



Sawyer County

Agenda

Zoning Committee Meeting

Friday, June 18, 2021 @ 8:30 AM

Large Courtroom; Sawyer County Courthouse

Page

1.

The public is strongly encouraged to access the public hearing remotely due to public health and safety concerns. To view or participate in the virtual meeting from a computer, iPad, or Android device please go to <https://zoom.us/j/99413118485>. You can also use the dial in number for listening only at 1-312-626-6799 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
- 4 - 5 b. State of Committee and Hearing Procedure and Statement of Hearing Notice
[Statement of Committee Hearing and Procedure and Statement of Hearing Notice](#)
- c. Pledge of Allegiance
- 6 - 11 d. Approval of Previous Meeting Minutes
[5-21-2021 ZC Minutes](#)
- e. Public Comment
Please note comment time is intended for general public comments, not comments relating to a specific application before this Committee. Each Agenda item requiring a public hearing will have its public hearing conducted just prior to the application being considered by this Committee. If you wish to speak on a specific Agenda item, we encourage you to hold your comments until that specific public hearing.

3. REZONE APPLICATIONS

- a. None

4. CONDITIONAL USE APPLICATIONS

12 - 23

- a. A Public Hearing in the Town of Couderay. CUP #21-014. Owner: Paul Manka. Part of Government Lots 2 & 3, Lot 3 CSM 36/128 #8450; S08, T39N, R08W; Parcel #004-839-08-5314; 1.40 total acres; Zoned Residential/Recreational Two (RR-2). Permit desired for a 32' x 54' pole shed (Accessory structure) height of 18', on the other side of a Town road (Jonans Road) subject to section 4.26 (2)&(3) of the Sawyer County Zoning Ordinance.

[CUP #21-014, Paul Manka Pkt.](#)

- b. Discussion/Action in the Town of Couderay. CUP #21-014. Owner: Paul Manka. Part of Government Lots 2 & 3, Lot 3 CSM 36/128 #8450; S08, T39N, R08W; Parcel #004-839-08-5314; 1.40 total acres; Zoned Residential/Recreational Two (RR-2). Permit desired for a 32' x 54' pole shed (Accessory structure) height of 18', on the other side of a Town road (Jonans Road) subject to section 4.26 (2)&(3) of the Sawyer County Zoning Ordinance.

24 - 31

- c. A Public Hearing in the Town of Winter. CUP #21-016. Owner: Mark & Bonnie Schroeder. Part of Government Lot 5; S02, T39N, R05W; Parcel #032-539-02-5510; 1.14 total acres; Zoned Residential/Recreational One (RR-1). Permit desired for a 30' x 40' accessory structure, height of 17', on the other side of a Town road (Fender Road) subject to section 4.26 (2)&(3) of the Sawyer County Zoning Ordinance.

[CUP #21-016, Mark & Bonnie Schroeder Pkt.](#)

- d. Discussion/Action in the Town of Winter. CUP #21-016. Owner: Mark & Bonnie Schroeder. Part of Government Lot 5; S02, T39N, R05W; Parcel #032-539-02-5510; 1.14 total acres; Zoned Residential/Recreational One (RR-1). Permit desired for a 30' x 40' accessory structure, height of 17', on the other side of a Town road (Fender Road) subject to section 4.26 (2)&(3) of the Sawyer County Zoning Ordinance.

5. NEW BUSINESS

32 - 35

- a. Nystrom's Resort LLC Certified Survey Map review that crosses the exterior boundary of a recorded plat. Requires Zoning Committee acceptance, conditional acceptance, or rejection.

[Nystrom's Resort LLC CSM](#)

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

6. ADJOURNMENT

7.

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.

8.

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

**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
May 21, 2021**

Zoning Committee Members

Ron Buckholtz, Chairman
Bruce Paulsen, Vice Chairman
Dawn Petit
Jesse Boettcher
Tweed Shuman
Tracey Hessel, Alternate Member

Zoning Administration

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

PRELIMINARY MATTERS

1) Call to Order and Roll Call

Buckholtz called the Public Hearing before the Sawyer County Zoning Committee to order at 8:30 AM in the Sawyer County Courthouse, 10610 Main St., Hayward, Wisconsin. Roll call finding present: Buckholtz, Paulsen, Petit-virtual, Boettcher-absent, Shuman and Hessel.

From the Zoning Office: Kozlowski and Marks. Legal Counsel Rebecca Roeker-virtual.

2) Pledge of Allegiance.

