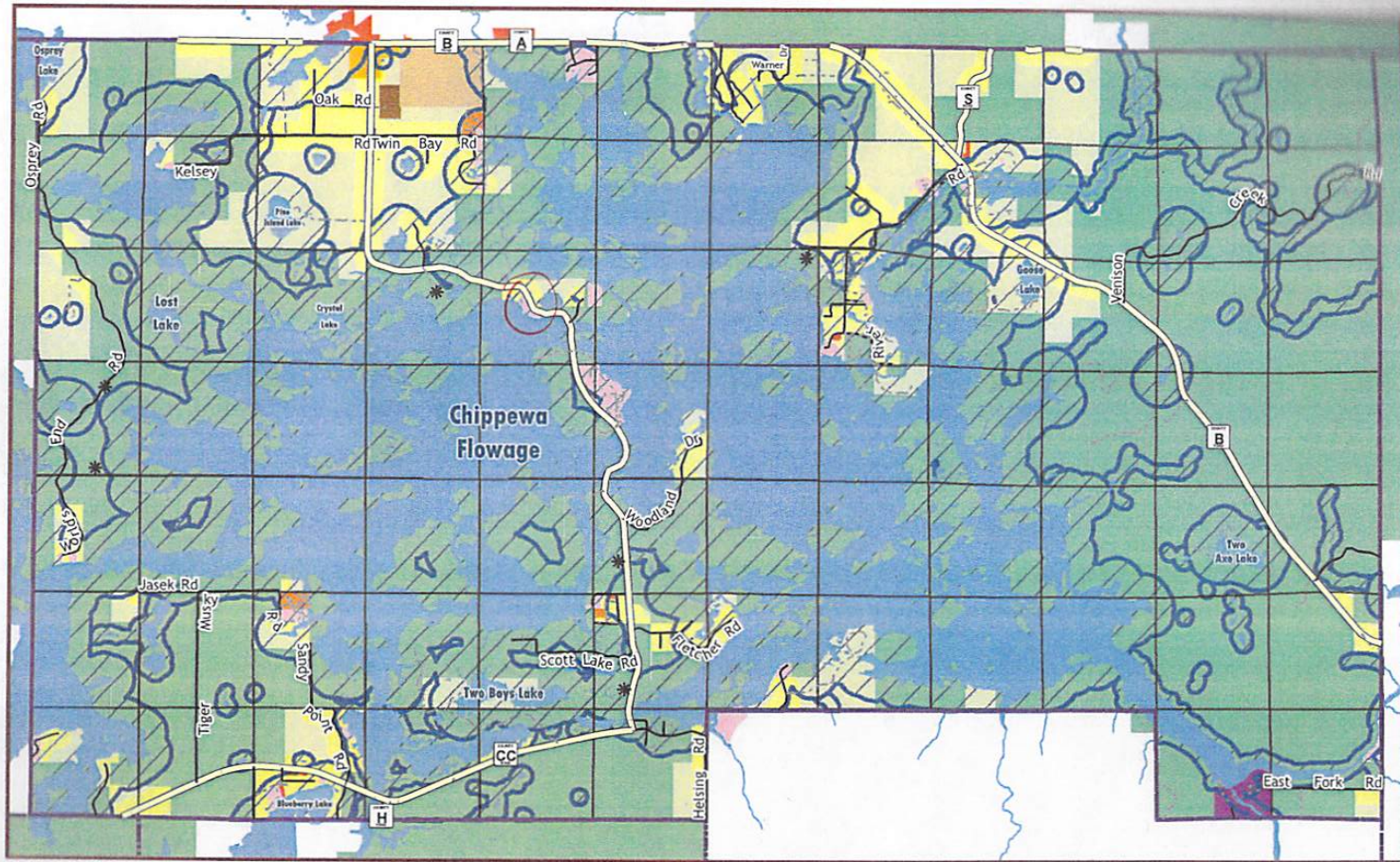
Parent Properties	Tax ID
57-012-2-40-07-14-2 04-000-000130	43573





Town of Hunter, Sawyer County, Wisconsin

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



Conditional Use Permit Request STAFF REPORT

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

File: # CUP 21-013

Applicant:

Pinewood Properties LLC (Sisko's Resort)
Adam Bodenschatz
15437 County Hwy B
Hayward, WI 54843



Property Location & Legal Description:

Part of the SE ¼ of the NW ¼; Parcel #012-740-14-2407; 1.45 Total Acres, excepting the West 100' leaving 1.42 total acres. Part of the SE ¼ of the NW ¼; Parcel #012-740-14-2404; 2.86 Total Acres. Part of the SE ¼ NW ¼, Part of the NE ¼ of the SW ¼, Part NW ¼ SE ¼ Lot 1 CSM 36/43 #8376; Parcel #012-740-14-2414. Total Acres 10.94. Part of the NW ¼ of the SE ¼, Lot 2 CSM 36/43 #8376; Parcel #012-740-14-4204; Total Acres .99; All in S14, T40N, R07W; Approximately 16.21 total acres. All zoned Residential/Recreational One (RR-1). Site address of 8677N County Hwy CC. In conjunction with proposed RZN #21-005

Request: Add additional 37 campsites to an existing campground already containing 34 campsites. Total of 71 campsites including existing 8 rental cabins and existing Lodge/Entry

Project History:

See staff report from Rezone 21-005 for additional project history. The existing campground consisting of 34 seasonal sites and 8 rental dwelling units plus lodge would be considered existing non-conforming; in that it was in operation prior to zoning ordinance changes that would only allow for this type of operation with the RR-2 zone district.

Previously the owners/applicants had a request for a total of a 150 unit campground including land across Hwy CC. Ultimately that request was denied at the Town level and withdrawn prior to Zoning Committee. Since the previous CUP had no action taken upon it and was withdrawn by the applicant they would be able to reapply without having to wait 1 year before filing a new CUP as described in Section 8.0 of the Sawyer County Zoning Committee By-Laws.

Summary of Request:

The proposed 37 sites would be located in 2 separate areas as shown by the attached map delivered to our office by the applicant. The sites would be designated by a typical 36' x 60' site area including a 15' x 43' gravel pad, 18' x 18' gravel parking area, and a potential small shed area. Some of these sites will most likely be utilized by park model units but all will be independent sites with their own sewer, water and electric hook-up. With the proposed map

newly proposed sites would also meet the County Hwy CC setbacks and the 100' restrictive covenant bufferzone setbacks. There is a proposed driveway area inside of the 75' from HWY CC but driveway areas are not regulated in ordinance as long as there are outside of the Right-Of-Way.

Speaking specifically on the 100' restrictive covenants area in conversations with the DNR there appears to be pending violations/order for corrections relating to vegetation clearing areas and placement of existing campsites. This letter sent to the applicant and Sawyer County Zoning is still in a draft format and is awaiting confirmation between DNR and excel energy legal representation.

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 Must comply with Chapter ATCP 79 for Campground Regulations and all other applicable local, state or federal laws
- 2 No mobile homes allowed
- 3 All lighting must be downed lighting
- 4 Must follow all other requirement of Sawyer County Zoning Ordinance Section 6.6
- 5 A permanent manager or designee available 24 hours per day
- 6 No fireworks allowed
- 7 Quiet hours from 11 PM to 8 AM everyday
- 8 Must follow all DNR "pier planner" requirements for dock/pier placement.
- 9 Must comply with all other DNR restrictive covenant requirements prior to obtaining approval of CUP.
- 10 Comply with all Town requirements and conditions.

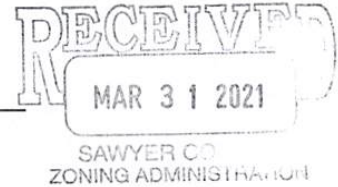
Findings of Fact for Approval: (choose from list below)

- 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 # 21-013
Town of Hunter
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: Pinewood Properties LLC
Address: 15437 W County Rd. B Hayward, WI 54843
Phone: 715-638-2345 Email: bodie@chequamegon.net
Legacy PIN# 43575, 43574, 15224, + Zoned: RR1
Partial 15227
Acreage: 15.5 Approx.

Property Description: Existing Resort + Campground / RV Park (34 sites)

Permit desired for: Resort + Campground (71 sites) (34 existing + 37 new)

Pinewood Properties LLC (Adam Bodenschatz) 127
*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 5-21-2021

Rev. 1/2020

Real Estate Sawyer County Property Listing

Today's Date: 4/5/2021

Property Status: Current

Created On: 2/6/2007 7:55:26 AM

 Description Updated: 4/16/2020

Tax ID:	15227
PIN:	57-012-2-40-07-14-2 04-000-000070
Legacy PIN:	012740142407
Map ID:	.8.7
Municipality:	(012) TOWN OF HUNTER
STR:	S14 T40N R07W
Description:	PRT SENW
Recorded Acres:	1.450
Calculated Acres:	2.253
Lottery Claims:	0
First Dollar:	No
Waterbody:	Chippewa Flowage
Zoning:	(RR1) Residential/Recreational One
ESN:	

 Tax Districts Updated: 2/6/2007

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

 Recorded Documents Updated: 4/16/2020

 WARRANTY DEED	
Date Recorded: 7/2/2019	418590
 TERMINATION OF DECEDENTS INTEREST	
Date Recorded: 11/9/2017	409697
 CORRECTION INSTRUMENT	
Date Recorded: 6/3/2016	401352
 CONVEYANCE RECORDED NOT USED	
Date Recorded: 3/21/2016	400308
 QUIT CLAIM DEED	
Date Recorded: 4/7/2000	283244 429/203 QCD702/7
 WARRANTY DEED	
Date Recorded: 1/19/1989	212468

 Ownership Updated: 7/30/2019

PINEWOOD PROPERTIES LLC	HAYWARD WI
--------------------------------	------------

Billing Address:	Mailing Address:
PINEWOOD PROPERTIES LLC	PINEWOOD PROPERTIES LLC
15437 COUNTY HWY B	15437 COUNTY HWY B
HAYWARD WI 54843	HAYWARD WI 54843

 Site Address * indicates Private Road

N/A

 Property Assessment Updated: 9/26/2016

2021 Assessment Detail			
Code	Acres	Land	Imp.
G2-COMMERCIAL	1.450	68,500	0

2-Year Comparison			
	2020	2021	Change
Land:	68,500	68,500	0.0%
Improved:	0	0	0.0%
Total:	68,500	68,500	0.0%

 Property History

N/A

Real Estate Sawyer County Property Listing

Today's Date: 4/5/2021

Property Status: Current

Created On: 2/6/2007 7:55:26 AM

Description	Updated: 4/16/2020
Tax ID:	15224
PIN:	57-012-2-40-07-14-2 04-000-000040
Legacy PIN:	012740142404
Map ID:	.8.4
Municipality:	(012) TOWN OF HUNTER
STR:	S14 T40N R07W
Description:	PRT SENW
Recorded Acres:	2.860
Calculated Acres:	2.184
Lottery Claims:	0
First Dollar:	No
Waterbody:	Chippewa Flowage
Zoning:	(RR1) Residential/Recreational One
ESN:	

Tax Districts	Updated: 2/6/2007
1	State of Wisconsin
57	Sawyer County
012	Town of Hunter
572478	Hayward Community School District
001700	Technical College

Recorded Documents	Updated: 4/16/2020
WARRANTY DEED	
Date Recorded: 7/2/2019	418590
TERMINATION OF DECEDENTS INTEREST	
Date Recorded: 11/9/2017	409697
CORRECTION INSTRUMENT	
Date Recorded: 6/3/2016	401352
CONVEYANCE RECORDED NOT USED	
Date Recorded: 3/21/2016	400308
QUIT CLAIM DEED	
Date Recorded: 4/7/2000	283244 429/203 QCD702/7
WARRANTY DEED	
Date Recorded: 1/19/1989	212468

Ownership	Updated: 7/30/2019
PINEWOOD PROPERTIES LLC	HAYWARD WI

Billing Address:	Mailing Address:
PINEWOOD PROPERTIES LLC	PINEWOOD PROPERTIES LLC
15437 COUNTY HWY B	15437 COUNTY HWY B
HAYWARD WI 54843	HAYWARD WI 54843

Site Address	* indicates Private Road
N/A	



Property Assessment

Updated: 9/26/2016

2021 Assessment Detail

Code	Acres	Land	Imp.
G2-COMMERCIAL	2.860	58,200	0

2-Year Comparison	2020	2021	Change
Land:	58,200	58,200	0.0%
Improved:	0	0	0.0%
Total:	58,200	58,200	0.0%

Property History
N/A

Real Estate Sawyer County Property Listing

Today's Date: 4/5/2021

Property Status: Current

Created On: 6/19/2019 8:47:14 AM

Description	Updated: 6/19/2019
Tax ID:	43574
PIN:	57-012-2-40-07-14-2 04-000-000140
Legacy PIN:	012740142414
Map ID:	
Municipality:	(012) TOWN OF HUNTER
STR:	S14 T40N R07W
Description:	PRT SENW, PRT NESW, PRT NWSE LOT 1 CSM 36/43 #8376
Recorded Acres:	10.940
Calculated Acres:	0.000
Lottery Claims:	0
First Dollar:	Yes
Waterbody:	Chippewa Flowage
Zoning:	(RR1) Residential/Recreational One
ESN:	443

Tax Districts	Updated: 6/19/2019
1	State of Wisconsin
57	Sawyer County
012	Town of Hunter
572478	Hayward Community School District
001700	Technical College

Recorded Documents	Updated: 7/30/2019
WARRANTY DEED	
Date Recorded: 7/2/2019	418590
CERTIFIED SURVEY MAP	
Date Recorded: 6/10/2019	418155
TERMINATION OF DECEDENTS INTEREST	
Date Recorded: 11/9/2017	409697
CORRECTION INSTRUMENT	
Date Recorded: 6/3/2016	401352
CONVEYANCE RECORDED NOT USED	
Date Recorded: 3/21/2016	400308

Ownership	Updated: 7/30/2019
PINEWOOD PROPERTIES LLC	HAYWARD WI

Billing Address:	Mailing Address:
PINEWOOD PROPERTIES LLC 15437 COUNTY HWY B HAYWARD WI 54843	PINEWOOD PROPERTIES LLC 15437 COUNTY HWY B HAYWARD WI 54843

Site Address	* indicates Private Road
8677N COUNTY HWY CC	HAYWARD 54843

Property Assessment	Updated: 7/9/2020
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2021 Assessment Detail			
Code	Acres	Land	Imp.
G2-COMMERCIAL	10.940	728,900	210,600

2-Year Comparison	2020	2021	Change
Land:	728,900	728,900	0.0%
Improved:	210,600	210,600	0.0%
Total:	939,500	939,500	0.0%

 Property History	
Parent Properties	Tax ID
57-012-2-40-07-14-2 04-000-000130	43573

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

- Tax ID:** 15241 **PIN:** 57-012-2-40-07-14-4 02-000-000020 **Leg. Pin:** 012740144202 **Map ID:** .14.2
- Tax ID:** 15232 **PIN:** 57-012-2-40-07-14-3 01-000-000020 **Leg. Pin:** 012740143102 **Map ID:** .9.2
- Tax ID:** 15225 **PIN:** 57-012-2-40-07-14-2 04-000-000050 **Leg. Pin:** 012740142405 **Map ID:** .8.5
- Tax ID:** 15222 **PIN:** 57-012-2-40-07-14-2 04-000-000020 **Leg. Pin:** 012740142402 **Map ID:** .8.2
- Tax ID:** 43573 **PIN:** 57-012-2-40-07-14-2 04-000-000130 **Leg. Pin:** 012740142413

43574

This Parcel



Parents



Children

Real Estate Sawyer County Property Listing

Today's Date: 4/5/2021

Property Status: Current

Created On: 6/19/2019 8:47:16 AM

Description	Updated: 7/31/2020
Tax ID: 43575	
PIN: 57-012-2-40-07-14-4 02-000-000040	
Legacy PIN: 012740144204	
Map ID:	
Municipality: (012) TOWN OF HUNTER	
STR: S14 T40N R07W	
Description: PRT NWSE LOT 2 CSM 36/43 #8376 SISKI FAMILY TRUST - LC	
Recorded Acres: 0.990	
Calculated Acres: 0.000	
Lottery Claims: 0	
First Dollar: No	
Waterbody: Chippewa Flowage	
Zoning: (RR1) Residential/Recreational One	
ESN: 443	

Tax Districts	Updated: 6/19/2019
1	State of Wisconsin
57	Sawyer County
012	Town of Hunter
572478	Hayward Community School District
001700	Technical College

Recorded Documents	Updated: 7/31/2020
LAND CONTRACT	
Date Recorded: 6/30/2020	424755
CERTIFIED SURVEY MAP	
Date Recorded: 6/10/2019	418155
TERMINATION OF DECEDENTS INTEREST	
Date Recorded: 11/9/2017	409697
CORRECTION INSTRUMENT	
Date Recorded: 6/3/2016	401352
CONVEYANCE RECORDED NOT USED	
Date Recorded: 3/21/2016	400308

Ownership	Updated: 7/31/2020
PINEWOOD PROPERTIES LLC	HAYWARD WI

Billing Address:	Mailing Address:
PINEWOOD PROPERTIES LLC	PINEWOOD PROPERTIES LLC
15437 COUNTY HWY B	15437 COUNTY HWY B
HAYWARD WI 54843	HAYWARD WI 54843

Site Address * indicates Private Road

N/A

Property Assessment	Updated: 7/9/2020
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2021 Assessment Detail			
Code	Acres	Land	Imp.
G2-COMMERCIAL	0.990	143,600	0

2-Year Comparison	2020	2021	Change
Land:	143,600	143,600	0.0%
Improved:	0	0	0.0%
Total:	143,600	143,600	0.0%

Property History

Parent Properties	Tax ID
57-012-2-40-07-14-2 04-000-000130	43573

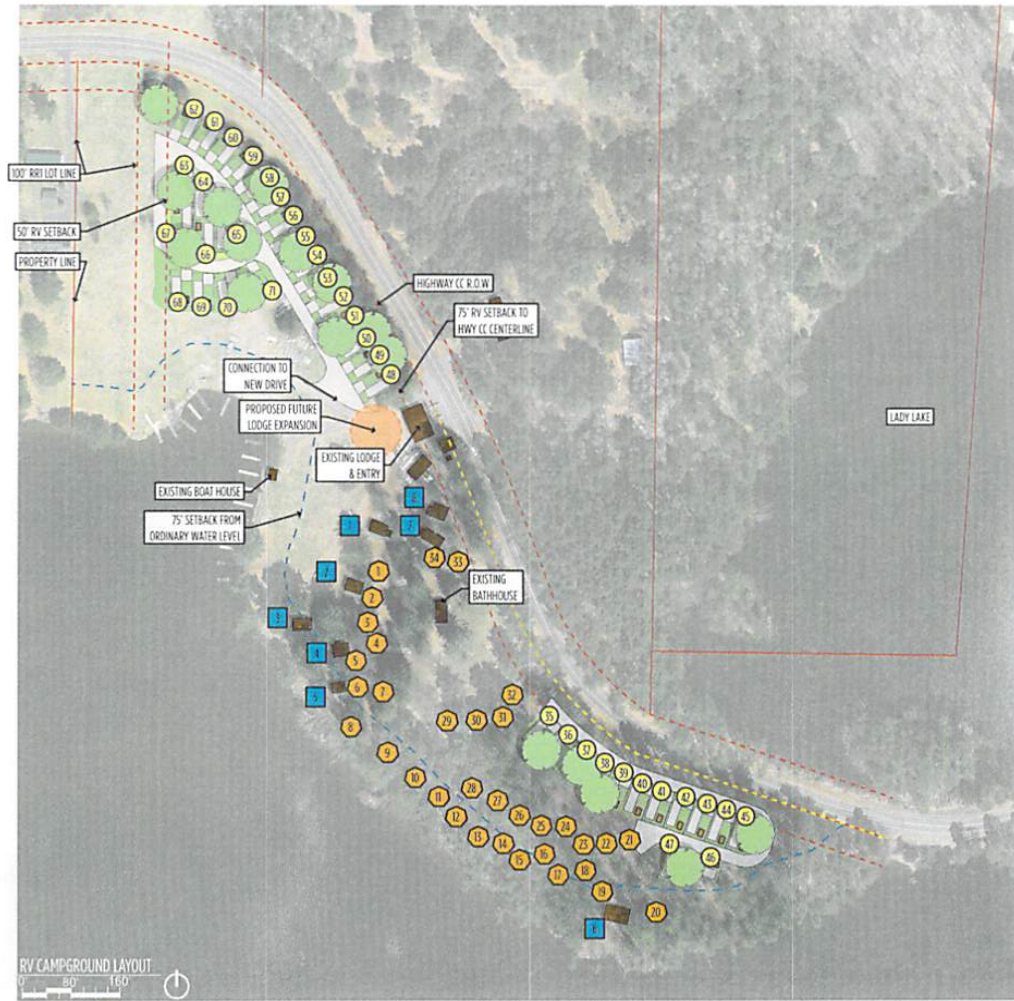
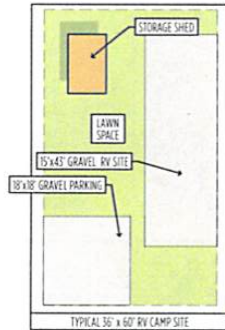
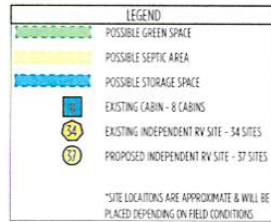
HISTORY [Expand All History](#) White=Current Parcels Pink=Retired Parcels

- Tax ID:** 15241 **PIN:** 57-012-2-40-07-14-4 02-000-000020 **Leg. PIN:** 012740144202 **Map ID:** .14.2
- Tax ID:** 15232 **PIN:** 57-012-2-40-07-14-3 01-000-000020 **Leg. PIN:** 012740143102 **Map ID:** .9.2
- Tax ID:** 15225 **PIN:** 57-012-2-40-07-14-2 04-000-000050 **Leg. PIN:** 012740142405 **Map ID:** .8.5
- Tax ID:** 15222 **PIN:** 57-012-2-40-07-14-2 04-000-000020 **Leg. PIN:** 012740142402 **Map ID:** .8.2
- Tax ID:** 43573 **PIN:** 57-012-2-40-07-14-2 04-000-000130 **Leg. PIN:** 012740142413

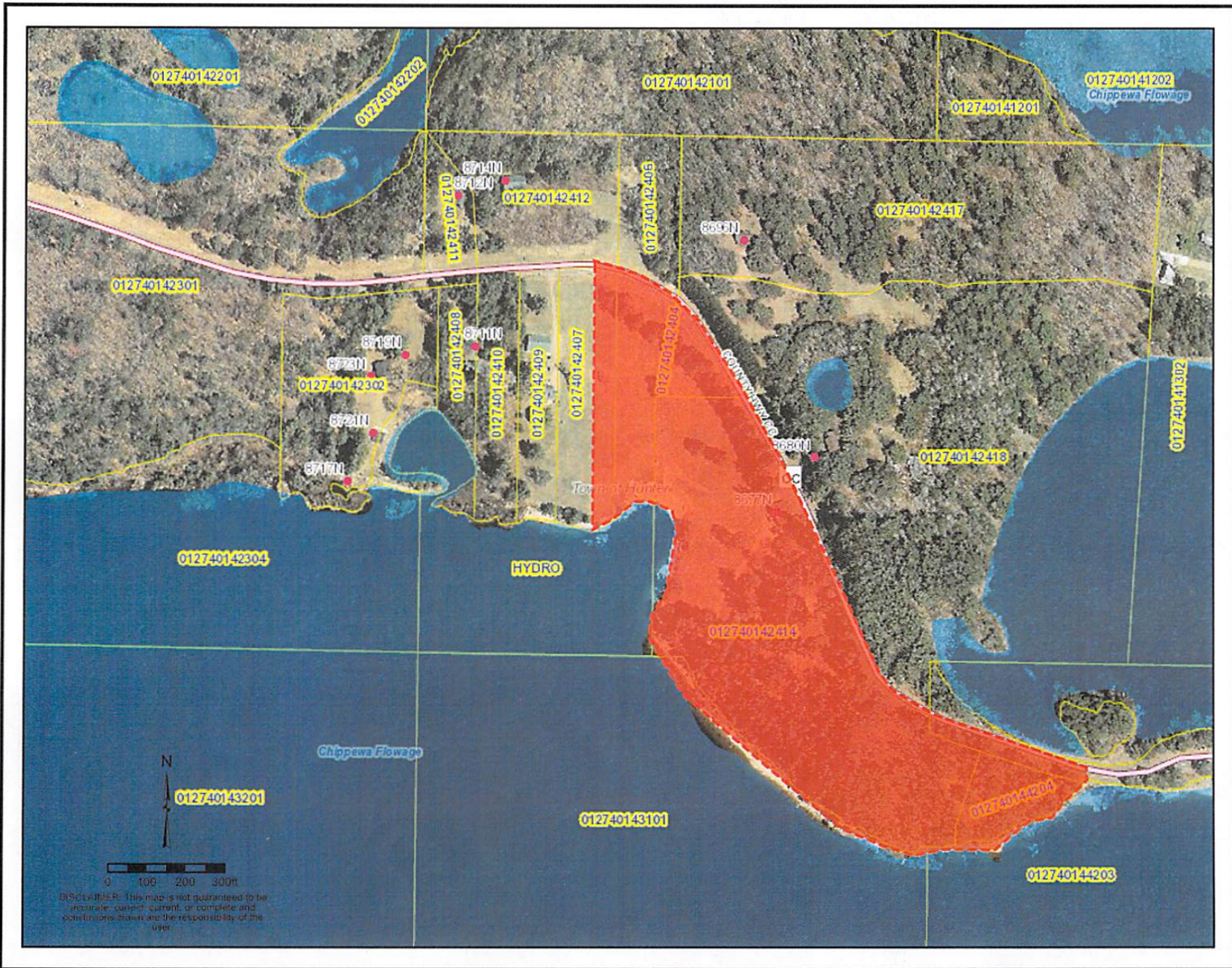
43575 This Parcel

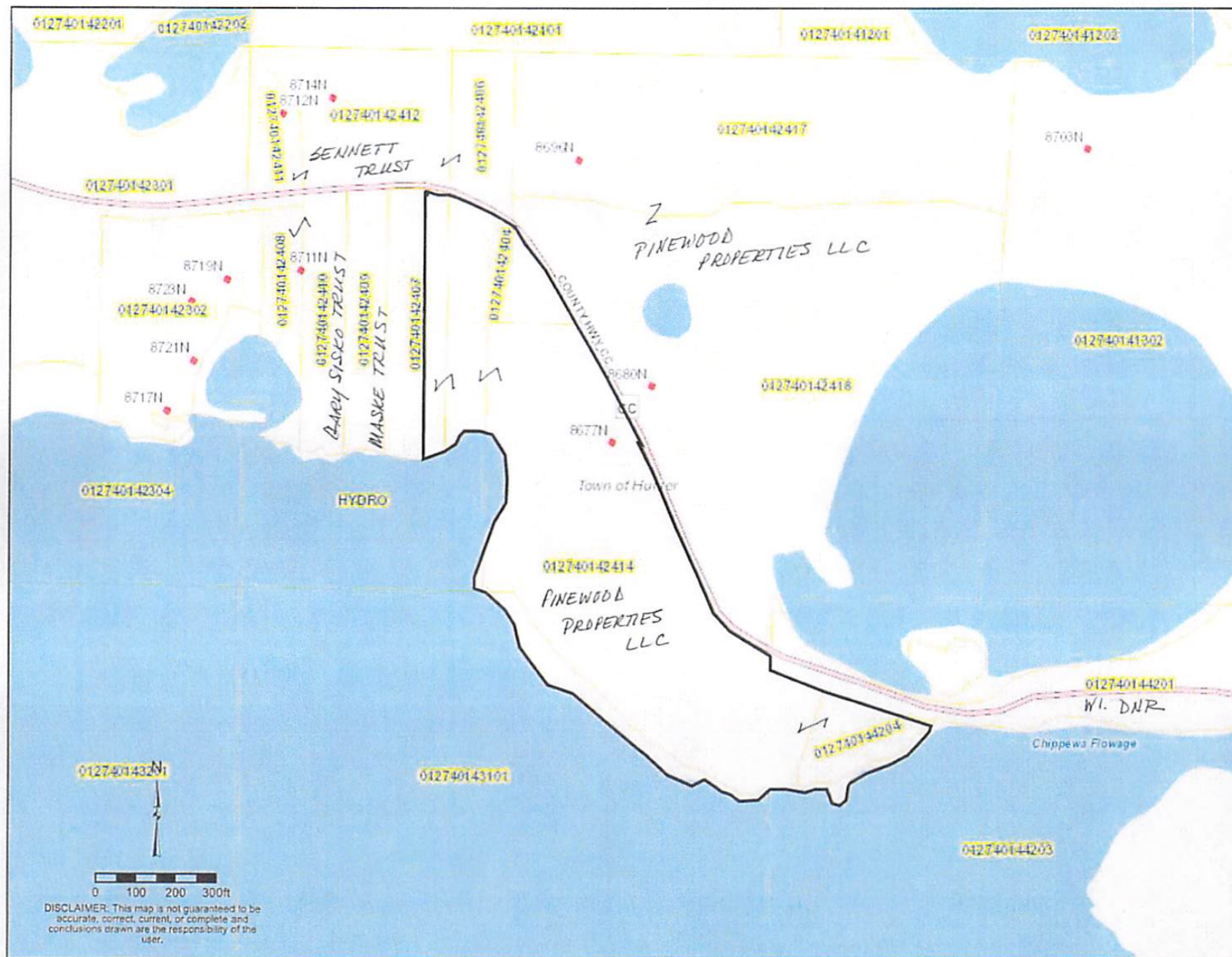
↑ Parents

↓ Children

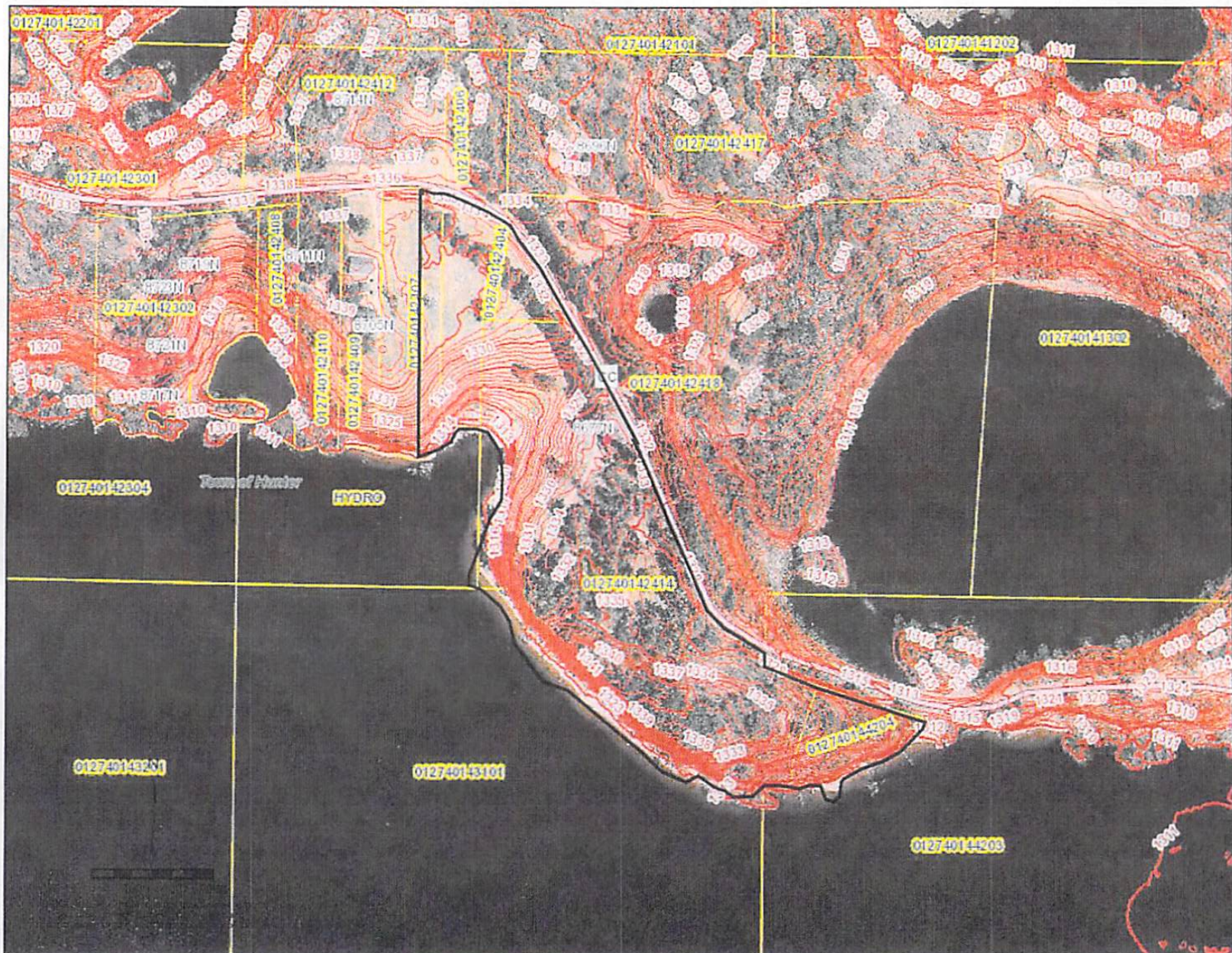


SISKO'S PINE POINT RESORT
8677 N COUNTY ROAD, HAYWARD, WI
PLANNING REVIEW • MARCH, 2021 rev.01
J. NEIL OS. OSSEN













Conditional Use Permit Request STAFF REPORT

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

File: # CUP 21-003

Applicant:

Bear Paw LLC
William Wallus
PO Box 309
Stone Lake, WI 54876



Property Location & Legal Description:

Town of Edgewater. Part of Government Lot 2; S04, T37N, R09W; Parcel #008-937-04-5207;
4.0 Total Acres; Zoned Residential/Recreational Two (RR-2)

Request: Permit desired for expansion of 8 additional campground sites in conjunction with RZN #19-019. This would be a total number of sites to 84 from the existing 76 sites permitted by previous CUPs. Total campground land area is approximately 11.96 acres.

Project History:

The applicant was approved a rezone for this parcel listed above in 2019. Per the rezone request it was proposed that the applicant would request for a campground expansion for additional 10 sites. The CUP is now being request but the applicant has reduced the number of request sites to 8 additional. The existing campground consists of 71 permitted seasonal sites and 5 overnight sites associated with the condominium form of ownership for a total of 76. 46 of these were with the initial campground with an additional 35 sites then amended to 30 sites on the southern portion of the campground which was permitted through a conditional use in 2017 CUP 17-014.

In 2019 when the property was granted additional rezoning of land of an additional 6 acres it was received with some contentious discussion. Looking at what was discussed from that case it was noted that in 1986 the first rezone was processed to RR-2. This initial rezone case was for the placement of a mobile home on this property. Somewhere between 1986 and 2000 the campground was formed. In 2000 a conditional use permit was granted for an additional 5 campsites on the property making the total of 41 seasonals and 5 overnight sites on the Condominium property. In 2017 the southern portion of the property was approved for a rezone and an additional 35 sites. The 35 sites were then later amended by the applicant to 30 sites.

There were comments received by The Zoning and Conservation Department that adjacent property owners were told that the campground would never expand further to the North. After reviewing the documents and files of record with this property and campground (specifically the rezone in 1986, 2017, and 2019 also the CUP in 2000 and 2017) no information was found to

support this. The Sawyer County Zoning & Conservation Administrator has urged those in opposition for any information pertaining to that claim and again being asked for the current request with nothing at this point submitted to our office.

Summary of Request:

The proposed 8 sites would be located on the northern side of the property. The site dimensions and locations are shown on the attached drawing and would be compliant with the current Sawyer County Zoning Ordinance for campgrounds. In conversations with the applicant they may be shifting site A1 & A2 further south as to save buildable area for a utility building in the future.

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 by Zoning Committee Members: (choose from list below)
(add or delete from list below)**

- 1 Must comply with Chapter ATCP 79 for Campground Regulations and all other applicable local, state or federal laws
- 2 No mobile homes allowed
- 3 All lighting must be downed lighting
- 4 Must follow all other requirement of Sawyer County Zoning Ordinance Section 6.6
- 5 A permanent manager or designee available 24 hours per day
- 6 No fireworks allowed
- 7 Quiet hours from 11 PM to 8 AM everyday
- 8 Must follow all DNR "pier planner" requirements for dock/pier placement.
- 9 No further campground expansion allowed on currently owned land. Condition may be waved if additional land is purchased.
- 10 Comply with all Town requirements and conditions.

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.

April 2016
5:30pm



Conditional Use Application # 21-003
Town of Edgewater

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: Bear Paw Resort

Address: 2270 Ol Hayes Rd Birchwood WI

Phone: 952-484-1590 Email: will@BPREsORT.com

Legacy PIN#: 008937045207 Zoned: RR2 Acreage: 14.45

Property Description: Bear Paw Resort 2270 Ol Hayes Road North Expansion

Permit desired for: See Attached - 8 addition campsites on North end of
Property - See Attached for Detail

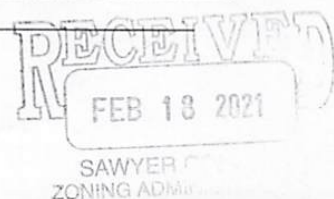
*Please Print & Sign (Property Owner)

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
Rev. 1/2021

Date of Public Hearing 4-16-2021



Jay and Zoning Department

Bear Paw Resort has been working in phases to restore and modernize our resort property since our purchase of it in 2018. Throughout the phases we have worked closely with Zoning, the Town Board and the Local neighbors to meet everyone's expectations. 2019 Bear Paw went thru and was approved the change status of moving from RR1 to RR2 including the identification of adding 10 new sites to the final phase of remodel and renovation. At this time Bear Paw would like to request the following CUP to start the project of adding 8 of the 10 sites for our 2021-2022 expansion. This will be the final expansion of campsites on the resort property proper bringing the total number of sites to 84 up from 76 we currently have. Attached is our original statement regarding what we identified in 2019 regarding the 10 new spots. After reviewing our plans, we have decided to add 8 sites vs the original 10 sites requested. See attached map. At this time we meet all the setback requirements needed to put in these additional sites.

We will be working closely with sanitation and our plumbing contractor to also improve the septic systems on the north end of the property by putting in sewer lines for a number of the current sites and removing the need for transfer tanks in some of the locations.

Please let me know what questions or concerns you have regarding our plan. Our goal is to have this project run in the same smooth process and execution as project goals we had when we did our south expansion.

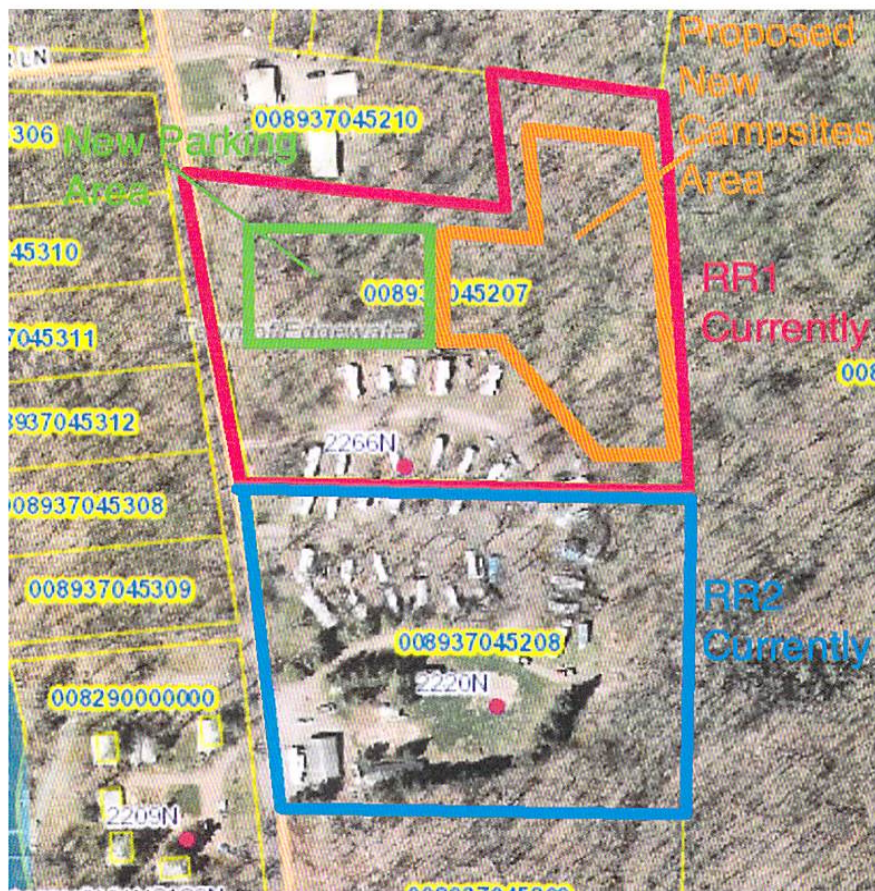
See attached

Will Wallus
Bear Paw Resort LLC
Blue Horseshoe Holdings
952-484-1590

Attachment Copy - RR1 – RR2 Statement from December 2019.

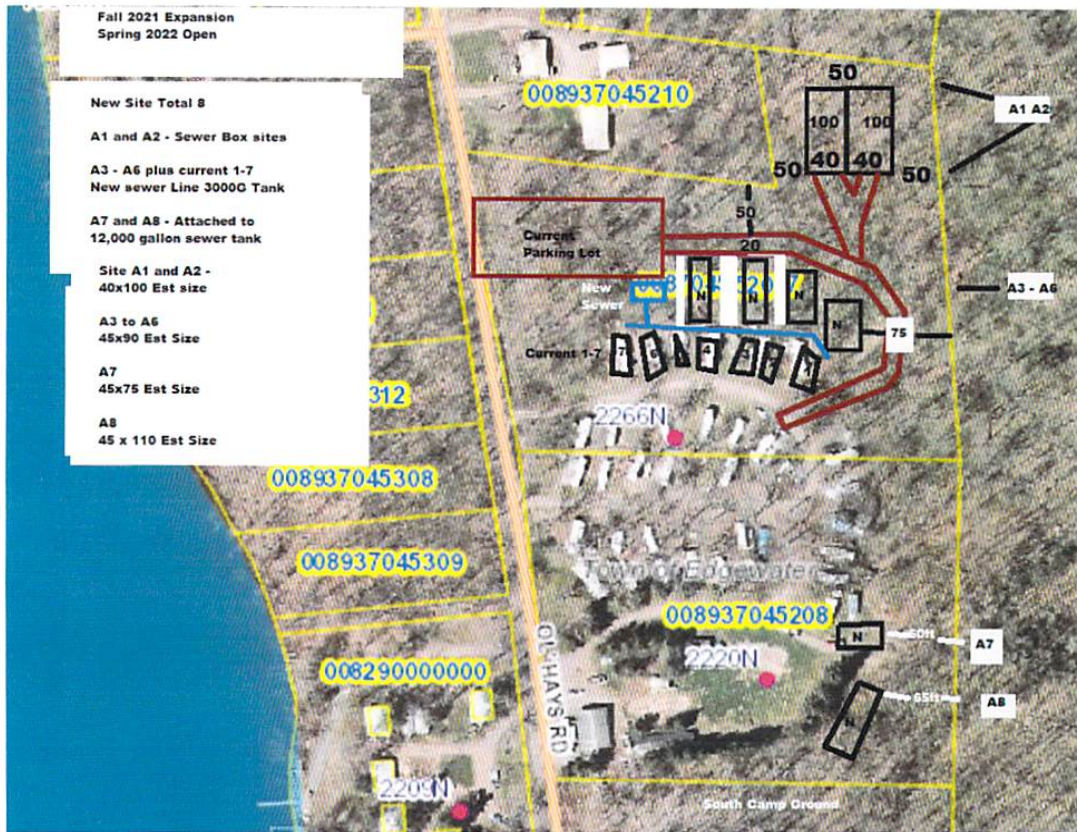
Currently the Bear Paw Resort Property is split into multiple sections under multiple zoning districts. Half of the resort is zoned RR1 (Northern Half) and half is Zoned RR2 (Southern Half).

Bear Paw is requesting that the northern portion of the property be re-zoned to RR2 to conform to the current zoning status of the southern property which is currently RR2.