3) Statement of Committee and Hearing Procedure and Statement of Hearing Notice.

The Public Hearing Notice was published as a Class 2 Notice in accordance with Chapter 985 of the Wisconsin Statutes in the Sawyer County Record and in the Sawyer County Gazette.

5) Approval of April 16, 2021 minutes. Motion to approve by Petit, second by Paulson. All in favor.

6) Public Comment. None

REZONE APPLICATIONS

a) A Public Hearing 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. Kozlowski reads the application, Staff report, Town opinion and Neighbor opinions. Motion to open the public hearing portion by Shuman, second by Paulsen. All in favor. Adam Bodenschatz, owner speaks in favor of the application, shows a map of the area and the campground site plan. Discussion with Committee held. Steve Bodenschatz, owner speaks in favor of the application. Laura Rusk, Town of Hunter Chairman neither speaks in favor or against. Reads Town letter. Douglas Kurtzweil, Town of Hunter resident speaks neither in favor nor against of the covenants and the history of the property. Linda Zillmer,

Edgewater property owner neither speaks in favor or against speaks of which campground ordinance will be used in this instance. Jay explains that it should be under the current campground ordinance as the new one is not ratified. Roeker speaks of vested right and her opinion of which Ordinance that should be used. Audience members speaking against the application include, Darlene Maske and Lynn Sennett residents of the Town of Hunter. Roeker clarifies the vested right and if a Land Use Application was submitted. Motion to come out of the public by Hessel, second by Paulsen. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held by Committee and Kozlowski. Motion to approve the Rezone application #21-005 by Shuman, second by Hessel. All in favor. No Discussion held. Roll call finds: Paulsen – yes, Petit – yes, Shuman – 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 would not destroy prime agricultural lands. It would not create an objectionable view. It complies with the Town Resort/Recreational plan.

CONDITIONAL USE APPLICATIONS

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. Kozlowski reads the application, Staff report, Town opinion and Neighbor opinions. Motion to open the public hearing portion of the application by Hessel, second by Shuman. All in favor. Adam Bodenschatz, owner speaks in favor of the application. States that he is improving the property. Discussion with Committee held regarding sewer system, wells, and traffic inside of the property, erosion control, storage and buffer zone. Discussion continues with Committee, Bodenschatz and Kozlowski. Steve Bodenschatz, owner speaks in favor of the application. Doug Kurtzweil, Town of Hunter resident speaks of the history of the resort, 34 sites and covenants, permits not to be issued until covenants violations are signed off by the WI DNR and Xcel Energy (Northern States Power) sign-off. Laura Rusk, Town of Hunter Chairman speaks of the Town conditions and Permit not to be issued until the covenant violations are complete. Linda Zillmer, Edgewater property owner speaks of vested right and Conditional Use permits. Sawyer County is the agent of the State for Department of Health Services for inspection of campgrounds and resorts. Darlene Maske, Town of Hunter resident, speaks in opposition and submits a letter. Lynn Sennett, Town of Hunter resident speaks in opposition of the application. Steve Bodenschatz, owner talks of no complaints, has yearly inspections, the buffer zone, erosion/lake levels and permits. Kozlowski reads the letter submitted by Darlene Maske, Town of Hunter resident. Discussion held with Committee, Roeker and Kozlowski. Motion by Paulsen to close the public hearing portion of the application, second by Petit. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion is held by Committee and Kozlowski. Motion by Paulsen to approve the application subject to all the conditions listed in the Zoning Administrators Staff Report and the Town conditions. 1) Must comply with Chapter ATCP 79 for Campground Regulations and all other applicable local, State and 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. 11) Have added buffering of the 150' strip of land between neighbor properties. 12) Conditional Use Permit shall not be issued until

compliance with covenant violations is complete and verified by written notice from WDNR and Xcel Energy. 13) Any sites removed or requiring restoration in the process of becoming compliant with the covenants shall not be relocated and will be taken from the total number of sites allowed. If 71 total sites are permitted and 10 are lost to compliance, only 61 total sites will be permitted. 14) Owners and agents must comply with all Sawyer County Ordinances and all other regulatory agencies as they relate to this expansion. 15) Any request for removal or change to these conditions shall require Town of Hunter approval. Second by Hessel. Paulsen amends motion subject to County Board approval of Rezone #21-005, second by Hessel. Discussion held by Committee, Kozlowski and Adam Bodenschatz. No other discussion held. Roll call finds Petit- yes, Shuman – yes, Hessel – yes, Buckholtz – yes, Paulsen – yes. All in favor. Findings of Fact: We don't have an alternative under State Law.