RR1/RR2 Map plan November 2019

New 2021 -2022 Expansion Plan



Fall 2021 Expansion
Spring 2022 Open

New Site Total 8

A1 and A2 - Sewer Box sites

A3 - A6 plus current 1-7
New sewer Line 3000G Tank

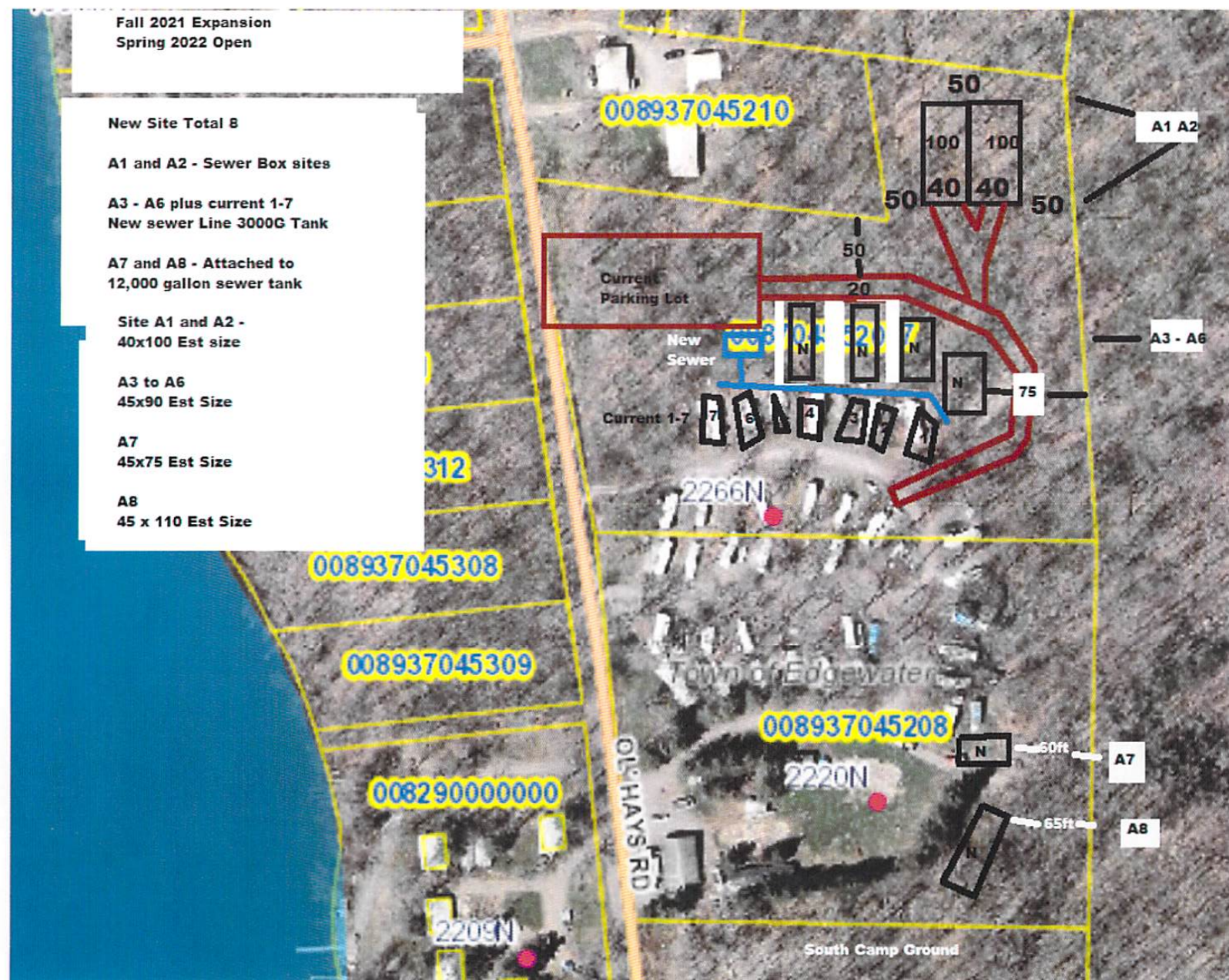
A7 and A8 - Attached to
12,000 gallon sewer tank

Site A1 and A2 -
40x100 Est size

A3 to A6
45x90 Est Size

A7
45x75 Est Size

A8
45 x 110 Est Size



Real Estate Sawyer County Property Listing

Today's Date: 3/1/2021

Property Status: **Current**

Created On: 2/6/2007 7:55:15 AM

Description

Updated: 4/24/2018

Tax ID:	8130
PIN:	57-008-2-37-09-04-5 05-002-000070
Legacy PIN:	008937045207
Map ID:	:2.7
Municipality:	(008) TOWN OF EDGEWATER
STR:	S04 T37N R09W
Description:	PRT GOVT LOT 2
Recorded Acres:	4.000
Calculated Acres:	4.945
Lottery Claims:	0
First Dollar:	No
Zoning:	(RR2) Residential/Recreational Two
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: 11/26/2018

WARRANTY DEED	
Date Recorded: 11/19/2018	415466
WARRANTY DEED	
Date Recorded: 6/4/2014	390684
WARRANTY DEED	
Date Recorded:	304945 WD823/410

Ownership

Updated: 11/26/2018

BEAR PAW LLC	STONE LAKE WI
---------------------	---------------

Billing Address:

BEAR PAW LLC
PO BOX 309
STONE LAKE WI 54876

Mailing Address:

BEAR PAW LLC
PO BOX 309
STONE LAKE WI 54876

Site Address

* indicates Private Road

N/A

Property Assessment

Updated: 6/16/2010

2021 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	4.000	16,500	0

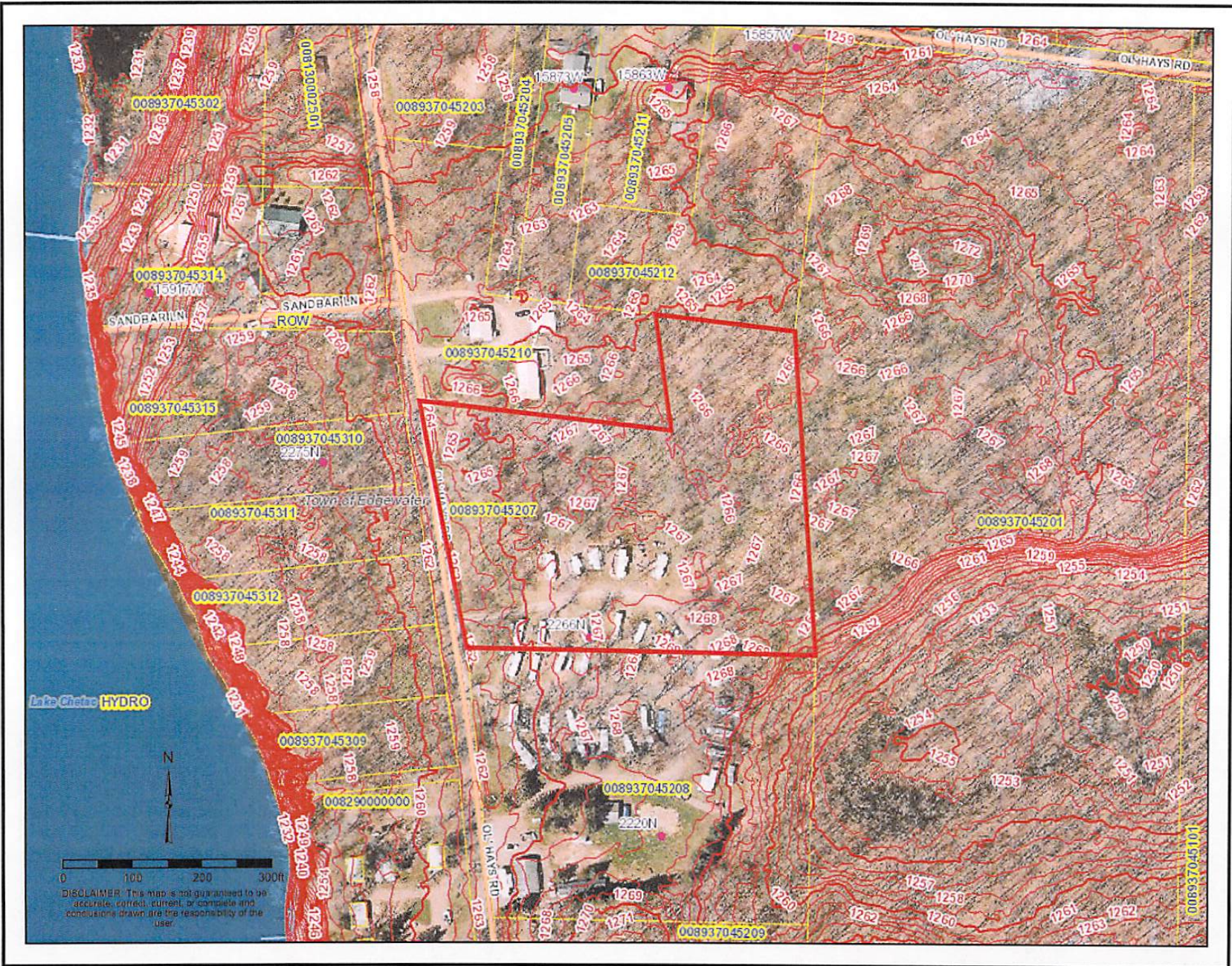
2-Year Comparison

	2020	2021	Change
Land:	16,500	16,500	0.0%
Improved:	0	0	0.0%
Total:	16,500	16,500	0.0%

Property History

N/A









Conditional Use Permit Request STAFF REPORT

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

File: # CUP 21-008

Applicant:

Brian & Katherine Rieckenberg
315 E Lasalle Ave
Barron, WI 54812

Property Location & Legal Description:

Town of Round Lake. The NE ¼ or the NE ¼, Part Government Lot 1, Part Government Lot 2, Lot 4 CSM 34/220 #8161; SA33, T41N, R07W; Parcel #024-741-33-1103; Property Zoned Forestry One (F-1) and Residential/Recreational Two (RR-2.)

Request: The request is for Island Development subject to Section 4.4 (2) of the Sawyer County Shoreland-Wetland Protection Ordinance. The proposed structure(s) are to be an approximately 24' x 36' cabin with small loft area, porch, and smaller shed/accessory structure. The final plans for the building(s) have not been approved yet but this would still require a Land Use Permit from Sawyer County Zoning if a CUP is granted.

Project History & Summary of Request

As per Section 4.4 of the Sawyer County Zoning Shoreland-Wetland Protection Ordinance this type of island development request requires the prior granting of a CUP. The applicant has met all of the other conditions as specified for island development including a vacant main land access point, plans for a non-plumbing sanitation device, meeting all other applicable setback requirements. In conversations with the applicant it was discovered that there is also a bald eagle nest tree also on the island. In due-diligence by the applicant they have also been granted a U.S. Fish and Wildlife Service "Short-Term Eagle Incidental Take Permit". The Sawyer County Zoning Department has a copy of this permit but it is up to the owner and the U.S. Fish & Wildlife Service to abide by the conditions as set forth in said permit.

Additional information for Conditional Use Permits:

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

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

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

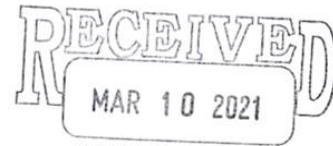
- 1 Fire number must be obtained on mainland access parcel for island development.
- 2 Must comply with all other Town, County, State, and Federal regulation including but not limited to condition as set forth in "Short-Term Eagle Incidental Take Permit"
- 3 Land Use Permit required for island structures.

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

Conditional Use Application # 21-008
Town of Round Lake

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

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

Owner: Brian Rieckenberg
Address: 315 E. LaSalle Ave Barron, Wis 54812
Phone: 715-651-2469 Email: K Rieckenberg
Legacy PIN#: 57-024-2-41-07-33-101 Zoned: R2 Acreage: 1.2 Acres
Property Description: Lot 4 of ESM #8161 Vol 34 Page 220
Together with Lot 1 of ESM #8146 Vol 34 Page 183

Permit desired for: Island Development; Sawyer County Shoreland Ordinance Section 4.4 (2).

See Attached information
off grid cabin built in natural elements/compost toilet
outdoor toilet, only for personal use
Brian Rieckenberg Brian Rieckenberg
*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.

Agent: Name, Address, Phone & Email

(Rev. 1/2021) Fee \$350.00

Date of Public Hearing May 21, 2021

4.4 Island Development

- a) we have a legally created mainland lot to attach to island
- c No development will be on Allen Lot Lot 1 BSM # 8146
- d) There are (2) island lots for (1) mainland lot
- (e) No cutting will be done on Island except down and dead trees

4.5 NO WELL

NO sewer
NO electric.
NO insulation
only used Spring/Summer/Fall

5. Lot is 12+ Acres

NO driveway
NO Garage
NO Blacktop
NO multiple dwellings

5.2 Lot size consists of 12 Acres

- 6.0 Set back will be 125'
No wetlands
- 6.2 NO Boathouses
- 6.4 NO Floodplain
Structure is 15-20' above
high water mark
- 7.2 Buffer zone will be
2800' of shoreline untouched
- 8.0 NO major excavating
NO grading
Bare ground will be
the holes dug for footings
- 9.2 NO Impervious surface
- 9.6 NO existing Impervious surface
10. Height No higher than 22 feet
NO fences

11 No Nonconforming use

11:30 NO existing structure

12. Mitigation

(1) only putting in posts

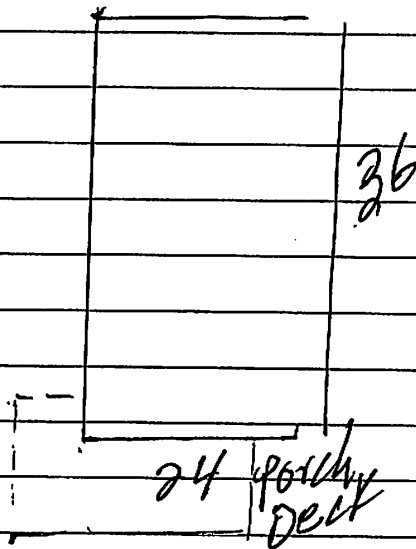
NO excavating

Natural ground will

stay in place

Natural setting not being
changed

Structure no Larger Than 1200'



Real Estate Sawyer County Property Listing

Today's Date: 3/5/2021

Property Status: Current

Created On: 8/25/2016 10:49:10 AM

**Description**

Updated: 3/13/2020

Tax ID:	42526
PIN:	57-024-2-41-07-33-1 01-000-000030
Legacy PIN:	024741331103
Map ID:	
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S33 T41N R07W
Description:	NENE, PRT GOVT LOT 1, PRT GOVT LOT 2, LOT 4 CSM 34/220 #8161
Recorded Acres:	56.370
Calculated Acres:	56.368
Lottery Claims:	0
First Dollar:	No
Waterbody:	Callahan/Mud Lake
Zoning:	(F-1) Forestry One (RR2) Residential/Recreational Two
ESN:	404

**Tax Districts**

Updated: 8/25/2016

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

**Recorded Documents**

Updated: 3/13/2020

QUIT CLAIM DEED	
Date Recorded: 7/28/2017	407844
COVENANTS	
Date Recorded: 8/24/2016	402634
CERTIFIED SURVEY MAP	
Date Recorded: 8/24/2016	402633
NOTE	
Date Recorded: 2/16/2016	
SPECIAL WARRANTY DEED	
Date Recorded: 3/6/2015	394615
SHERIFFS DEED	
Date Recorded: 6/4/2014	390694
QUIT CLAIM DEED	
Date Recorded: 3/24/2005	329281

**Ownership**

Updated: 3/13/2020

BRIAN R & KATHERINE A RIECKENBERG BARRON WI**Billing Address:**

BRIAN R & KATHERINE A RIECKENBERG
315 E LASALLE AVE
BARRON WI 54812

Mailing Address:

BRIAN R & KATHERINE A RIECKENBERG
315 E LASALLE AVE
BARRON WI 54812

**Site Address**

* indicates Private Road

N/A

**Property Assessment**

Updated: 7/16/2019

2021 Assessment Detail

Code	Acres	Land	Imp.
G5-UNDEVELOPED	44.000	100	0
G6-PRODUCTIVE FOREST	12.370	72,600	0

2-Year Comparison

	2020	2021	Change
Land:	72,700	72,700	0.0%
Improved:	0	0	0.0%
Total:	72,700	72,700	0.0%

**Property History**

Parent Properties	Tax ID
57-024-2-41-07-33-1 01-000-000020	42525

HISTORY [Expand All History](#)

White=Current Parcels

Pink=Retired Parcels

- Tax ID:** 26183 **Pin:** 57-024-2-41-07-33-5 05-002-000010 **Leg. Pin:** 024741335201 **Map ID:** :2.1
Tax ID: 42239 **Pin:** 57-024-2-41-07-33-5 05-002-000030 **Leg. Pin:** 024741335203
Tax ID: 26182 **Pin:** 57-024-2-41-07-33-5 05-001-000010 **Leg. Pin:** 024741335101 **Map ID:** :1.1
Tax ID: 26148 **Pin:** 57-024-2-41-07-33-1 01-000-000010 **Leg. Pin:** 024741331101 **Map ID:** :1.1
Tax ID: 42525 **Pin:** 57-024-2-41-07-33-1 01-000-000020 **Leg. Pin:** 024741331102

42526

This Parcel

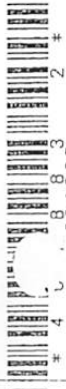


Parents



Children





401883
PAULA CHISSER
REGISTER OF DEEDS SAWYER COUNTY, WI
07/07/2016 01:05PM
REC FEE: 30.00

PAGES 2

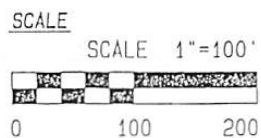
lot connects to 10 acre Island Lot

CERTIFIED SURVEY MAP PART OF CSM#891 VOLUME 5 PAGE 12, ALL OF LOT 1 OF CSM#7556 VOLUME 30, PAGE 142, ALL IN A PART OF GOVERNMENT LOT 1 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 7 WEST, TOWN OF ROUND LAKE, SAWYER COUNTY, WISCONSIN.



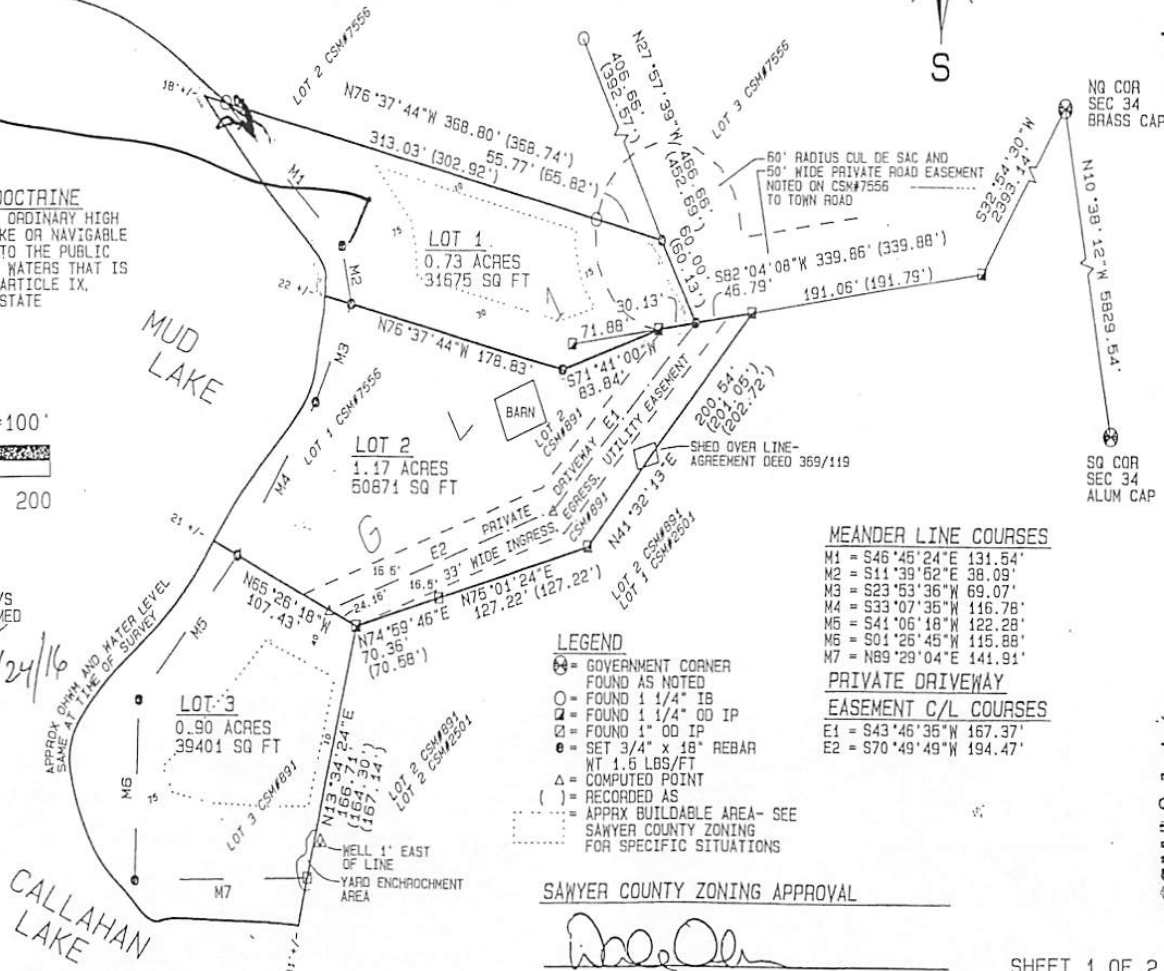
PG 183
VOL 34

PUBLIC TRUST DOCTRINE
ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.



BEARING REFERENCE
BEARINGS REFERENCED TO THE N/S QTR LINE OF SECTION 34, ASSUMED BEARING OF N40°38'12"W

Muhl e cl 4/24/16



- LEGEND**
- ⊙ = GOVERNMENT CORNER FOUND AS NOTED
 - = FOUND 1 1/4" IR
 - = FOUND 1 1/4" OD IP
 - ⊖ = FOUND 1" OD IP
 - ⊙ = SET 3/4" x 18" REBAR NT 1.5 LBS/FT
 - Δ = COMPUTED POINT
 - () = RECORDED AS
 - () = APPRX BUILDABLE AREA- SEE SAWYER COUNTY ZONING FOR SPECIFIC SITUATIONS

- MEANDER LINE COURSES**
- M1 = S46°45'24"E 131.54'
 - M2 = S11°39'52"E 38.09'
 - M3 = S23°53'36"W 69.07'
 - M4 = S33°07'36"W 116.78'
 - M5 = S41°06'18"W 122.28'
 - M6 = S01°25'45"W 115.88'
 - M7 = N89°29'04"E 141.91'
- PRIVATE DRIVEWAY EASEMENT C/L COURSES**
- E1 = S43°46'35"W 167.37'
 - E2 = S70°49'49"W 194.47'

SAWYER COUNTY ZONING APPROVAL

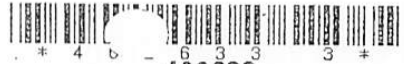
Dale Olson
Dale Olson

SHEET 1 OF 2

CSM# 8146

Valerie

RL2



402633

PAULA CHISSER
REGISTER OF DEEDS SAWYER COUNTY, WI
08/24/2016 11:15AM
REC FEE: 30.00

CERTIFIED SURVEY MAP

THE NE/NE, GOVERNMENT LOT 1,
AND PART OF GOVERNMENT LOT 2 OF SECTION 33,
TOWNSHIP 41 NORTH, RANGE 7 WEST, TOWN OF
ROUND LAKE, SAWYER COUNTY WISCONSIN.

PAGES 3

NOTE

THIS SURVEY DEFINES ALL OF THE LAND DESCRIBED IN DEED DOC#394615.
IT IS INTENDED THAT ANY INTEREST IN SUBMERGED OR OVERFLOWED LANDS
PASS WITH DEED TO LOT 4 AND 5 OF THIS SURVEY.



SAWYER COUNTY ZONING APPROVAL

DALE OLSON, ZONING ADMINISTRATOR

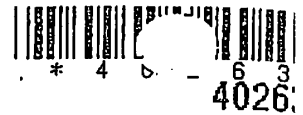
CSM# 8161

402633 1 of 3

NOTE
SEE SECTION SUBDIVISION
DATA ON SHEET 2 OF 3

SHEET 1 OF 3

VOL 34 PG 220



PAULA CHI
REGISTER OF DEEDS SA
08/24/2016
REC FEE:

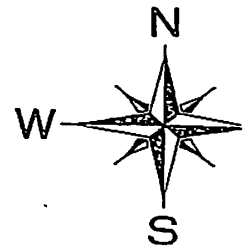
CERTIFIED SURVEY MAP

THE NE/NE, GOVERNMENT LOT 1,
AND PART OF GOVERNMENT LOT 2 OF SECTION 33,
TOWNSHIP 41 NORTH, RANGE 7 WEST, TOWN OF
ROUND LAKE, SAWYER COUNTY WISCONSIN.