Buckholtz calls for break at 10:14am
Buckholtz calls meeting back to order at 10:24am.

b) 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 of the 10 sites for 2021-2022 expansion. That total would bring the number of sites to 84 from the existing 76 sites. Kozlowski reads the application, staff report, Town opinion and neighbor opinions. Motion by Hessel to open the public hearing portion of the application, second by Paulsen. All in favor. William Wallus, owner speaks in favor of the application. Discussion with Committee, Kozlowski and Wallus. Audience members opposed to the Conditional use, Richard Juelfs, Town of Edgewater resident and neighbor, James Madsen, Town of Edgewater resident and neighbor. Discussion held. Linda Zillmer, Town of Edgewater property owner speaks of conditions and Town of Edgewater notices. No other comments. Motion to come out of public hearing portion of application by Shuman, second by Paulsen. All in favor. Discussion by Committee, Roeker, Kozlowski and Wallus. Motion to postpone the decision of this Conditional Use permit until July 2021, 60 days. Second by Shuman. No other discussion. Wallus states that all notice was done at the Town and Brian Becker, Sawyer County Inspector did inspections at the campground and it passed 100%.

c) 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; SA33, 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. Kozlowski reads the Application, Staff report, Town opinion and Neighbor opinions. Motion to open the public hearing portion of the application by Shuman, second by Hessel. All in favor. Brian Rieckenberg, owner speaks in favor of the application. Discussion with Committee. Joseph Johnson neighbor speaks in favor. No other audience comments. No other discussion. Motion to come out of the public hearing portion of the application by Shuman, second by Hessel. All in favor. Kozlowski reads Discussion/Action portion of application. No discussion. Motion by Shuman to approve the application with conditions of 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 conditions set forth in "Short-Term Eagle Incidental Take Permit". 3) Land Use Permit required for island development. Second by Paulsen. No other discussion held. Roll call finds Shuman – yes, Hessel – yes, Buckholtz – yes, Paulsen – yes, Petit - yes. All in favor. Findings of Fact: It would not be damaging to the rights of others or property values. It would not be detrimental to ecology, wild life, wetlands or shorelands.

d) 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. Kozlowski reads the Application, Staff report, Town opinion, Neighbor opinions. Motion to open the public hearing portion of the application by Shuman, second by Paulsen. All in favor. Scott Mercier, owner speaks in favor of the application. Discussion by Committee with Kozlowski. No audience comments. Motion to close the public hearing portion of the application by Hessel, second by Shuman. All in favor. Kozlowski reads the discussion/action portion of the application. Motion by Shuman to approve the application with conditions of 1) Land Use permit is required and applied for accessory structure 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 structure. 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 36'x56'. 5) Fire number must be obtained with issuance of Land Use Permit for Accessory Structure. Second by Paulsen. Roll call finds Hessel – yes, Buckholtz – yes, Paulsen – yes, Petit – yes, Shuman – yes. All in favor. Finding of Fact: It would not be damaging to the rights of others or property values. It would not create an air quality, water supply, or pollution problem.

e) 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. Kozlowski reads the Application, Staff report, Town opinion and Neighbor opinions. Motion to open the Public Hearing portion of the application by Hessel, second by Shuman. All in favor. Jim Sorboro, owner speaks in favor of the application and agrees with the Town conditions. Discussion with Committee. No audience comments. Motion to come out of the public hearing by Hessel, second by Petit. All in favor. Kozlowski reads the Discussion/Action portion of the application. Motion to approve the application by Paulsen with conditions of 1) No habitable area is allowed in the structure. 2) No commercial use or operation allowed in structure. 3) Size of proposed accessory structure not to exceed 28'x40'. 4) Must follow all other County, State, Federal regulations/laws including also abiding by Town of round Lake Conditions of 1) Add gutters and drainage system to avoid any runoff issues. 2) Exterior of the building be sided with dark board and bate siding similar to existing House exterior. 3) Building to be located 65' from the center line of Clear Lake Drive. Doing this will create more of a buffer between the building and adjacent property owners land. Second by Shuman. Roll call finds Shuman – yes, Hessel – yes, Buckholtz – yes, Paulsen – yes, Petit –yes. All in favor Finding of Fact: It would not be damaging to the rights of others or property values. Location of the building would lessen the impervious surface issues of lakeside of property.