NOTE

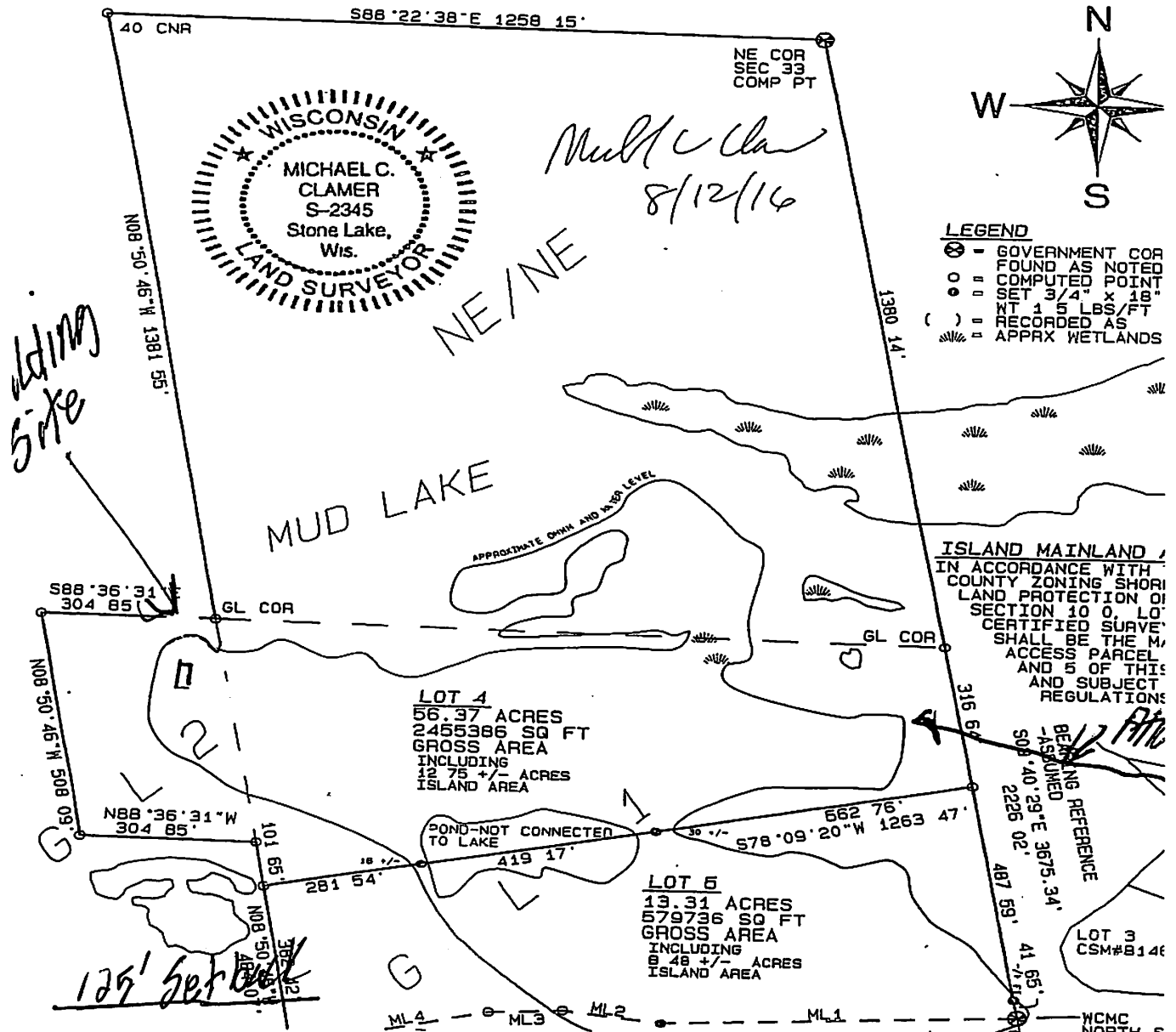
THIS SURVEY DEFINES ALL OF THE LAND DESCRIBED IN DEED DOC#394615.
IT IS INTENDED THAT ANY INTEREST IN SUBMERGED OR OVERFLOWED LANDS
PASS WITH DEED TO LOT 4 AND 5 OF THIS SURVEY.

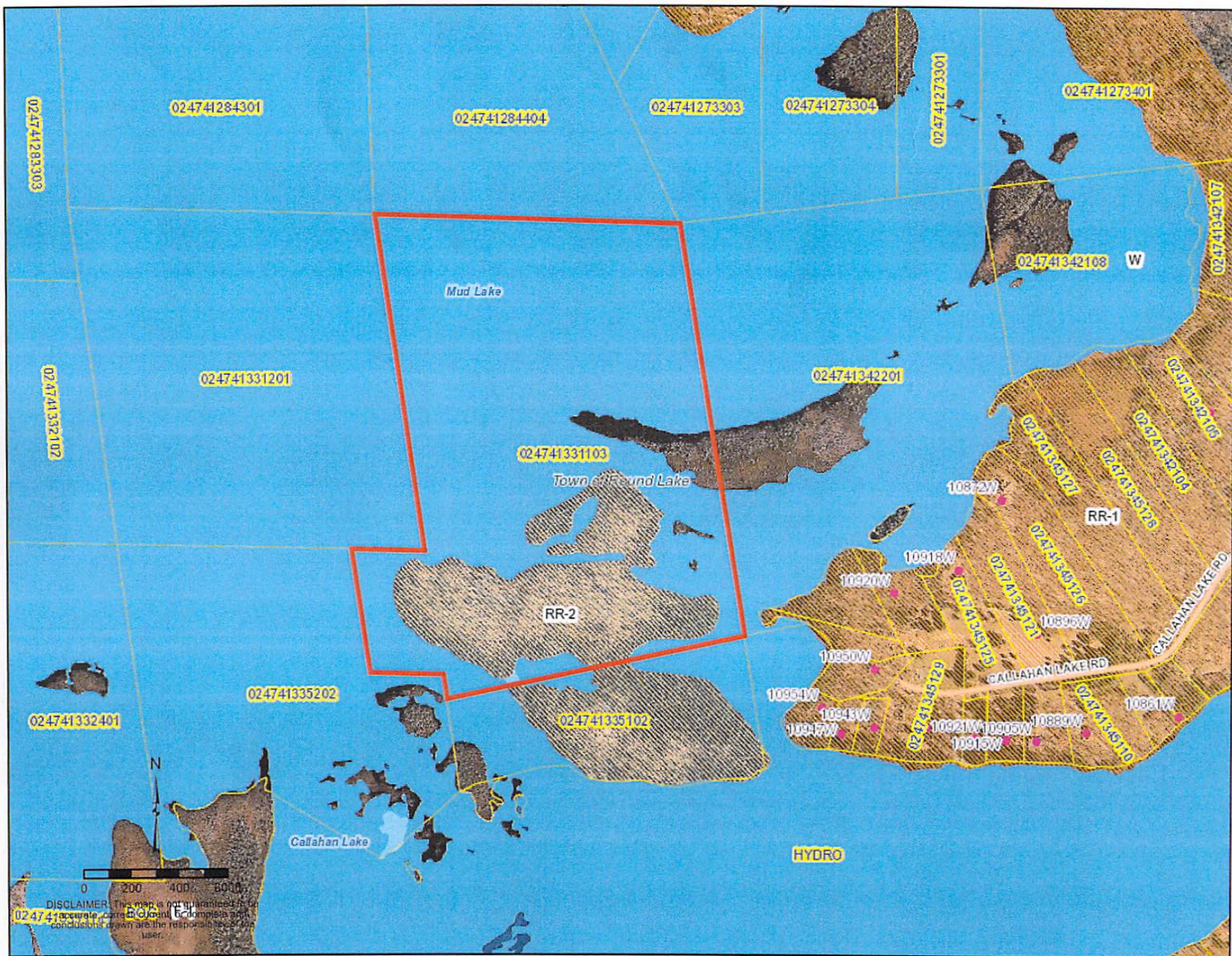
PAGES



LEGEND

- ⊗ = GOVERNMENT COR
FOUND AS NOTED
- = COMPUTED POINT
- = SET 3/4" x 18"
- () = RECORDED AS
- ▨ = APPRX WETLANDS







Conditional Use Permit Request STAFF REPORT

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

File: # CUP 21-009

Applicant:

Scott & Melanie Mercier
16008 Hwy D
Cornell, WI 54732

Property Location & Legal Description:

Part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Lot 6 CSM 26/126 #6879; Parcel #014-842-16-2106; S16, T42N, R08W; 2.44 Total Acres; Zoned Residential/Recreational One (RR-1).

Request: Permit request desired for a 36'x56' Accessory Building on vacant property, as per Sawyer County Zoning Ordinance Section 4.26 (1) The construction of a single accessory structure on vacant property may be allowed under this subsection by Conditional Use with mandatory conditions required on approval.

4.26(1)....The construction of accessory buildings on vacant property may only be allowed by Conditional Use with Town and Zoning Committee Approval. Granting of a Conditional Use will require within 3 years for a principal dwelling Land Use Permit to be applied for and the principal dwelling to be built within the permit time frame on the same parcel. Failure to build principal dwelling will result in citation and order for removal of accessory structure.

Project History & Summary of Request

As per conversations with the applicants the Conditional Use Permit is being requested to first build the pole shed on the property prior to building the principal dwelling. This shed will be used for storage of personal equipment, tools, and materials needed while building the home within the next few years. Proposed shed is to meet all other County Zoning setback and use requirements.

Additional information for Conditional Use Permits:

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

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

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

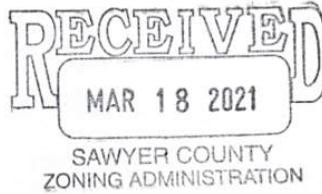
- 1 Land Use Permit is required and applied for accessory structure(s) within 1 year from the date of Zoning Committee decision.
- 2 Land Use Permit is required and applied for principal structure within 3 years from date of Zoning Committee decision. Failure to apply will result in citation with potential order for removal of accessory building.
- 3 Proposed accessory structure must meet all other Sawyer County Zoning & Conservation requirements and be compliant with all other State & Federal Laws
- 4 Size of proposed (pole shed) not to exceed 36' x 56'.
- 5 Fire number must be obtained with issuance of Land Use Permit for Accessory Structure.

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 # 21-009
Town of Lentoot

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: Scott and Melanie Mercier

Address: 16008 Hwy D Cornell WI 54732

Phone: 715-828-2966 Email: mercierscott96@gmail.com

Legacy PIN#: 014-842-16-2106 Zoned: RR-1 Acreage: 2.44

Property Description: RT NEW Lot 6 CSM 26/126 # 6879

Permit desired for: 36x56 Pole shed to be built on Vacant
Property pursuant to 17.2 (B)(18),
SECTION 4.26(1)

Scott and Melanie Mercier Scott Mercier Melanie Mercier
*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
Rev. 1/2021

Date of Public Hearing May 21, 2021

Real Estate Sawyer County Property Listing

Today's Date: 3/18/2021

Property Status: Current

Created On: 2/6/2007 7:55:29 AM

Description	Updated: 10/21/2016
Tax ID:	16911
PIN:	57-014-2-42-08-16-2 01-000-000060
Legacy PIN:	014842162106
Map ID:	.5.6
Municipality:	(014) TOWN OF LENROOT
STR:	S16 T42N R08W
Description:	PRT NENW LOT 6 CSM 26/126 #6879
Recorded Acres:	2.440
Lottery Claims:	0
First Dollar:	No
Zoning:	(RR1) Residential/Recreational One
ESN:	400

Tax Districts	Updated: 2/6/2007
1	State of Wisconsin
57	Sawyer County
014	Town of Lenroot
572478	Hayward Community School District
001700	Technical College

Recorded Documents	Updated: 10/17/2012
WARRANTY DEED	
Date Recorded: 8/19/2019	419385
WARRANTY DEED	
Date Recorded: 1/16/2019	416210
WARRANTY DEED	
Date Recorded: 10/1/2012	381014
CERTIFIED SURVEY MAP	
Date Recorded: 10/11/2004	325729

Ownership	Updated: 9/5/2019
SCOTT J & MELANIE A MERCIER	CORNELL WI

Billing Address:	Mailing Address:
SCOTT J & MELANIE A MERCIER	SCOTT J & MELANIE A MERCIER
16008 COUNTY HWY D	16008 COUNTY HWY D
CORNELL WI 54732	CORNELL WI 54732

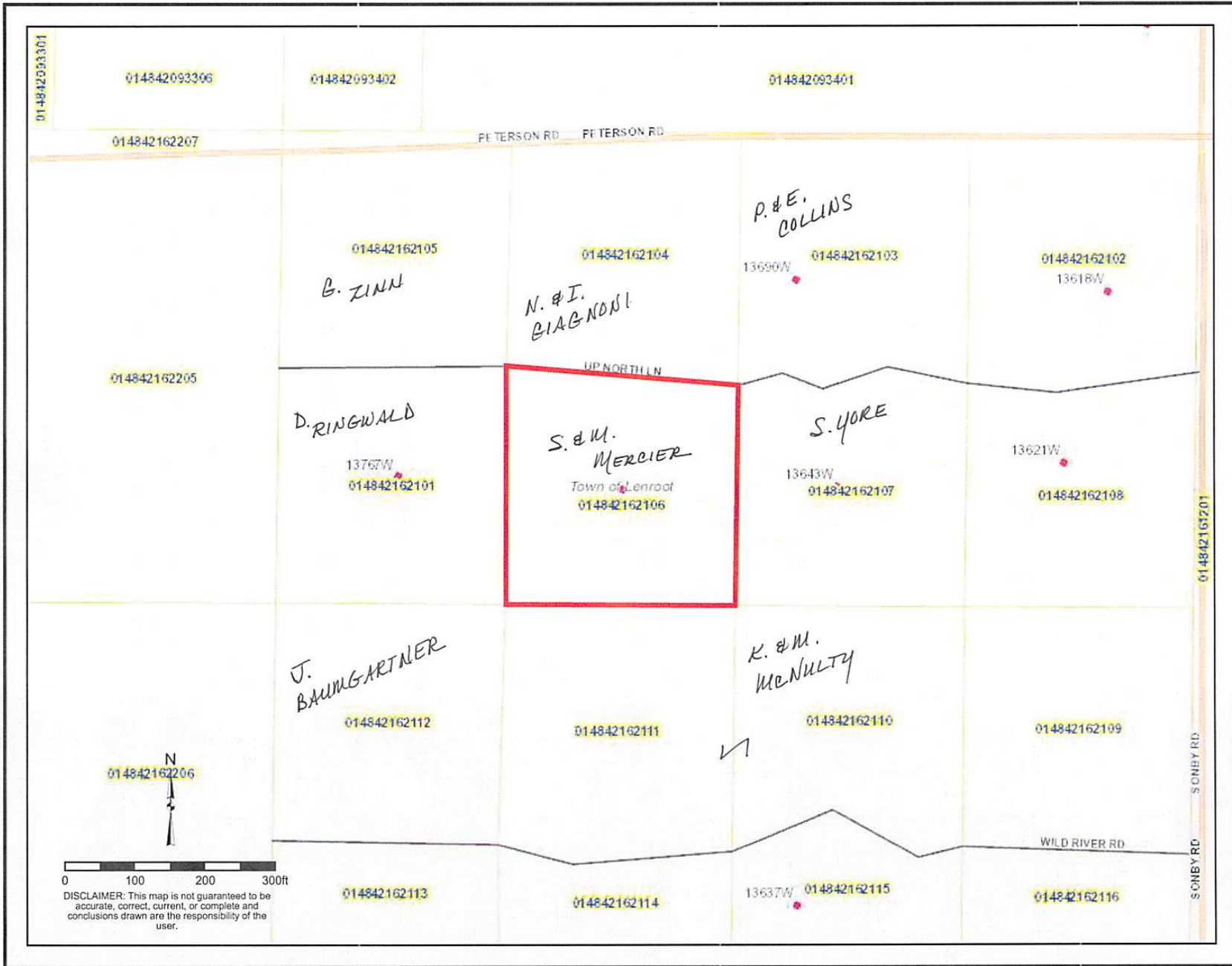
Site Address	* indicates Private Road
13711W UP NORTH LN *	HAYWARD 54843

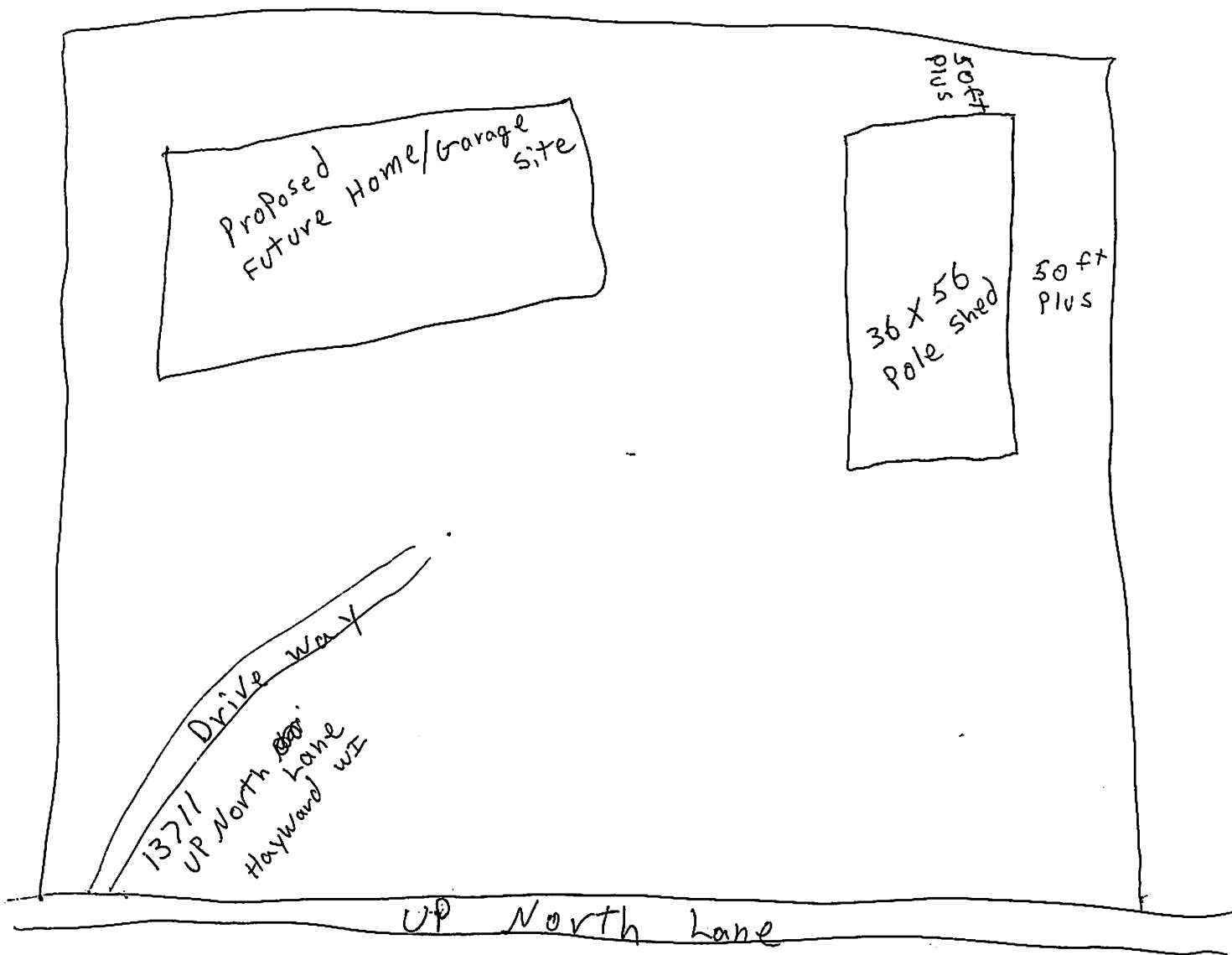
 **Property Assessment**

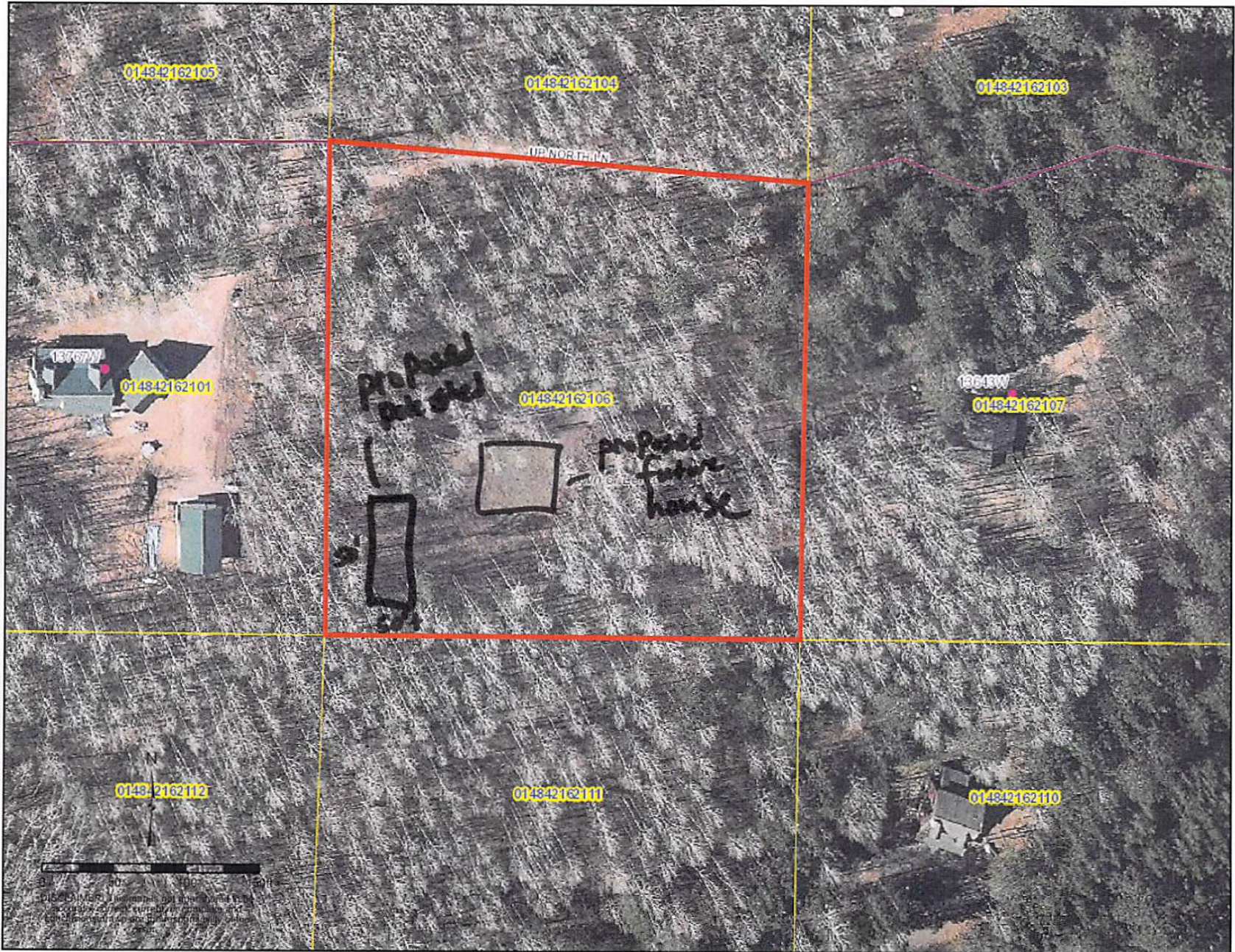
Updated: 9/26/2014

2021 Assessment Detail			
Code	Acres	Land	Imp.
G1-RESIDENTIAL	2.440	16,200	0
2-Year Comparison			
	2020	2021	Change
Land:	16,200	16,200	0.0%
Improved:	0	0	0.0%
Total:	16,200	16,200	0.0%