f) 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. 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 Hessel. All in favor. Dan Smith, agent speaks in favor of the application. No questions from Committee. No audience comments. Motion to come out of the public hearing portion by Hessel, second by Petit. All in favor. Kozlowski reads the Discussion/Action portion of the application. Discussion held by Committee and Kozlowski. Motion by Hessel to approve the application with conditions of 1) Land Use permit is required and applied for accessory structure 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 structure. 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 14'x28'. 5) Fire number must be obtained with issuance of Land Use Permit for Accessory Structure. Second by Shuman. No discussion. Roll call finds: Shuman – yes, Hessel - yes, Buckholtz – yes, Paulsen – yes, Petit - yes. All in favor. Findings of Fact, It would not be damaging to the rights of others or property values.

Paulsen leaves meeting.

g) 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. Kozlowski reads the Application, Staff report, Town opinion and neighbor opinions. Motion to open the public hearing portion of the application by Shuman, second by Hessel. All in favor. John Wolf, owner speaks in favor of the application. No audience comments. Motion to come out of public hearing portion by Hessel, second by Hessel. All in favor. Kozlowski reads the Discussion/Action portion of the application. Motion by Shuman to approve the application with the conditions of 1) Land Use Permit is required and applied for accessory structure within 1 year from the date of the Zoning Committee decision. 2) Land Use Permit is required and applied for the principal structure within 3 years from the date of the Zoning Committee decision. Failure to apply will result in citation with potential order for removal of accessory building. 3) Proposed accessory structure must met 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'x14'. Second by Hessel. No discussion held. Roll call finds Hessel – yes, Buckholtz – yes, Petit – yes, Shuman – yes. All in favor. Findings of Fact, It would not be damaging to the rights of others or property values.

h) A Public Hearing in the Town of Winter. CUP #21-006. 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, Staff report, Town opinion, Neighbor opinions. Motion to open the public hearing portion of the application by Shuman, second by Petit. All in favor. Cindy Welleck, agent speaks in favor of the application. Discussion held with Committee. No audience comments. Motion to come out of public hearing by Hessel, second by Shuman. All in favor. Kozlowski reads the Discussion/Action portion

of the application. Discussion held with Committee, Kozlowski and Welleck. Motion by Hessel to approve application with conditions of any further building would require a State/County subdivision plat. Second by Shuman. Roll call finds Shuman – yes, Hessel – yes, Buckholtz – yes, Petit no. 3 to 1 Application approved. Findings of Fact, It would be compatible with the surrounding uses and the area.

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. Discussion/Possible Action to Send to County Board. Kozlowski reads proposed ordinance amendment Motion to open the public hearing by Petit, second by Shuman. All in favor. Discussion held with Kozlowski, Committee and Roeker. Kozlowski reads the Town opinions. Phil Nies, Town of Bass Lake resident speaks in support of the amendment changes. Discussion continues. Linda Zillmer, Edgewater property owner speaks in support of the Campground Ordinance except for the increase in structures and size of decks. Discussion continues with Roeker, Will Wallus, owner of Bear Paw Campground, Kozlowski, Roeker and Committee. Motion by Hessel to come out of Public Hearing, second by Shuman. All in favor. Motion by Shuman to approve the Amendments to Section 6.6 Trailer Camps & Campgrounds and send on to the June County Board meeting, second by Buckholtz. All in favor. Roll call finds, Shuman- yes, Hessel – yes, Buckholtz – yes, Petit – yes.

NEW BUSINESS

- a) Policy discussion for Rezones that need additional site development plans. Kozlowski gives history and what was suggested by Paulsen as needed materials for Rezones. No other discussion.
- b) Mission Statement. Kozlowski reads the Mission Statement. Motion to approve the Mission statement and forward to the County Board for approval by Hessel, second by Shuman. All in favor.
- c) Any other business that may come before the Committee. None.

ADJOURNMENT

Buckholtz adjourns meeting at 1:04 pm.

Note: The Minutes of the May 201 2021 Zoning Committee meeting incorporate the video recording of this meeting and any documents referenced in the meeting, submitted by the applicant, and/or considered by the Zoning Committee in rendering its decision.

Minutes prepared by Kathy Marks, Deputy Zoning & Conservation Administrator

Conditional Use Permit Request STAFF REPORT

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

File: # CUP 21-014

Applicant:

Paul Manka
W1510 30th Ave
Birchwood, WI 54817



Property Location & Legal Description:

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

Request: Permit desired for a 32' x 54' pole shed (Accessory structure) 18' in height on the other side of a Town road (Jonans Road) subject to Sawyer County Ordinance Section 4.26 (2)&(3).

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

Project History & Summary of Request

The applicant is requesting to build a 32' x 54' accessory structure on the back side of Jonans road across a Town road from where the primary dwelling is located. This entire area of Jonans road was recently divided into smaller tracts of land and is now being developed. The current primary dwelling and attached garage on the lake side of Jonans road is currently being built but the owner is also requesting for this CUP for a larger pole shed on the same piece of property but on the non-lake side portion of the road. The proposed pole shed would not be able to fit on the lake side portion due to setback requirements. The proposed pole shed would be located approximately 260' from the lake and would meet all other setback requirements including impervious surface requirements per the land area. See attached maps included in this packet.

As mentioned before this area is seeing a large amount of development and it would be anticipated that the Sawyer County Zoning Committee would see similar requests such as this in the future. Whether that is a good thing or not the Committee should be aware that this type of request is the first in this area and could be viewed as something that would set a "developmental pattern" for the area.

Additional information for Conditional Use Permits:

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

If an applicant agrees to 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)

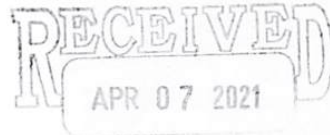
- 1 No habitable area is allowed in this structure.
- 2 No commercial use or operation allowed in structure.
- 3 Size of proposed accessory structure not to exceed 32' x 54'
- 4 All lighting to be downward facing lighting.
- 5 Must follow all other Town, County, State, Federal regulations/laws/conditions.

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 # 21-014
Town of Couderay

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: Paul Manka
Address: W 1510 30th Ave Birchwood
Phone: 715-761-1811 Email: Paul@stone.lake.lumber.LLC.com
Legacy PIN#: 004-839-08-5314 Zoned: RR-2 Acreage: 1.4
Property Description: Prt GOUT Lots 2 & 3, lot 3 csm 36/218
8450
TRK ID # 43843
Permit desired for: 32' x 54' pole shed (accessory structure)
on other side of town road subject to section 4.26(2)
18' in height

*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 6-18-2021

4.26 ACCESSORY USES AND STRUCTURES

Any permanent, roofed structure, serving as an accessory use if attached to the principal building, shall be considered part of the principal structure. Accessory structures shall conform to the setback and other dimensional requirements of the zone district within which it is located. Accessory structures are not allowed on vacant property unless the Conditional Use requirements under 4.26(1), (2), or (3) can be met.

- 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 for the following:
 - a) that within 3 years a Land Use Permit for a principal dwelling be applied for, and
 - b) the principal dwelling to be built within the permit time frame on the same parcel, and
 - c) that failure to build principal structure will result in citation and order for removal of accessory structure, and
 - d) approval by Town and Zoning Committee.
- 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 provided that:
 - a) the accessory structure cannot be constructed on that part of the parcel containing the principal structure due to the inability to meet minimum setbacks, and
 - b) lakefront parcels may be allowed an exemption from 4.26(2)(a) if Town and Zoning Committee determine in their Findings of Fact that placement of accessory structure on an adjacent parcel divided by a public roadway that does not contain the principal structure lessens the impact of impervious surface runoff to the lake, and
 - c) the proposed adjacent parcel is within 66' from the parcel containing the principal structure, and
 - d) the proposed adjacent parcel meets the minimum square footage requirements per current zone district standards and the proposed accessory structure meets all other Zoning Ordinance requirements and setbacks, and
 - e) a Conditional Use Permit may be approved by the Zoning Committee in any Zone District, provided that the Town has approved the Conditional Use for the placement of an accessory structure and both parcels are legally joined together (Deed Restriction) so they may not be sold separately unless approval by the Town and the Zoning Committee has been granted to separate the parcels. This process shall also be done by Conditional Use, and
 - f) in a platted subdivision, the maximum size allowed is 1,200 square

feet and maximum height is 18'.