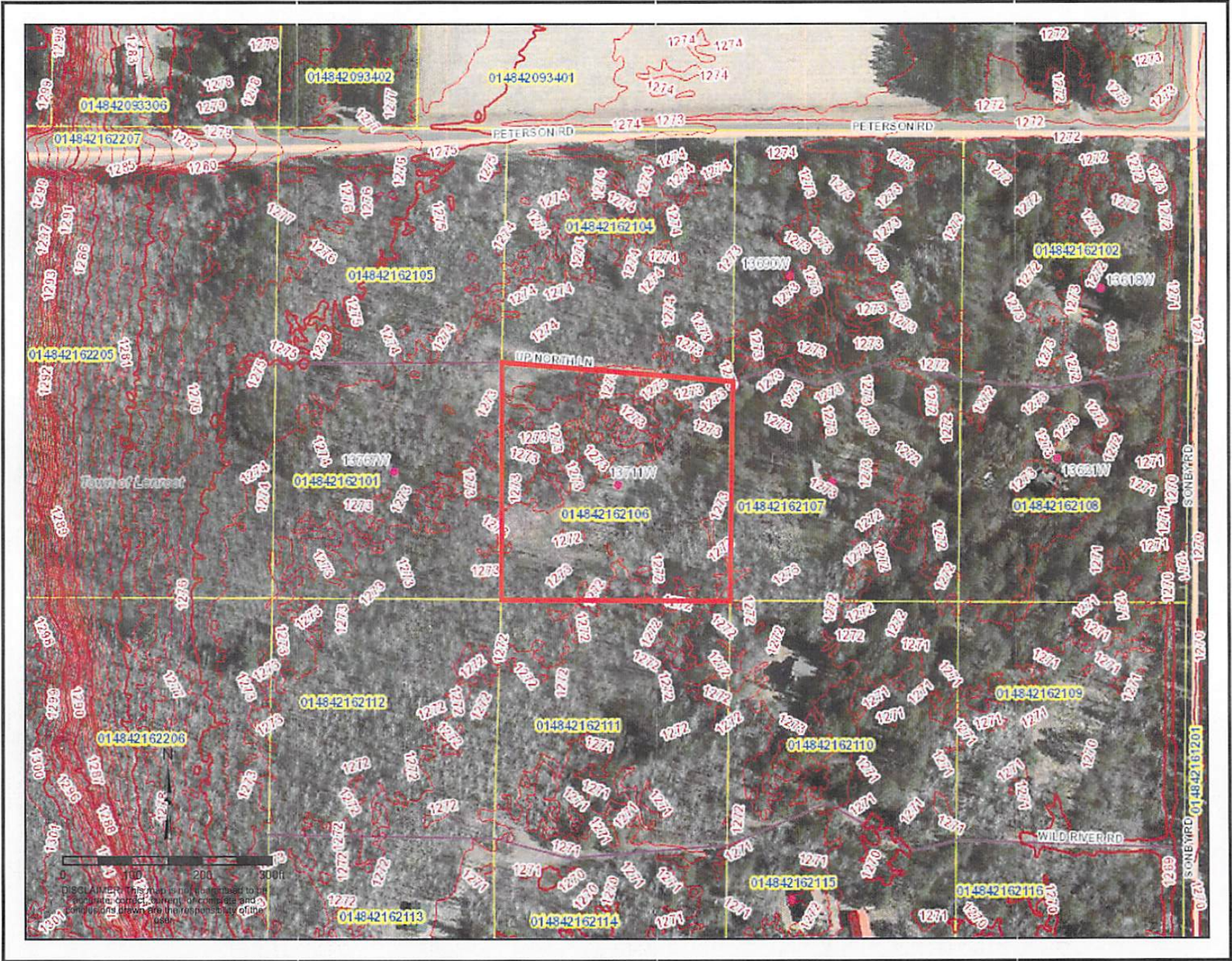
Property History
N/A











Conditional Use Permit Request STAFF REPORT

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

File: # CUP 21-010

Applicant:

James Sorboro & Karla Gluek
4915 Arden Ave
Edina, MN 55424



Property Location & Legal Description:

Town of Round Lake. Part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, CSM 6/344 #1298; Parcel #024-741-20-1306; S20, T41N, T07W; 1.99 Total Acres; Zoned Residential/Recreational One (RR-1).

Request: Permit desired for a 28'x40' accessory building on vacant property subject to 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. Primary Dwelling is located at 10736N Clear Lake Drive.

Project History & Summary of Request

The applicant is requesting to build a 24' x 40' accessory structure on a vacant parcel across the Town Road per Section 4.26(2) of the Sawyer County Zoning Ordinance. There may be the ability to construct this size structure on the lake side parcel however it would require a larger grading project due to existing slopes. Also, per Section 4.26(2)(b) lakefront parcels may be allowed an exemption from Section 4.26(2)(a) if Town and Zoning Committee determines in their Finding of Fact that placement of accessory structure on an adjacent parcel divided by a public roadway that does not contain the principal structure lessens the impact of impervious surface runoff to the lake. By placing this structure on the back side of clear lake road the proposed dwelling would be located approximately 240' away from the lake and would lessen impervious surface impacts to the lake. Parcel is already 1 existing lot so no deed restriction is needed for a potential approval.

Additional information for Conditional Use Permits:

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

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

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

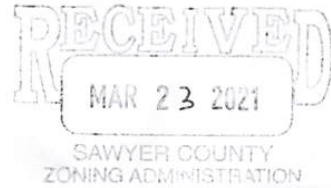
- 1 No habitable area is allowed in this structure.
- 2 No commercial use or operation allowed in structure.
- 3 Size of proposed accessory structure not to exceed 28' x 40'
- 4 Must follow all other County, State, Federal regulations/laws including also abiding by Town of Round Lake Conditions as specified from Town Board Meeting.

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 # 21-010
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: James Sorboro

Address: 10736 N Clear Lake Drive, Hayward 55483

Phone: 612 251-4692 (cell) Email jim_sorboro@msn.com

Legacy PIN#: 024741201306 Zoned: Residential Acreage: 1.99

Property Description: PRT SWNE CSM 6/344 #1298, S 20, T 41N, R 07W;
TAX ID # 25638

Permit desired for: 4.26 (2) accessory structure across a town
road, 28' x 40' accessory building


*Please Print & Sign (Property Owner)

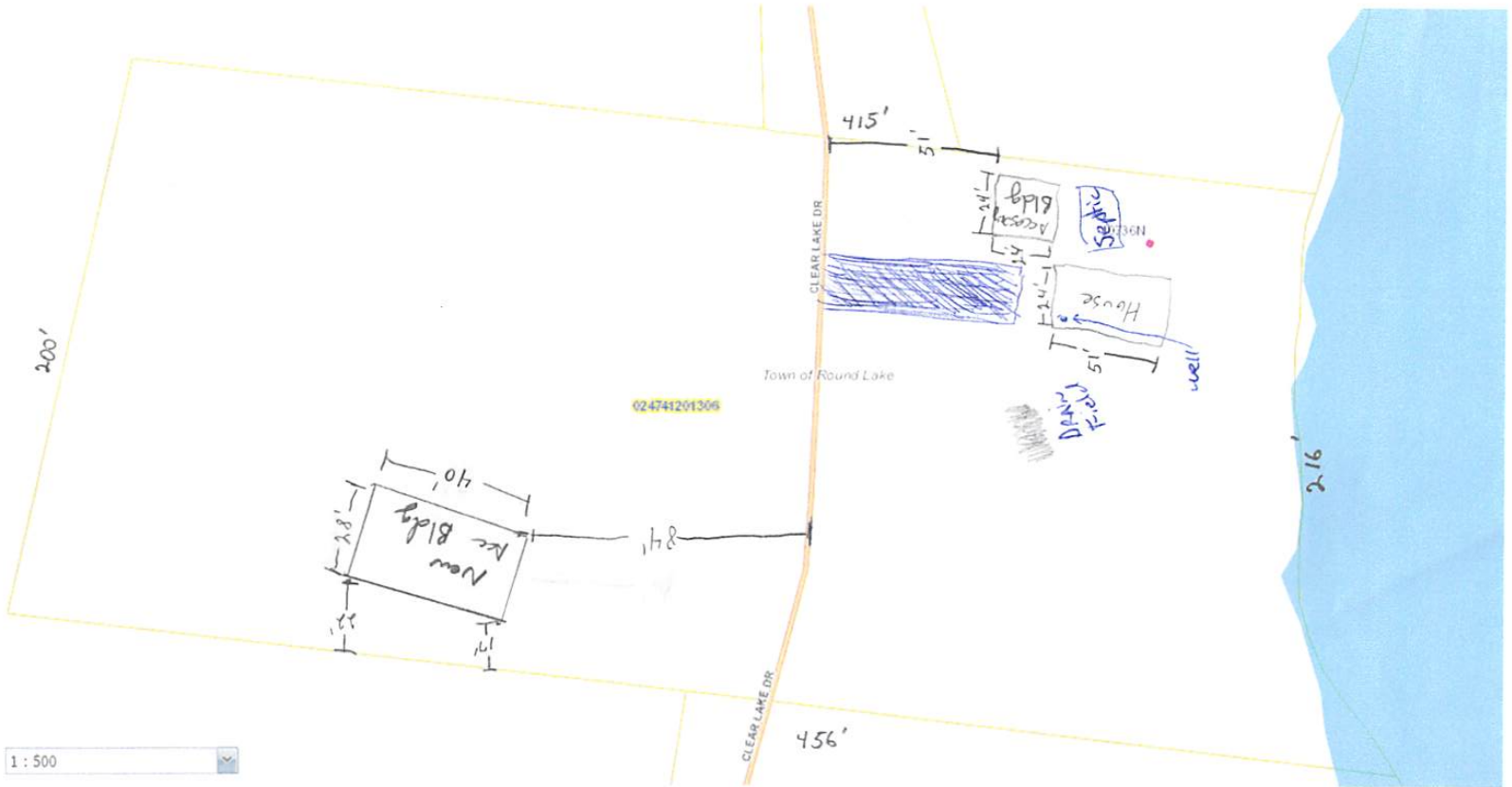
The above hereby make application for a conditional use. The above certify that the listed information and intentions are true and correct. The above person(s) hereby give permission for access to the property for onsite inspections by Sawyer County Zoning staff.

Agent: Name, Address, Phone & Email

(Rev. 1/2021) Fee \$350.00

Date of Public Hearing May 21, 21-010

North



Real Estate Sawyer County Property Listing

Today's Date: 3/24/2021

Property Status: Current

Created On: 2/6/2007 7:55:43 AM

**Description**

Updated: 1/25/2017

Tax ID:	25638
PIN:	57-024-2-41-07-20-1 03-000-000060
Legacy PIN:	024741201306
Map ID:	.3.6
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S20 T41N R07W
Description:	PRT SWNE CSM 6/344 #1298
Recorded Acres:	1.990
Calculated Acres:	1.736
Lottery Claims:	0
First Dollar:	Yes
Waterbody:	Clear Lake
Zoning:	(RR1) Residential/Recreational 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: 6/14/2012

WARRANTY DEED
Date Recorded: 6/8/2012
379079

**Ownership**

Updated: 6/14/2012

JAMES A SORBORO	EDINA MN
KARLA M GLUEK	EDINA MN

Billing Address:

JAMES A SORBORO
4915 ARDEN AVE
EDINA MN 55424-1120

Mailing Address:

JAMES A SORBORO
4915 ARDEN AVE
EDINA MN 55424-1120

**Site Address** * indicates Private Road

10736N CLEAR LAKE DR HAYWARD 54843

**Property Assessment**

Updated: 7/16/2019

2021 Assessment Detail

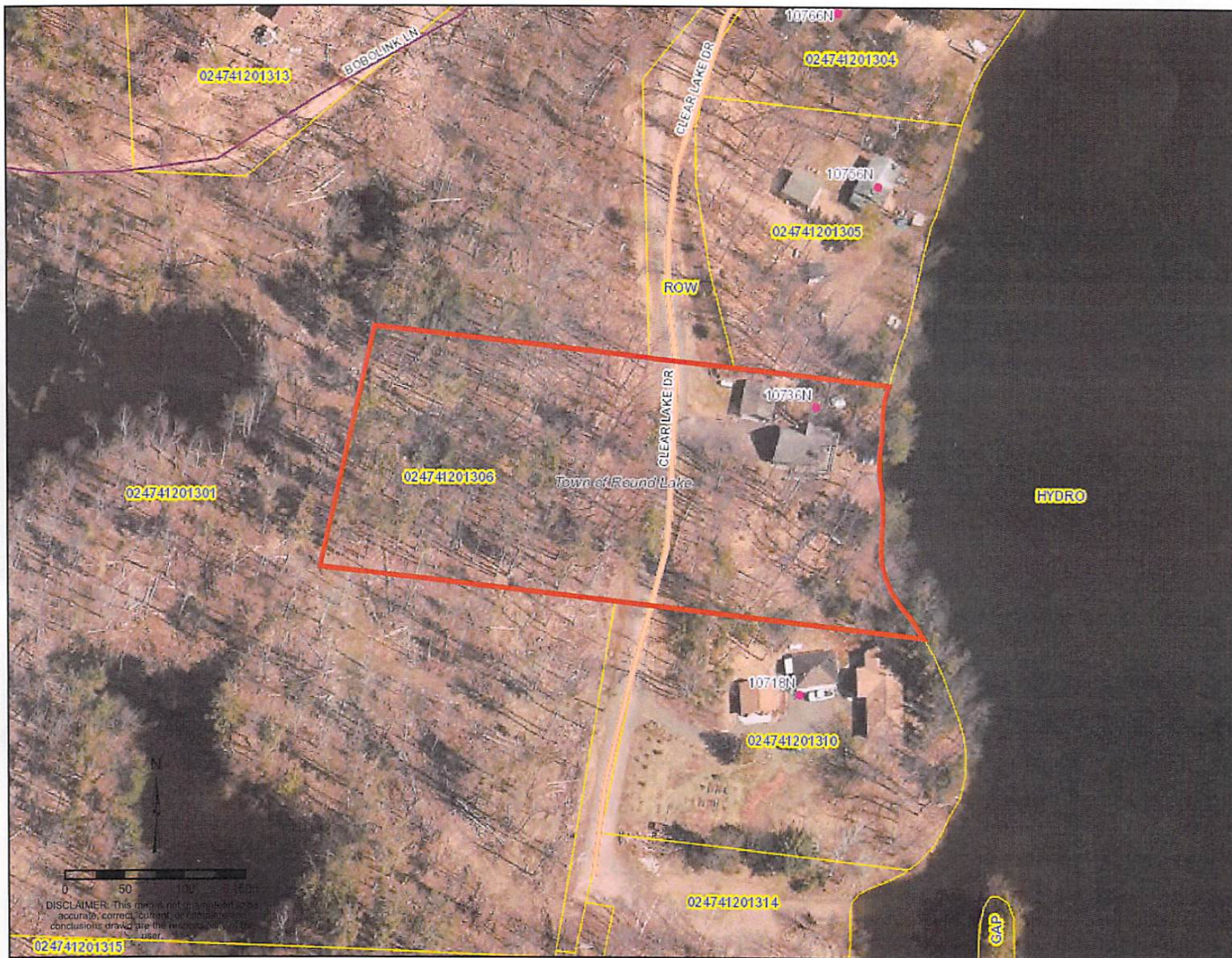
Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.990	97,000	148,600

2-Year Comparison

	2020	2021	Change
Land:	97,000	97,000	0.0%
Improved:	148,600	148,600	0.0%
Total:	245,600	245,600	0.0%

**Property History**

N/A







Conditional Use Permit Request STAFF REPORT

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

File: # CUP 21-011

Applicant:

Tamara Mount
238 Greenfield Ct
Waukesha, WI 53186

Property Location & Legal Description:

Town of Ojibwa. Part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Lot 14, CSM 27/167 #7072; Parcel #020-638-04-2403; S04, T38N, R06W; 4.89 Total Acres; Zoned Residential/Recreational Two (RR-2).

Request: Permit desired for a 14' x 28' accessory building on vacant property, as per Sawyer County Zoning Ordinance Section 4.26 (1) the construction of a single accessory structure on vacant property may be allowed under this subsection by Conditional Use with mandatory conditions required on approval:

4.26(1)...The construction of accessory buildings on vacant property may only be allowed by Conditional Use with Town and Zoning Committee Approval. Granting of a Conditional Use will require within 3 years for a principal dwelling Land Use Permit to be applied for and the principal dwelling to be built within the permit time frame on the same parcel. Failure to build principal dwelling will result in citation and order for removal of accessory structure.

Project History & Summary of Request

As per conversations with the applicants the Conditional Use Permit is being requested to first build/place a 14' x 28' accessory building (shed) on the property prior to building the principal dwelling. This shed will be used for storage of personal equipment including atv, kayak, tools, etc with building the home within the next few years. Proposed shed is to meet all other County Zoning setback and use requirements including no habitable living or sleeping area within shed.

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)

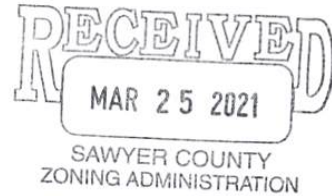
- 1 Land Use Permit is required and applied for **accessory structure(s)** within 1 year from the date of Zoning Committee decision.
- 2 Land Use Permit is required and applied for **principal structure** within 3 years from date of Zoning Committee decision. Failure to apply will result in citation with potential order for removal of accessory building.
- 3 Proposed accessory structure must me all other Sawyer County Zoning & Conservation requirements and compliant with all other State & Federal Laws
- 4 Size of proposed (pole shed) not to exceed 14' x 28'.
- 5 Fire number must be obtained with issuance of Land Use Permit for Accessory Structure.

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 # 21-011
Town of Ojibwa

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: Tamara Mount
Address: 238 Greenfield Court Waukesha, WI
Phone: 847-337-5274 Email: mountsters@yahoo.com 53186
Legacy PIN#: 020-638-04-2403 Zoned: RR2 Acreage: 4.89

Property Description: Sec 04 Tn 38 Rg 06
PRT SE1/4 LOT 14 CSM 27/167 #7072

Permit desired for: Building an accessory building
on a vacant lot.
— The shed is 14'x28' with interior of
— 12 x 20. A home will be built 2-3
— years from this summer.

Tamara Mount Tamara Mount

*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: _____

Kathy Marks

From: Jay Kozlowski
Sent: Thursday, April 15, 2021 9:29 AM
To: Kathy Marks
Subject: FW: Conditional use permit

From: Tami Mount <mountsters@yahoo.com>
Sent: Wednesday, April 14, 2021 3:00 PM
To: Jay Kozlowski <jay.kozlowski@sawyercountygov.org>
Subject: Conditional use permit

Hi Jay,

Thank you for your call. The purpose of our shed was to look like our future house, but to be able to store our large items like an atv, kayaks, paddle boards, tools, etc. in. We decided that cost wise, it was better to just drop a shed instead of renting a storage block for 3 years. We live in Waukesha, WI, so our drive is 4 1/2 hours and because we currently do NOT have a trailer, we need a place to store things. Over the past year, we have either stayed in Hayward, Minoqua, or have used our truck tent for overnight visits. (photo attached) We also have a tent on a platform that we can use. I have researched and read that in order to drop a motor home to stay in, we would need to pay a fee but I am understanding that camping in a truck on my property is fine. If it is not, please just let us know. (We usually stay in a hotel.) We will not be using the shed as living quarters or overnight sleeping quarters. Over the past year, we have had two metal burn barrels taken from our lot. It will be nice to have a place where they can be locked up instead of being stolen. I'm a rule follower, so please let me know if there is any additional information that you need. If you have additional information that you would like to share with me, that would also be great! I hope that this email helps to clarify our intended use of the shed. Enjoy your day!

Tami Mount



Sent from my iPhone



This shed is 14x28 (12x20) interior. It is built to match future home. The back has double wide doors. The front has a door. Windows are on both sides.

- * There will be a short ramp on the back of the shed.
- * House (residence) will be built within 3 years.

Real Estate Sawyer County Property Listing

Today's Date: 3/26/2021

Property Status: Current

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

**Description**

Updated: 6/1/2020

Tax ID:	20448
PIN:	57-020-2-38-06-04-2 04-000-000030
Legacy PIN:	020638042403
Map ID:	.8.3
Municipality:	(020) TOWN OF OJIBWA
STR:	S04 T38N R06W
Description:	PRT SENW LOT 14 CSM 27/167 #7072 DF & CO INC - LC
Recorded Acres:	4.890
Calculated Acres:	4.828
Lottery Claims:	0
First Dollar:	No
Waterbody:	Crazy Horse Creek Crazy Horse Flowage
Zoning:	(RR2) Residential/Recreational Two
ESN:	442

**Tax Districts**

Updated: 2/6/2007

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

**Recorded Documents**

Updated: 6/1/2020

LAND CONTRACT	
Date Recorded: 5/19/2020	423907
QUIT CLAIM DEED	
Date Recorded: 11/12/2009	363712
AMENDED COVENANTS	
Date Recorded: 10/15/2007	349639
AMENDED COVENANTS	
Date Recorded: 10/4/2006	342058
AMENDED COVENANTS	
Date Recorded: 8/24/2006	341110
COVENANTS	
Date Recorded: 8/29/2005	332945
CERTIFIED SURVEY MAP	
Date Recorded: 8/11/2005	332509

**Ownership**

Updated: 6/1/2020

TAMARA MOUNT	WAUKESHA WI
---------------------	--------------------

Billing Address:

TAMARA MOUNT
238 GREENFIELD CT
WAUKESHA WI 53186

Mailing Address:

TAMARA MOUNT
238 GREENFIELD CT
WAUKESHA WI 53186

**Site Address** * indicates Private Road

N/A

**Property Assessment**

Updated: 10/3/2013

2021 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.000	25,200	0
G5-UNDEVELOPED	1.000	200	0
G6-PRODUCTIVE FOREST	2.890	3,200	0

2-Year Comparison

	2020	2021	Change
Land:	28,600	28,600	0.0%
Improved:	0	0	0.0%
Total:	28,600	28,600	0.0%

**Property History**

N/A

PAULA CHISSER
SAWYER COUNTY, WI
REGISTER OF DEEDS

332509

08/11/2005 11:00 AM

RECORDING FEE 13.00

WAGNER SURVEYING ASSOCIATES, INC.

26745 Lakeland Avenue North
P O Box 89
Webster, WI 54893
715-866-4295

Pages

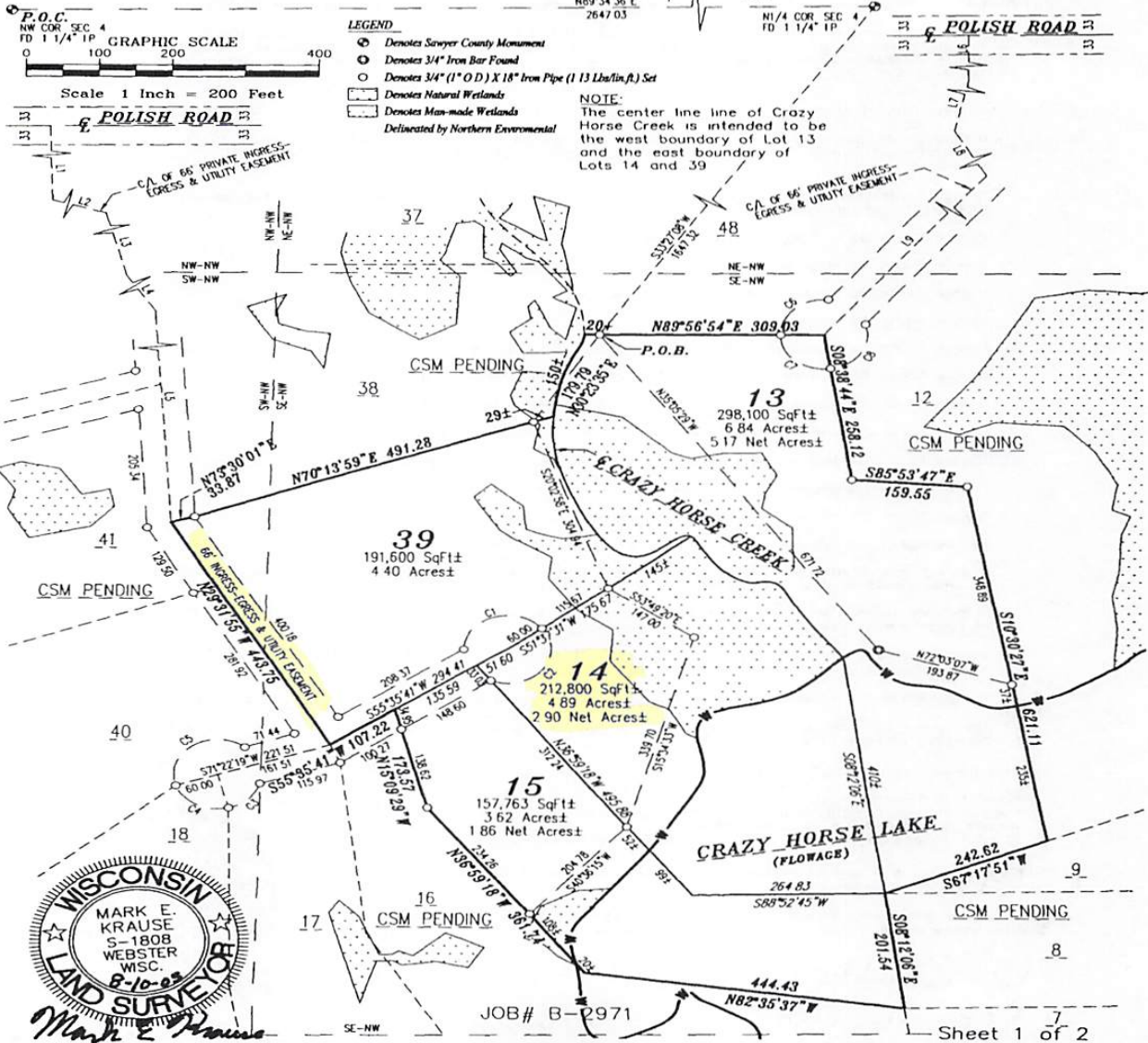
2

CERTIFIED SURVEY MAP NO.

Part of Lots 5 and 6, CSM V.25, P.331, and part of Lot 8, CSM V.25, P.334, located in the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of Section 4, Township 38 North, Range 6 West, Town of Ojibwa, Sawyer County, Wisconsin

NOTE: THIS CSM SUPERSEDES CSM V.25, P.331, AND CSM V.25, P.334

CURVE TABLE										LINE TABLE		
Curve No	Radius	Tangent In Brg	Chord Brg	Chord Length	Arc Length	Delta	Tangent Out Brg	Line No	Bearing	Distance		
1	60.00	N01°02'18"W	N70°17'36"E	113.69	149.40	142°19'49"	S38°22'29"E	1	S01°11'23"E	331.30		
2	60.00	S38°22'29"E	S36°55'35"W	116.07	157.71	150°36'09"	N67°46'20"W	2	S72°35'44"E	479.04		
3	60.00	S14°44'20"W	S44°53'30"W	60.28	63.15	60°18'21"	S75°02'41"W	3	S14°56'48"E	587.37		
4	60.00	S75°02'41"W	N61°47'30"W	82.09	90.40	86°19'38"	N18°37'41"W	4	S53°14'40"E	250.73		
5	60.00	N18°37'41"W	N54°41'18"E	114.95	153.55	146°57'59"	S51°59'42"E	5	S03°28'04"E	437.58		
6	60.00	N84°21'44"W	S47°47'35"W	88.96	100.21	95°41'22"	S00°03'06"E	6	S00°25'44"E	288.56		
7	60.00	S00°03'06"E	S49°20'55"E	90.97	103.25	98°35'38"	N81°21'16"E	7	S12°18'47"W	447.96		
8	60.00	N81°21'16"E	N31°51'47"E	91.24	103.65	98°58'58"	N17°37'42"W	8	S29°04'13"E	219.99		
								9	S39°00'17"W	584.04		



WAGNER SURVEYING ASSOCIATES, INC.

26745 Lakeland Avenue North
P.O. Box 89
Webster, WI 54893
715-866-4295

CERTIFIED SURVEY MAP NO. _____

Part of Lots 5 and 6, CSM V.25, P.331, and part of Lot 8, CSM V.25, P.334, located in the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 4, Township 38 North, Range 6 West, Town of Ojibwa, Sawyer County, Wisconsin

NOTE: THIS CSM SUPERSEDES CSM V.25, P.331, AND CSM V.25, P.334

SURVEYOR'S CERTIFICATE

I, Mark E. Krause, a Registered Land Surveyor, hereby certify that pursuant to a request from Naterro Land, Inc., I have caused the hereinafter described lands to be surveyed and mapped under my direction and supervision, and that to the best of my knowledge and belief this Certified Survey Map is a true and correct representation of that survey.

THAT the exterior boundary of the land parcel surveyed and mapped is described as follows:

Part of Lots 5 and 6, CSM V.25, P.331, and part of Lot 8, CSM V.25, P.334, located in the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 4, Township 38 North, Range 6 West, Town of Ojibwa, Sawyer County, Wisconsin, described as follows:

Commencing at the Northwest Corner of said Section 4,

thence on an assumed bearing of North 89 degrees 34 minutes 36 seconds East along the north line of the Northwest Quarter of said Section 4 a distance of 2647.03 feet to the North Quarter Corner of said Section 4,

thence South 33 degrees 27 minutes 08 seconds West 1647.32 feet to the point of beginning of the property to be described,

thence North 89 degrees 56 minutes 54 seconds East 309.03 feet;

thence South 08 degrees 38 minutes 44 seconds East 258.12 feet,

thence South 85 degrees 53 minutes 47 seconds East 159.55 feet,

thence South 10 degrees 30 minutes 27 seconds East 621.11 feet,

thence South 67 degrees 17 minutes 51 seconds West 242.62 feet,

thence South 08 degrees 12 minutes 06 seconds East 201.54 feet,

thence North 82 degrees 35 minutes 37 seconds West 444.43 feet,

thence North 36 degrees 59 minutes 18 seconds West 361.74 feet,

thence North 15 degrees 09 minutes 29 seconds West 173.57 feet,

thence South 55 degrees 35 minutes 41 seconds West 107.22 feet,

thence North 29 degrees 31 minutes 55 seconds West 443.75 feet,

thence North 73 degrees 30 minutes 01 seconds East 33.87 feet;

thence North 70 degrees 13 minutes 59 seconds East 491.28 feet to a point that bears South 30 degrees 23 minutes 35 seconds West 179.79 feet from the point of beginning,

thence continuing North 70 degrees 13 minutes 59 seconds East 29 feet, more or less, to the center line of Crazy Horse Creek,

thence northeasterly along said center line 150 feet, more or less, to a point that bears South 89 degrees 56 minutes 54 seconds West from the point of beginning,

thence North 89 degrees 56 minutes 54 seconds East 20 feet, more or less, to the point of beginning.

The center line line of Crazy Horse Creek is intended to be the west boundary of Lot 13 and the east boundary of Lots 14 and 39.

This parcel contains 860.250 square feet (19.75 acres) more or less.

Subject to Flowage rights

Subject to and together with the private ingress-egress and utility easements for access to Polish Road as shown hereon.

Subject to and together with any other valid easements, restrictions and reservations.

THAT such map is a correct representation of all the exterior boundaries of the land surveyed and the division thereof,

THAT I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes in surveying, dividing, and mapping the same.

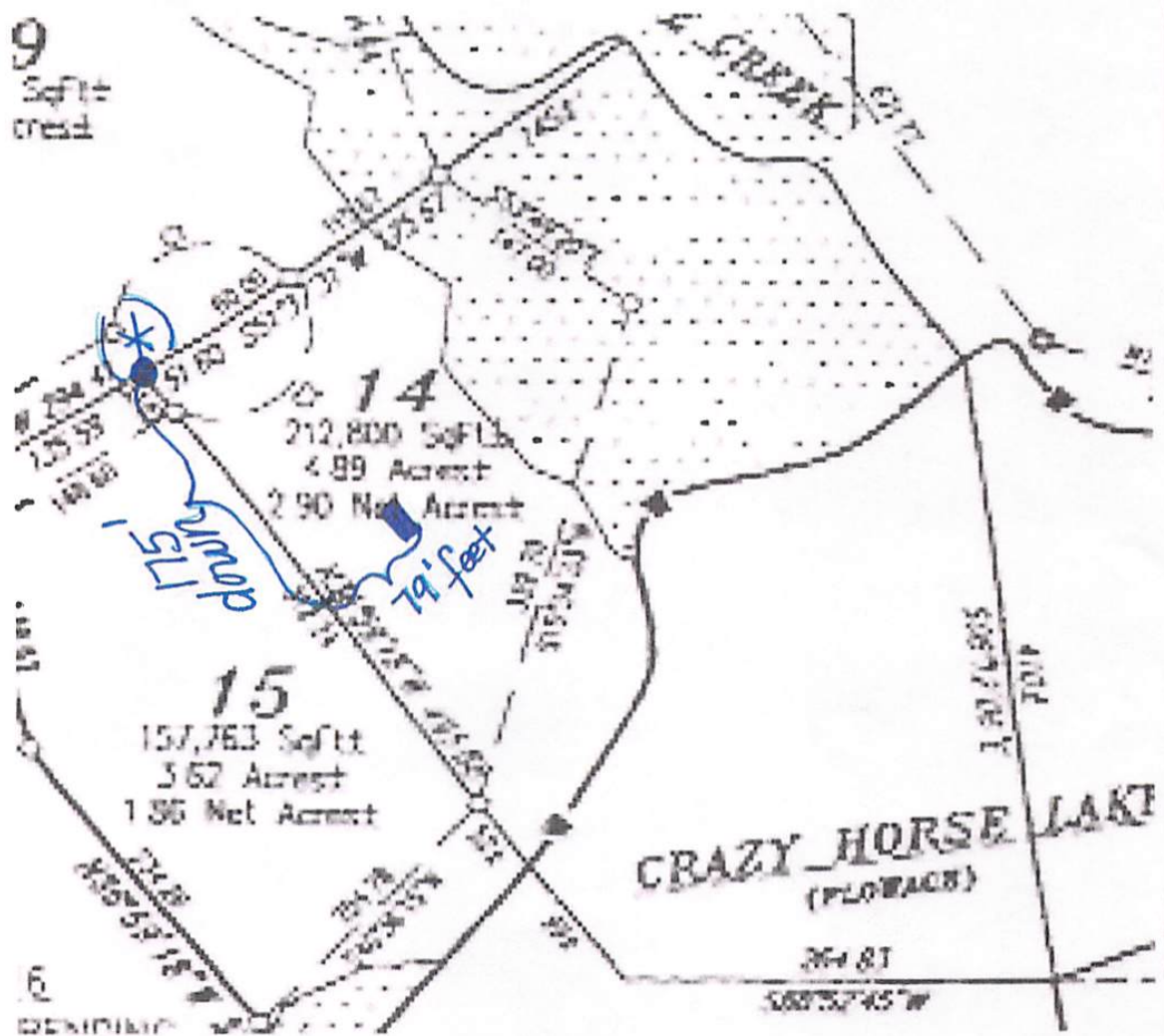
Cindy Gackley - Sawyer Co. Zoning
Aug 11, 2005

JOB# B-2971

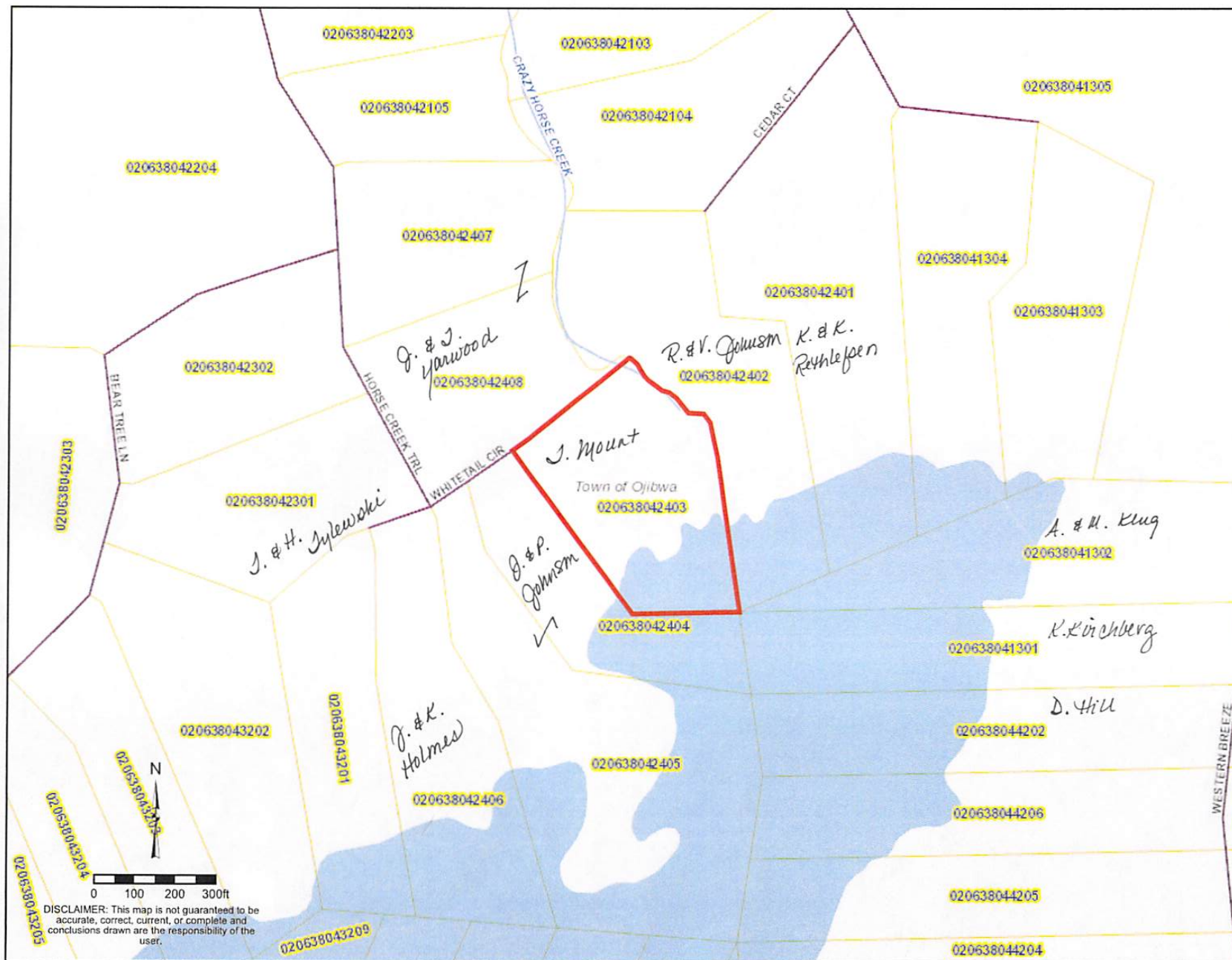
Sheet 2 of 2

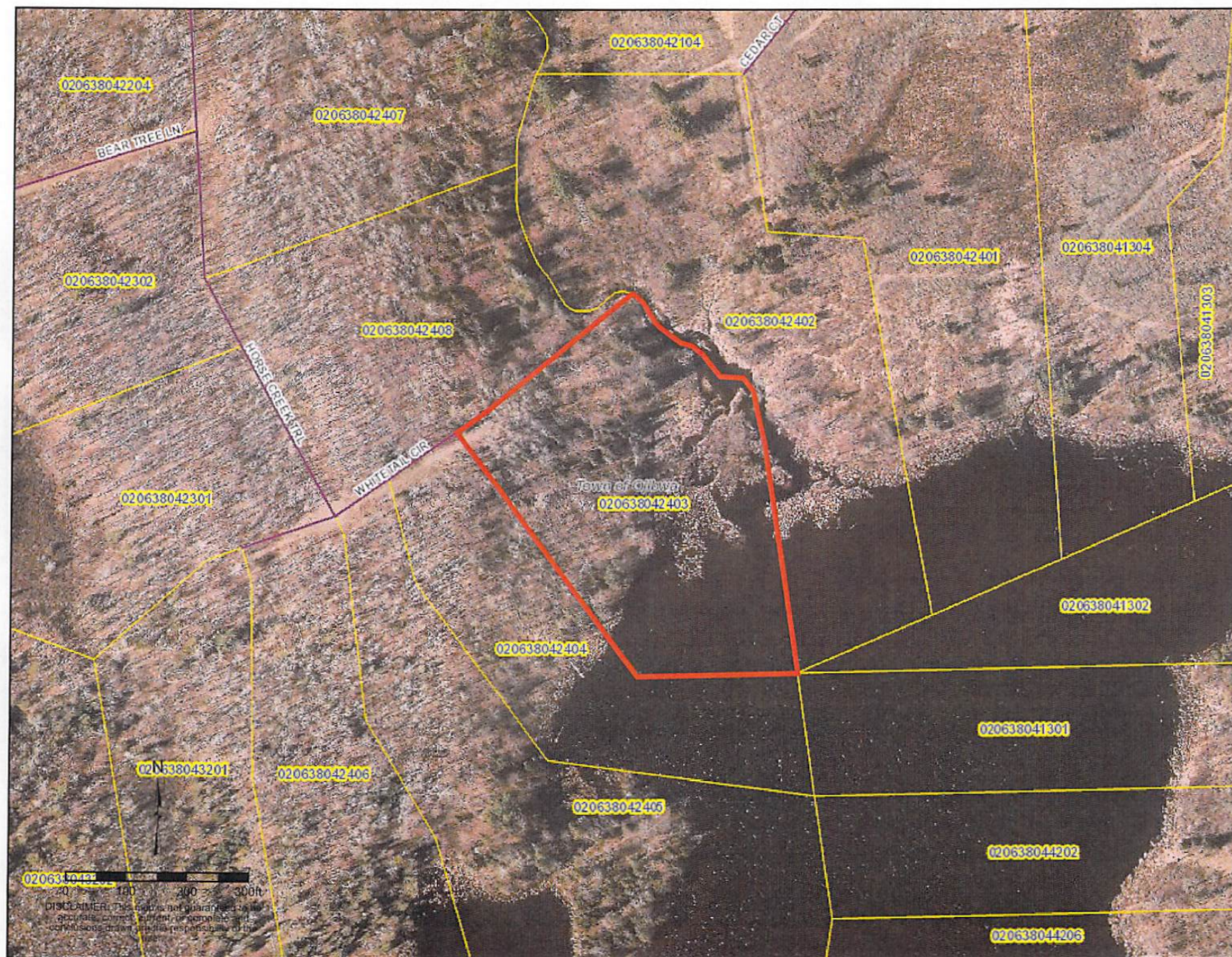
VOL 27 PG 168

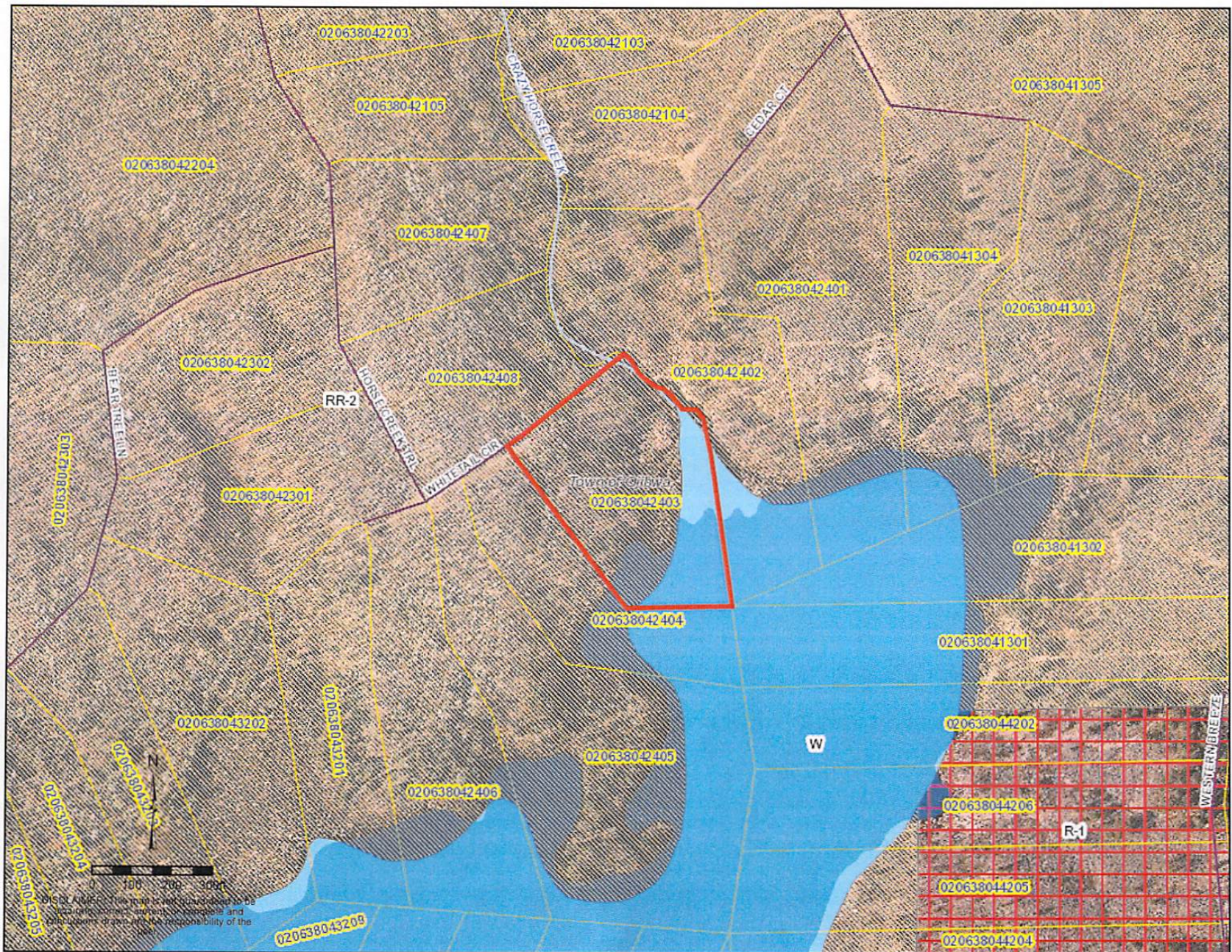




From the property line (*),
the shed will be 175' down the
property and end 79' feet into.
(More than 40' from wetlands.)
Shed is 14x28.