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

Real Estate Sawyer County Property Listing

Today's Date: 6/11/2021

Property Status: Current

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

 Description Updated: 9/30/2020

Tax ID:	43843
PIN:	57-004-2-39-08-08-5 05-003-000140
Legacy PIN:	004839085314
Map ID:	
Municipality:	(004) TOWN OF COUDERAY
STR:	S08 T39N R08W
Description:	PRT GOVT LOTS 2 & 3 LOT 3 CSM 36/218 #8450
Recorded Acres:	1.400
Calculated Acres:	0.000
Lottery Claims:	0
First Dollar:	No
Waterbody:	Little Courte Oreilles
Zoning:	(RR2) Residential/Recreational Two
ESN:	424

 Tax Districts Updated: 6/9/2020

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

 Recorded Documents Updated: 6/9/2020

WARRANTY DEED	
Date Recorded: 5/20/2020	<u>423923</u>
CERTIFIED SURVEY MAP	
Date Recorded: 4/9/2020	<u>423313</u>
WARRANTY DEED	
Date Recorded: 4/2/2020	<u>423245</u>
TERMINATION OF EASEMENT RIGHTS	
Date Recorded: 4/2/2020	<u>423242</u>
QUIT CLAIM DEED	
Date Recorded: 9/9/2019	<u>419793</u>
QUIT CLAIM DEED	
Date Recorded: 4/21/1964	<u>118466</u>
EASEMENT DEED	
Date Recorded: 7/25/1961	<u>112031</u>
MISCELLANEOUS	
Date Recorded: 3/25/1926	<u>044467</u>

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

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

43843 This Parcel

 Parents Children Ownership Updated: 6/9/2020

PAUL MANKA BIRCHWOOD WI

Billing Address:	Mailing Address:
PAUL MANKA	PAUL MANKA
W1510 30TH AVE	W1510 30TH AVE
BIRCHWOOD WI 54817	BIRCHWOOD WI 54817

 Site Address * indicates Private Road

6674N JONANS RD STONE LAKE 54876

 Property Assessment Updated: 4/12/2021

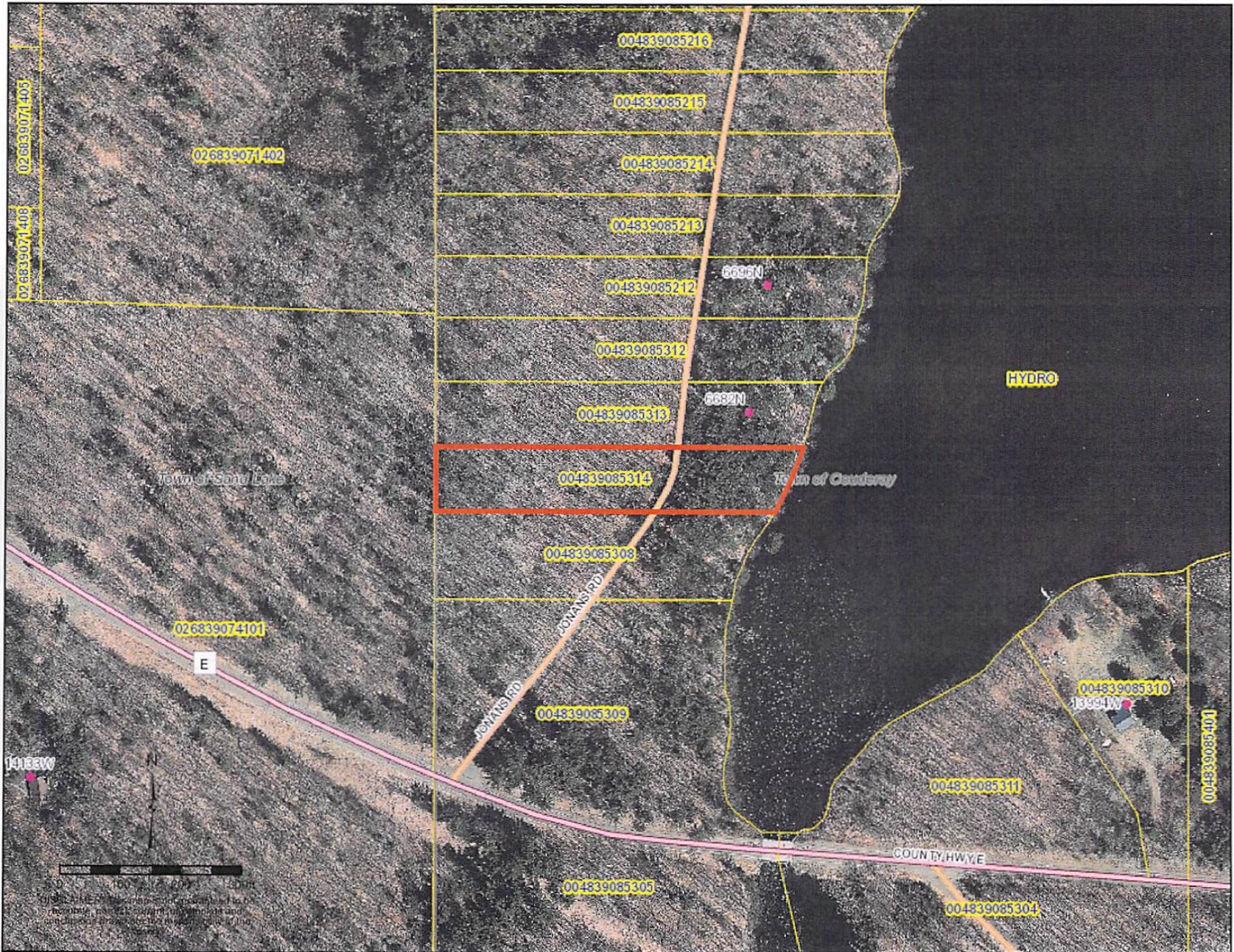
2021 Assessment Detail			
Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.400	116,000	0

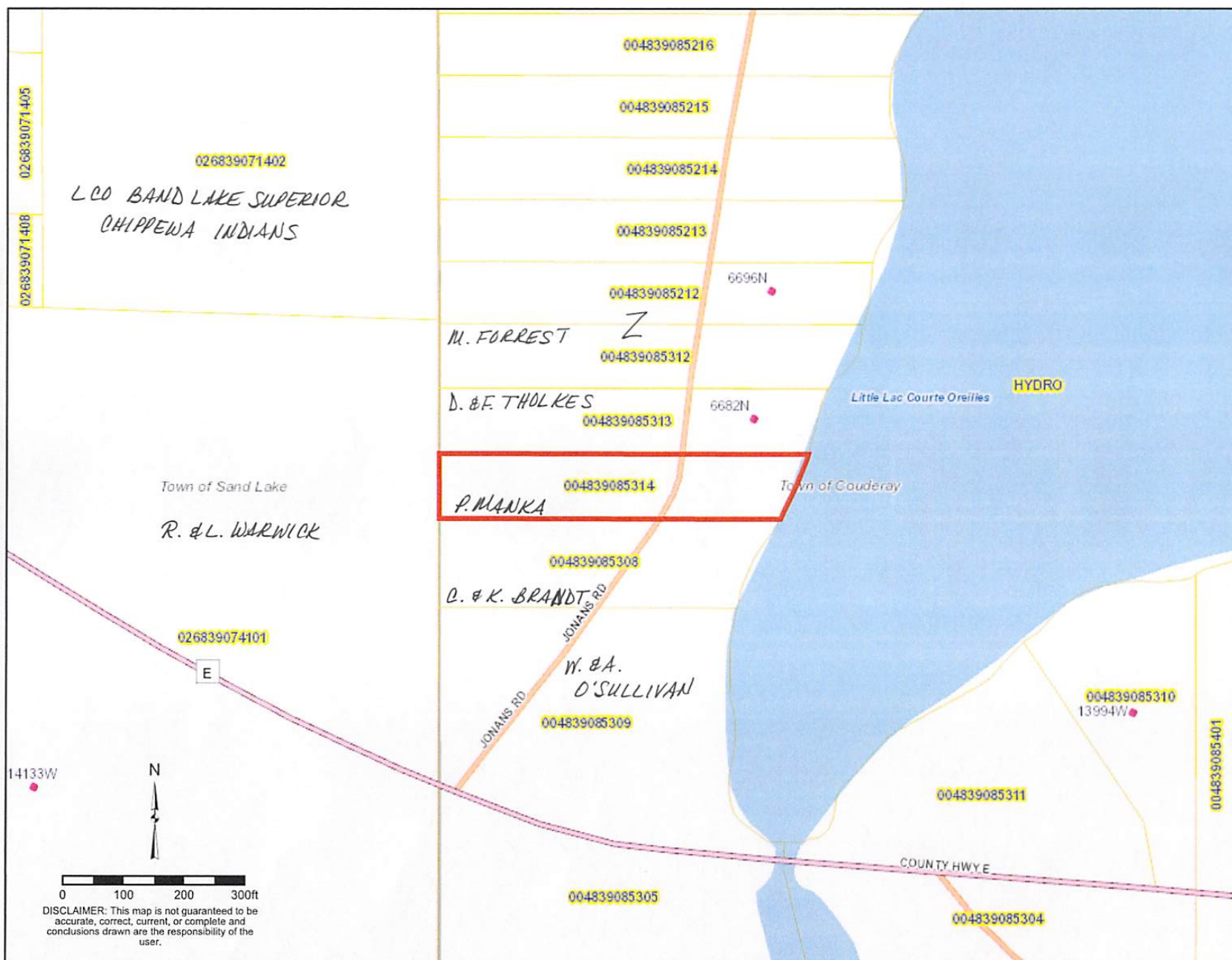
2-Year Comparison	2020	2021	Change
Land:	0	116,000	100.0%
Improved:	0	0	0.0%
Total:	0	116,000	100.0%