Conditional Use Permit Request STAFF REPORT

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

File: # CUP 21-012

Applicant:

John & Tammy Wolf and Chad & Lanetta Franzoi
16429 74th Ave N
Maple Grove, MN 55311

Property Location & Legal Description:

Town of Round Lake. Part of Government Lot 2, Lot 5 CSM 26,241 #8460; Parcel #024-741-30-5236; S30, T41N, R07W; .79 Total Acres; Zoned Residential/Recreational One (RR-1).

Request: Permit desired for a 12' x 14' accessory building (garden shed) on vacant property, as per Sawyer County Zoning Ordinance Section 4.26 (1) the construction of a single accessory structure on vacant property may be allowed under this subsection by Conditional Use with mandatory conditions required on approval:

4.26(1)...The construction of accessory buildings on vacant property may only be allowed by Conditional Use with Town and Zoning Committee Approval. Granting of a Conditional Use will require within 3 years for a principal dwelling Land Use Permit to be applied for and the principal dwelling to be built within the permit time frame on the same parcel. Failure to build principal dwelling will result in citation and order for removal of accessory structure.

Project History & Summary of Request

As per conversations with the applicants the Conditional Use Permit is being requested to first build/place a 12' x 14' accessory building (garden shed) on the property prior to building the principal dwelling. This shed will be used for storage of personal equipment to have up keep on the property while waiting for construction cost to come down a little. Proposed shed is to meet all other County Zoning setback and use requirements including no habitable living or sleeping area within shed. Property already has a valid Sanitary Permit and a Fire number of 10377N Sandy Beach Road.

Additional information for Conditional Use Permits:

Substantial evidence means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to

obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

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

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

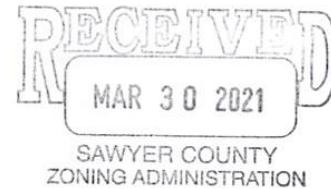
- 1 Land Use Permit is required and applied for accessory structure(s) within 1 year from the date of Zoning Committee decision.
- 2 Land Use Permit is required and applied for principal structure within 3 years from date of Zoning Committee decision. Failure to apply will result in citation with potential order for removal of accessory building.
- 3 Proposed accessory structure must meet all other Sawyer County Zoning & Conservation requirements and compliant with all other State & Federal Laws
- 4 Size of proposed (pole shed) not to exceed 12' x 14'.

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.



SUBJECT: Conditional Use Public Hearing Application #21-012

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

Property Owner Name & Address:

John & Tammy Wolf / Chad & Lanetta Franzoi
0377N SANDY BEACH RD
HAYWARD 54843

John Wolf Home Address:

16429 74TH AVE N
MAPLE GROVE MN 55311

Phone: (612) 578-4471

Email: johnwolf87@gmail.com

Agent/Buyer

N/A

Phone: N/A

Email: N/A

Property description including Parcel Number:

Tax ID: 43857

PIN: 57-024-2-41-07-30-5 05-002-000360, Legacy PIN: 024741305236

Map ID: Municipality: (024) TOWN OF ROUND LAKE, STR: S30 T41N R07W

Description: PRT GOVT LOT 2 LOT 5 CSM 36/241 #8460

Permit is desired for:

We would like to build a Garden Shed this year prior to building our lake home next year. Architectural plans for the house are complete but the cost to build this year is just too high with material prices where they are at. Therefore, we are planning to build the home next year and would like a garden shed on the property this year.

Drawings of location of shed on lot as well of a sketches of the garden shed on the next page

Date of Public Hearing: _____ (office)

 JOHN WOLF
3/29/21

Fee: \$350.00 (January 2021)

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

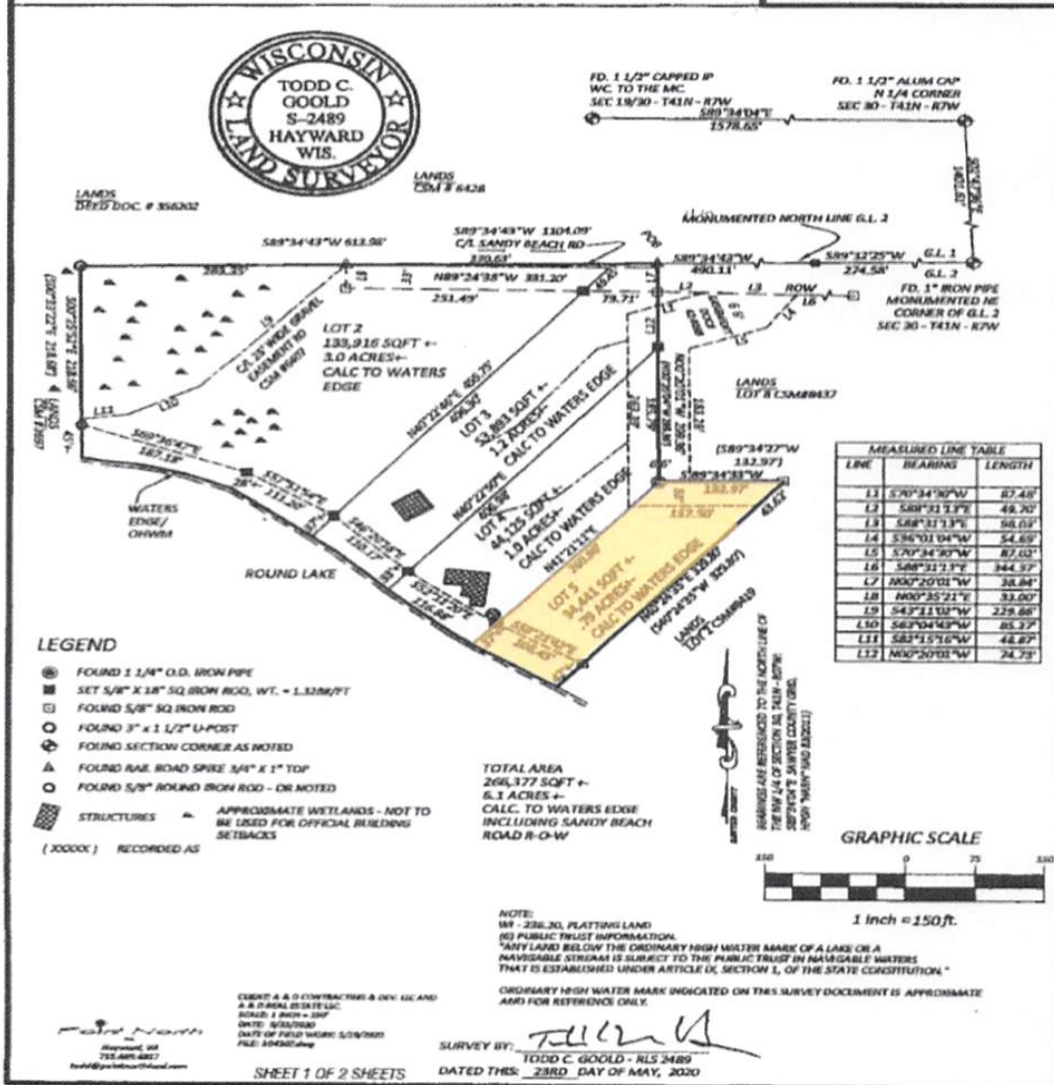
Name, Address, Phone & Email of Agent:

031544
TX: 4020282

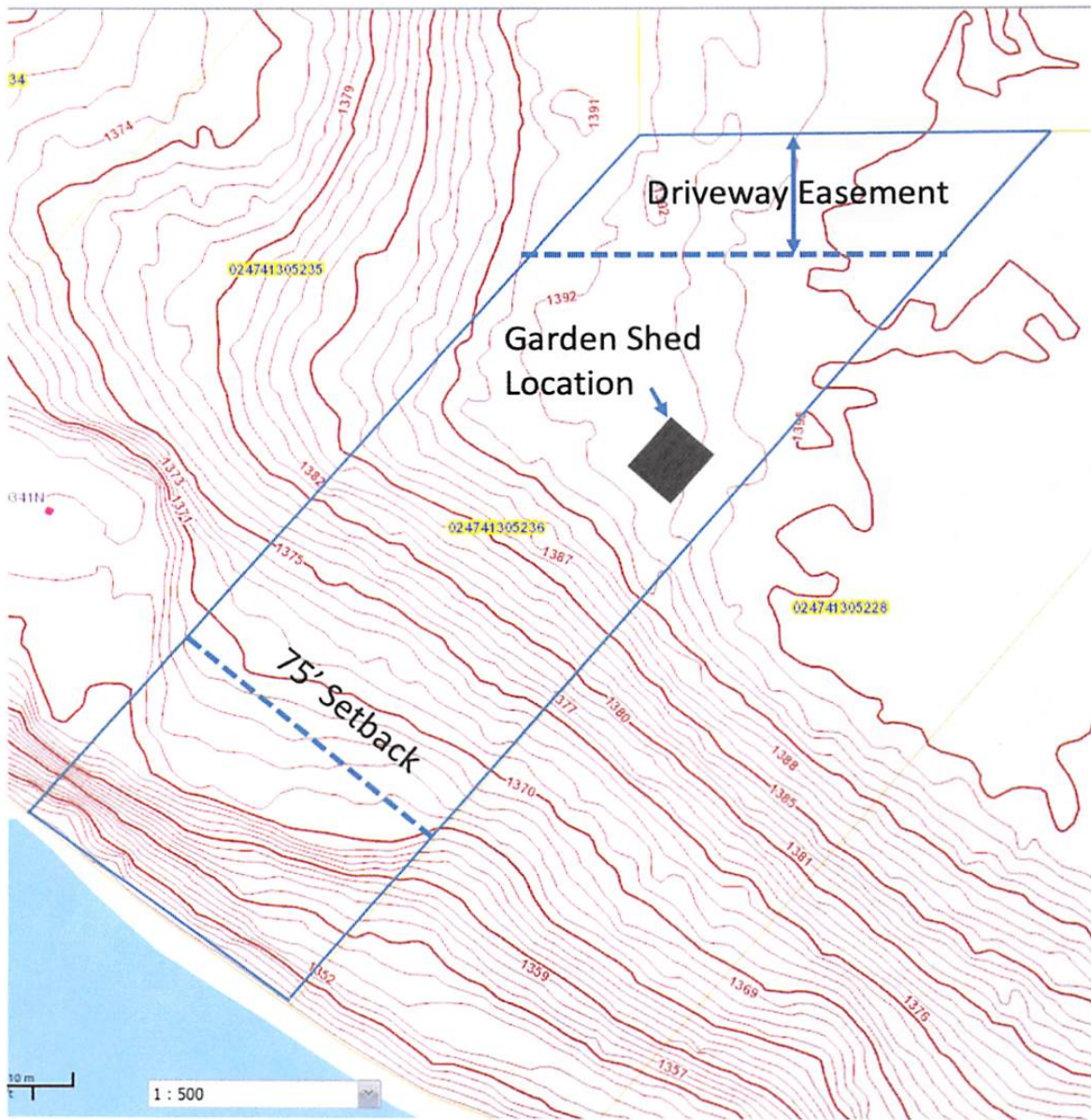
424185
PAULA CHISSER
REGISTER OF DEEDS
SAWYER COUNTY, WI
06/04/2020 02:37 PM
RECORDING FEE 30.00
PAGES: 2
VOL: 36 PAGE: 241
CSM MAP #: 8460

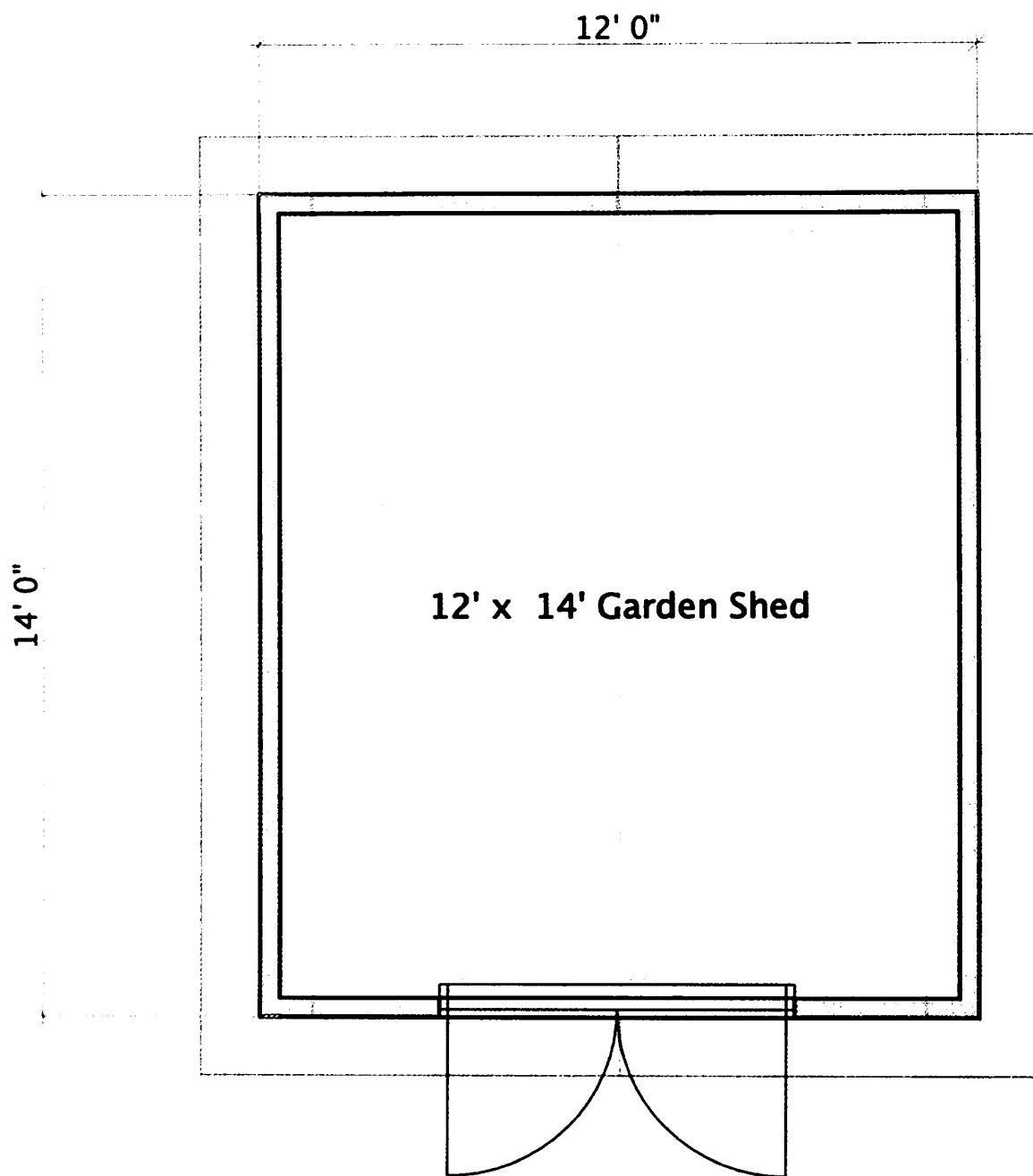
SAWYER COUNTY CERTIFIED SURVEY MAP

A DIVISION LOT 1 OF CSM# 8419, DOC# 420791, VOL. 36, PG. 142 - 144 AND AN EASEMENT DOCUMENT # 424099, PART OF LOT 8 CSM# 8437, DOC# 421609, VOL. 36, PG. 187 - 188. LOCATED IN GOVT LOT 2, SECTION 30, T41N, R7W, TOWN OF ROUND LAKE, SAWYER COUNTY, WISCONSIN.



DTF 06/08/2020 10:50 PM CDT
APB 06/08/2020 11:57 AM CDT
424185 1 of 2







Real Estate Sawyer County Property Listing

Today's Date: 4/5/2021

Property Status: Current

Created On: 6/15/2020 9:20:30 AM



Description

Updated: 1/19/2021

Tax ID:	43857
PIN:	57-024-2-41-07-30-5 05-002-000360
Legacy PIN:	024741305236
Map ID:	
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S30 T41N R07W
Description:	PRT GOVT LOT 2 LOT 5 CSM 36/241 #8460
Recorded Acres:	0.790
Calculated Acres:	0.000
Lottery Claims:	0
First Dollar:	No
Waterbody:	Round Lake
Zoning:	(RR1) Residential/Recreational One
ESN:	404



Tax Districts

Updated: 6/15/2020

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



Recorded Documents

Updated: 1/19/2021

WARRANTY DEED	
Date Recorded: 1/11/2021	429147
QUIT CLAIM DEED	
Date Recorded: 1/11/2021	429146
EASEMENT	
Date Recorded: 6/5/2020	424213
CERTIFIED SURVEY MAP	
Date Recorded: 6/4/2020	424185
EASEMENT	
Date Recorded: 6/1/2020	424099
QUIT CLAIM DEED	
Date Recorded: 12/17/2019	421659
CERTIFIED SURVEY MAP	
Date Recorded: 10/28/2019	420791
QUIT CLAIM DEED	
Date Recorded: 10/19/2018	415001
TRUSTEES DEED	
Date Recorded: 10/19/2018	414999
QUIT CLAIM DEED	
Date Recorded: 10/17/2018	414927
QUIT CLAIM DEED	
Date Recorded: 2/8/2001	289077
QUIT CLAIM DEED	
Date Recorded: 2/8/2001	289076
DEED IN TRUST	
Date Recorded: 2/11/1963	115752

HISTORY [Expand All History](#)

White=Current Parcels Pink=Retired Parcels

Tax ID: 25982 **Pin:** 57-024-2-41-07-30-5 05-002-000040 **Leg. Pin:** 024741305204 **Map ID:** :2.4
Tax ID: 43703 **Pin:** 57-024-2-41-07-30-5 05-002-000250 **Leg. Pin:** 024741305225



Ownership

Updated: 1/19/2021

JOHN & TAMMY WOLF	MAPLE GROVE MN
CHAD & LANETTA FRANZOI	FARMINGTON MN

Billing Address:

JOHN & TAMMY WOLF
 16429 74TH AVE N
 MAPLE GROVE MN 55311

Mailing Address:

JOHN & TAMMY WOLF
 16429 74TH AVE N
 MAPLE GROVE MN 55311



Site Address * indicates Private Road

10377N SANDY BEACH RD	HAYWARD 54843
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Property Assessment

Updated: N/A

2021 Assessment Detail

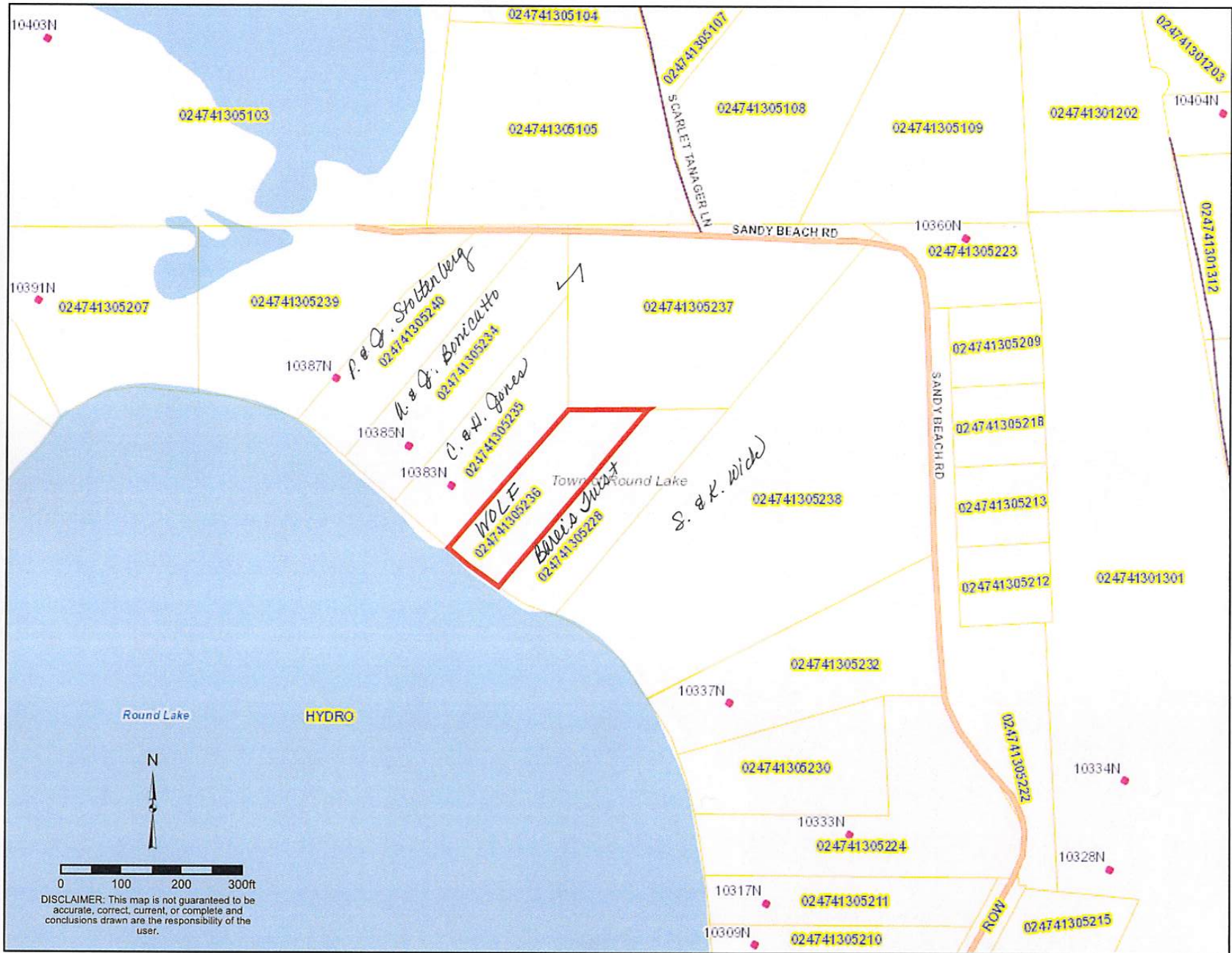
Code	Acres	Land	Imp.
N/A			

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



Property History

Parent Properties	Tax ID
57-024-2-41-07-30-5 05-002-000270	43718







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 ¼ of the NE ¼; 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

This application was previously postponed in that the applicant was not present for the meeting last month. 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 meet all of the requirements and conditions specified in the county ordinance or those imposed by the county zoning board, the county shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence. The conditions must be reasonable and, to the extent practicable, measurable. The applicant must demonstrate that the application and all requirements and conditions established by the county relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The county's decision to approve or deny the permit must be supported by substantial evidence.

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

- 1 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~~1201~~ Zoned: RR1 Acreage: Recorded: 40.000
~~Calculated: 43.475~~

Property Description: ~~SWNE~~ ~~SWNE, MFL ISAC CLOSD~~ 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

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 7:56:00 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	
Date Recorded: 11/13/2008	356901
QUIT CLAIM DEED	
Date Recorded: 5/20/1957	102970 91/545
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

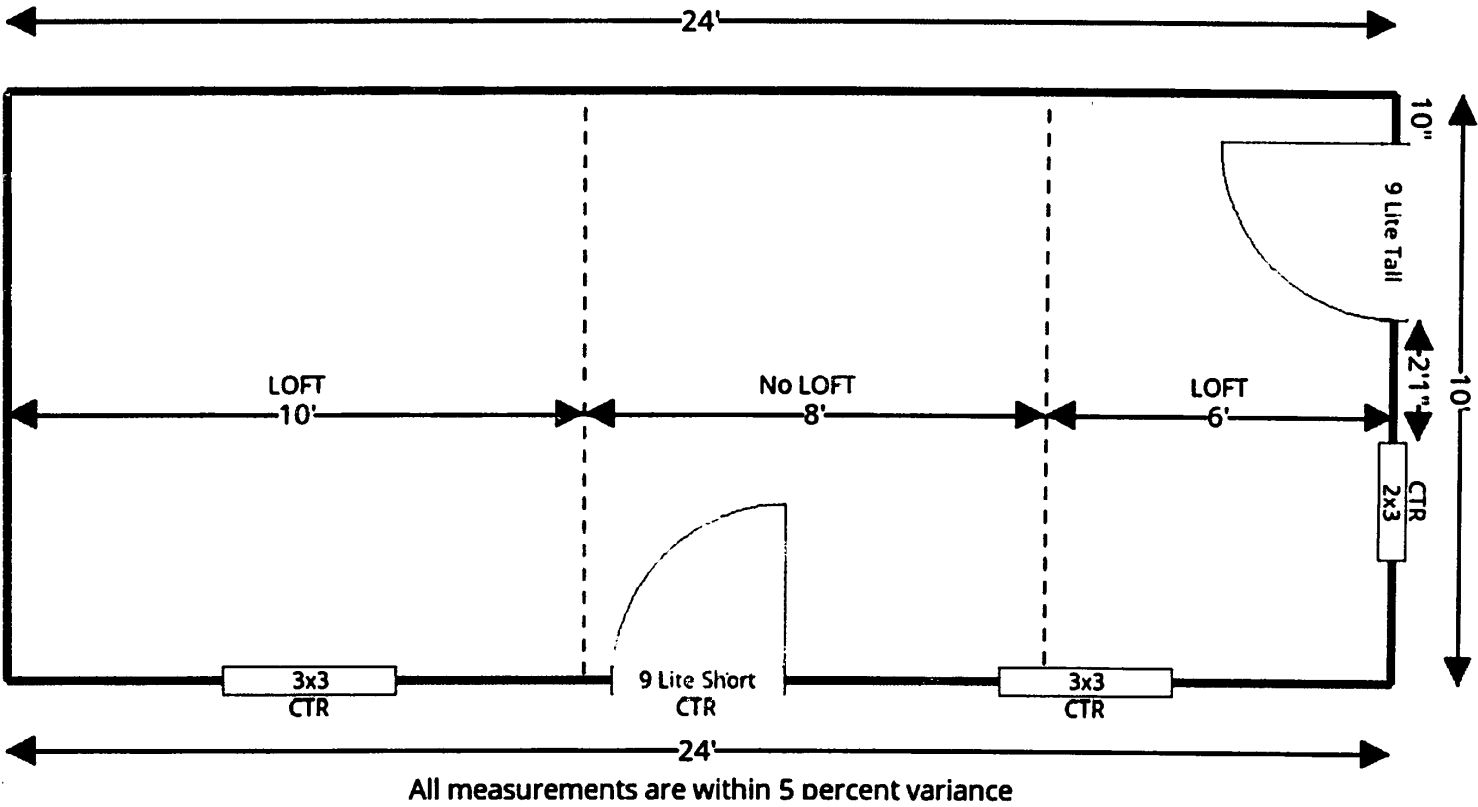
2-Year Comparison

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

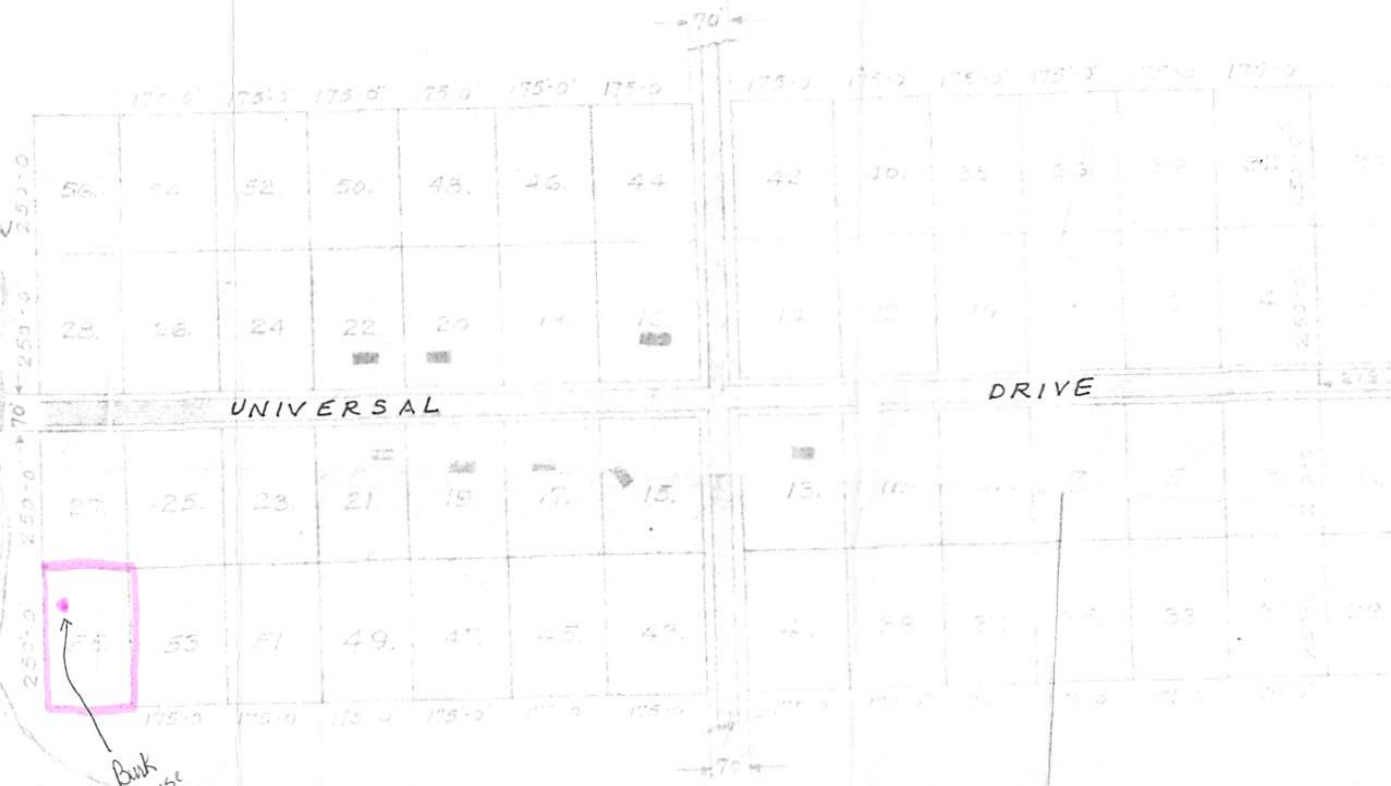
Property History

N/A

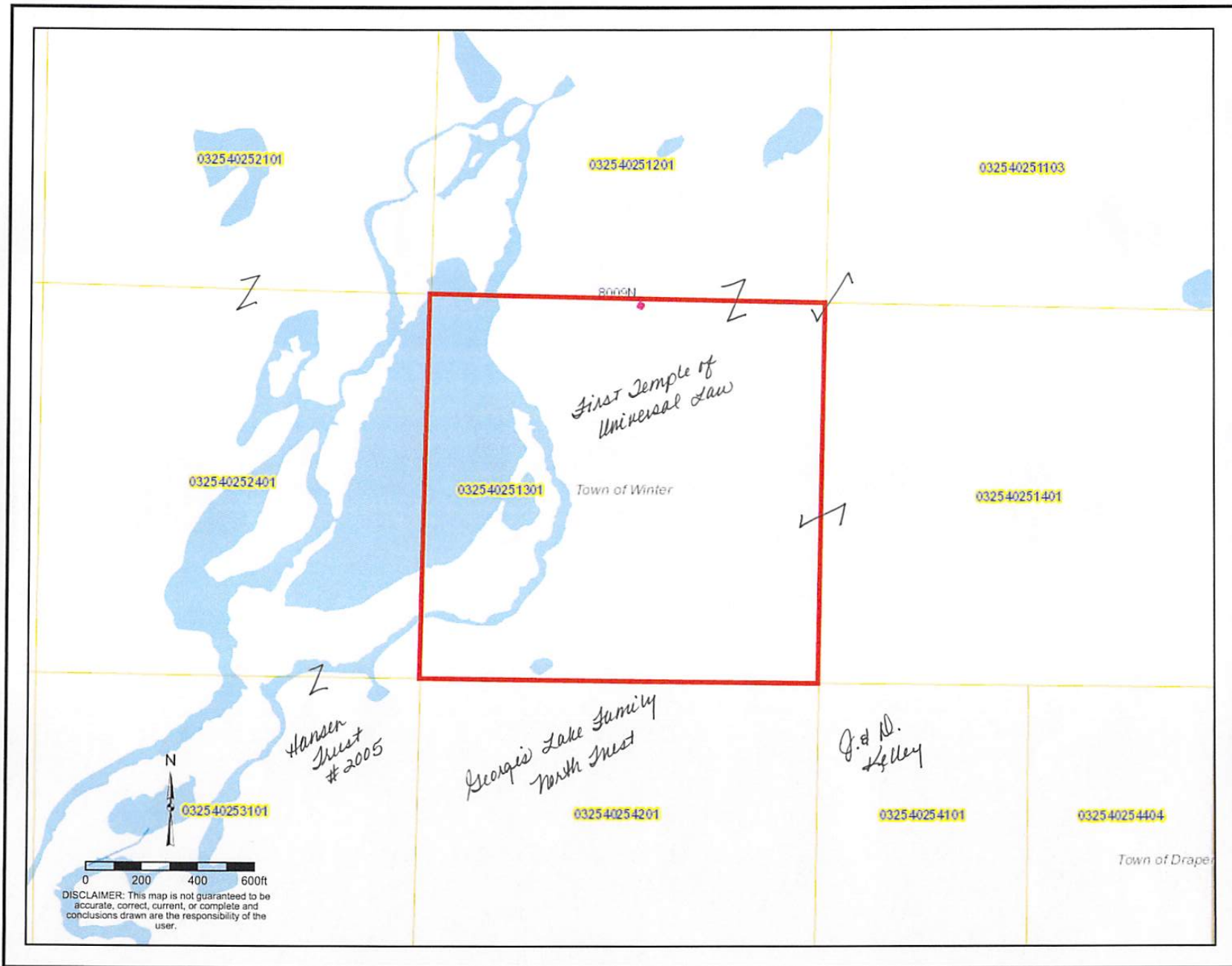
FRONT

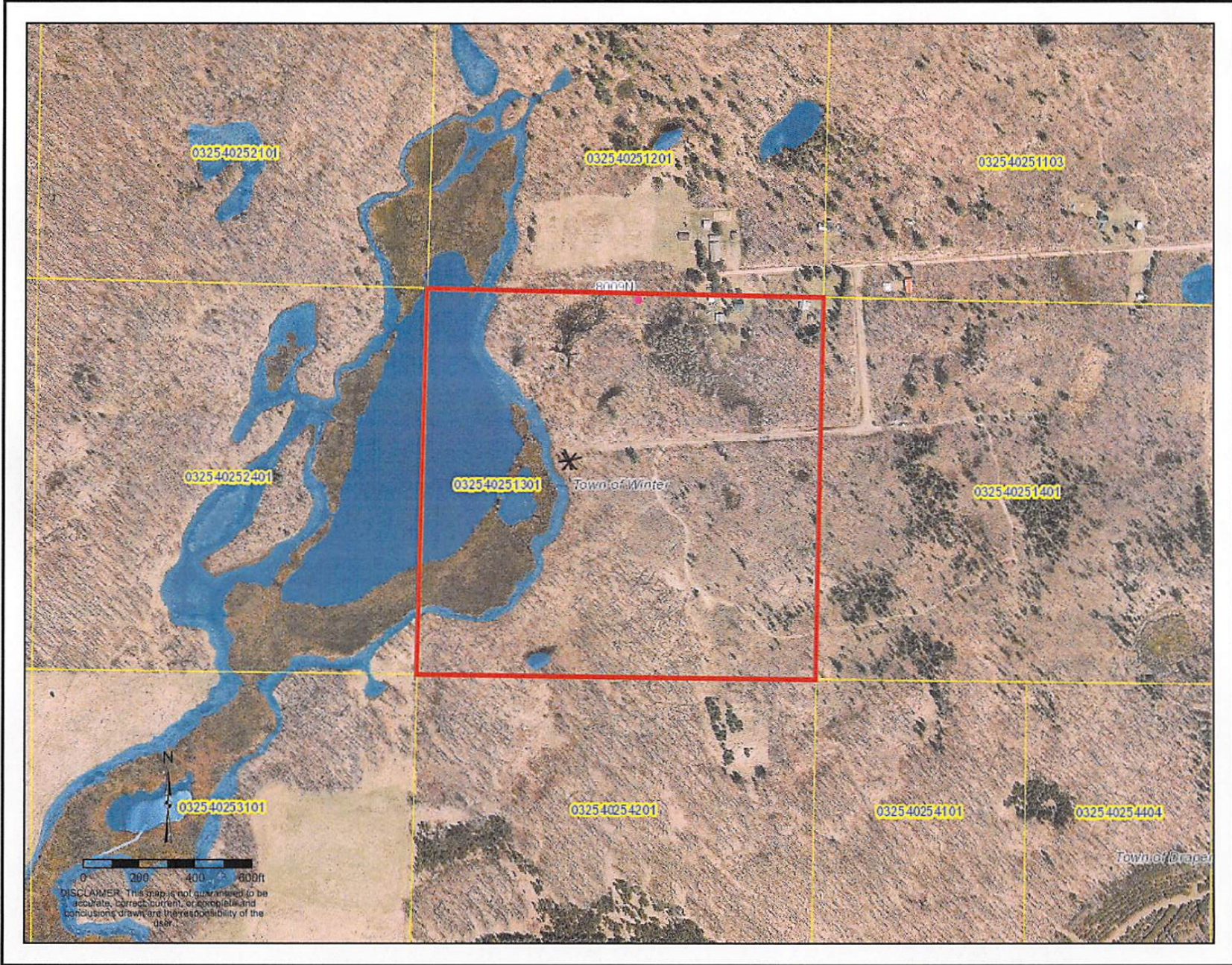


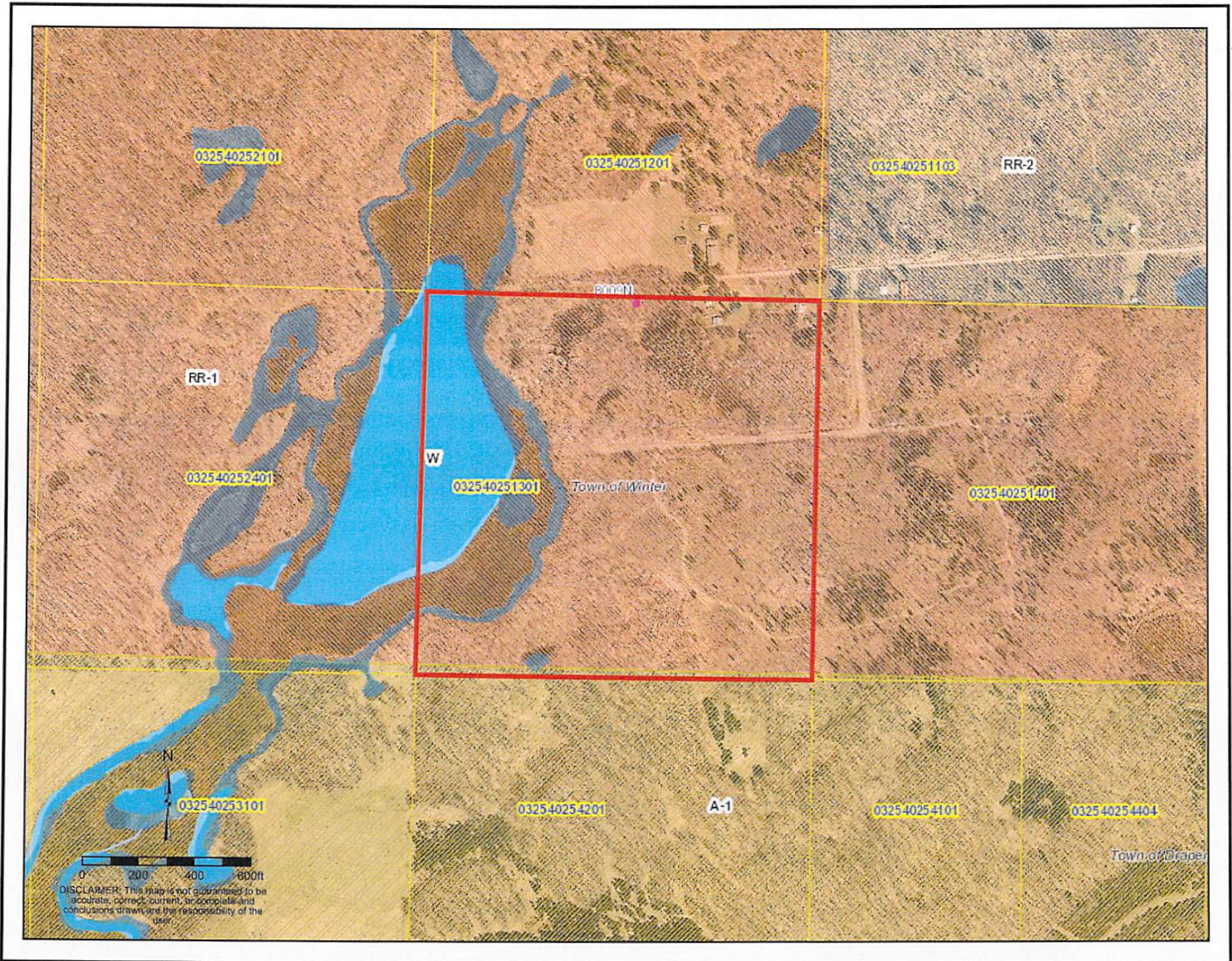
NON-NAVIGABLE
WETLAND
AREA

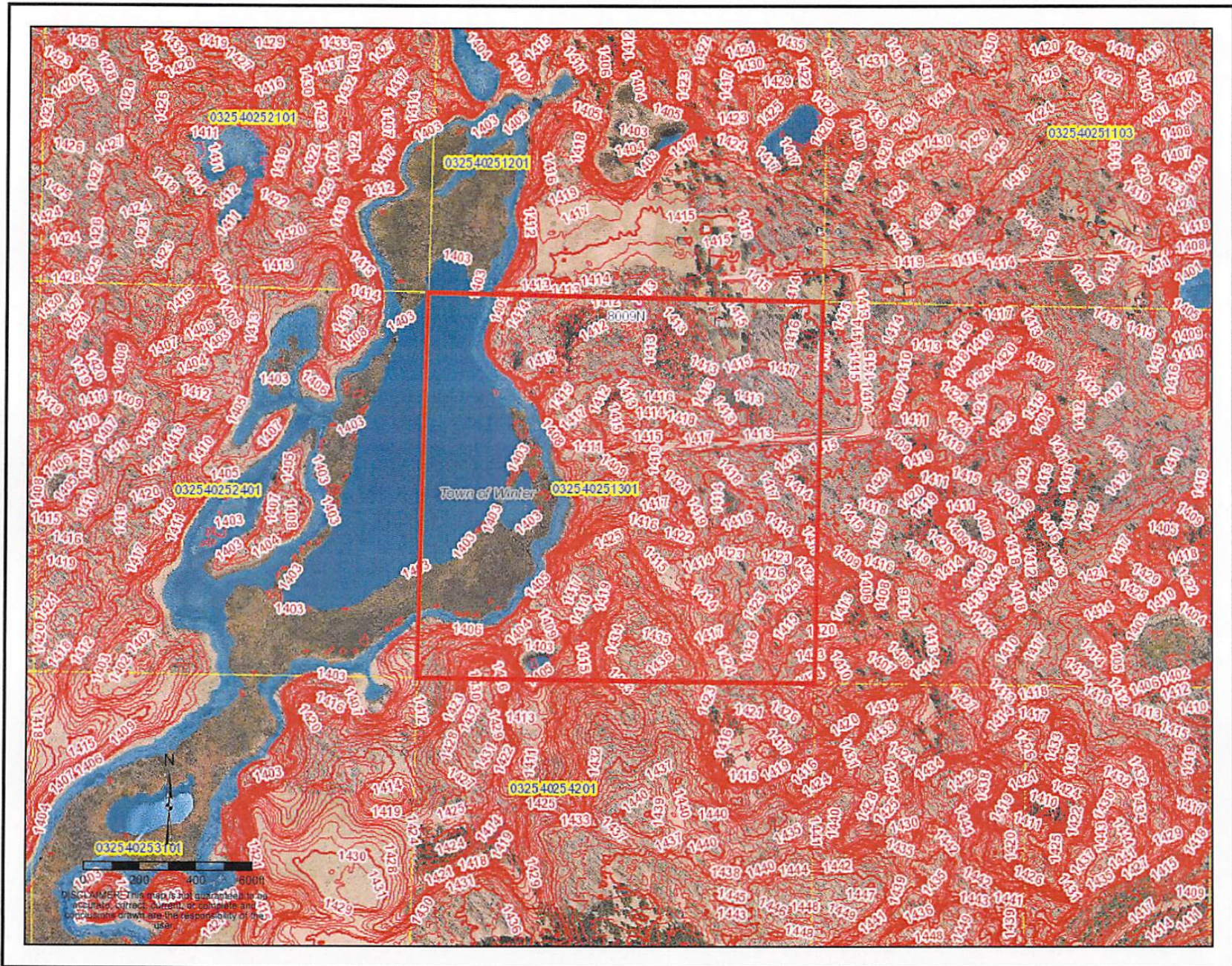


NE 1/4 SECTION 25, T. 10 N. R. 11 W.
SAWYER COUNTY, WISC.









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

**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.

The mission of the Sawyer County Zoning Committee is to propose and make recommendations on plans and policies; to guide future development of County lands and conserve natural, cultural, and community resources in a more equitable, healthy, efficient, and attractive way for present and future generations.