 Property History

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







Conditional Use Permit Request STAFF REPORT

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

File: # CUP 21-016

Applicant:

Mark & Bonnie Schroeder
1303 Lark St
Merrill, WI 54452



Property Location & Legal Description:

Part of Government Lot 5; S02, T39N, R05W; Parcel #032-539-02-5510; 1.14 total acres; Zoned Residential/Recreational One (RR-1). #7039N Fender Road

Request: Permit desired for a 30' x 40' accessory structure, height of 17', on the other side of a Town road (Fender Road) subject to section 4.26 (2) & (3) of the Sawyer County Zoning Ordinance.

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

Project History & Summary of Request

The applicant is requesting to build a 30' x 40' accessory structure on the back side of Fender road across a Town road from where the primary dwelling is located. The current primary dwelling and detached garage is located on the Barber Lake side of Fender Road. The proposed accessory structure would not be able to fit on the lake side portion due to setback requirements of the road and sewer system and would increase impervious surfaces on the lake side. The proposed accessory structure would be located approximately 380' from the lake and would meet all other setback requirements including impervious surface requirements per the land area. See attached maps included in this packet. Pat Brown from the Sawyer County Zoning & Conservation Department was also onsite for this property to verify wetland setbacks for the proposed structure.

Additional information for Conditional Use Permits:

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

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

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

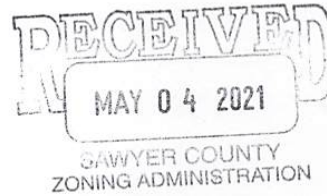
- 1 No habitable area is allowed in this structure.
- 2 No commercial use or operation allowed in structure.
- 3 Size of proposed accessory structure not to exceed 30' x 40'
- 4 All lighting to be downward facing lighting.
- 5 Must follow all other Town, County, State, Federal regulations/laws/conditions.

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 # 21-016
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: MARK & BONNIE SCHROEDER
Address: N 7039 FENDER RD WINTER, WI 54896
Phone: 715-218-7142 Email: habenero@charter.net
Legacy PIN#: 032-539-02-5510 Zoned: RR1 Acreage: 1.14
Property Description: PRT GOVT LOT 5

Permit desired for: PER SECTION 4.26 (2) ACROSS FENDER RD. (A TOWN RD)
(b) ACCESSORY BUILDING 30' X 40'; 11' HEIGHT, Single Story

Mark Schroeder MARK SCHROEDER
*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 June 18, 2021

Real Estate Sawyer County Property Listing

Today's Date: 4/29/2021

Property Status: Current

Created On: 2/6/2007 7:55:58 AM

 Description Updated: 6/16/2017

Tax ID: 34647
PIN: 57-032-2-39-05-02-5 05-005-000100
 Legacy PIN: 032539025510
 Map ID: :5.10
 Municipality: (032) TOWN OF WINTER
 STR: S02 T39N R05W
 Description: PRT GOVT LOT 5
 Recorded Acres: 1.140
 Lottery Claims: 0
 First Dollar: Yes
 Waterbody: Barber 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: 6/10/2011

 **CORRECTION INSTRUMENT**
 Date Recorded: 1/11/2018 [410606](#)
 **TRUSTEES DEED**
 Date Recorded: 9/11/2017 [408578](#)
 **QUIT CLAIM DEED**
 Date Recorded: 9/29/2014 [392459](#)
 **WARRANTY DEED**
 Date Recorded: 5/24/2011 [372702](#)

 Ownership Updated: 11/20/2017

MARK F & BONNIE M SCHROEDER MERRILL WI

Billing Address:

MARK F & BONNIE M SCHROEDER
 1303 LARK ST
 MERRILL WI 54452

Mailing Address:

MARK F & BONNIE M SCHROEDER
 1303 LARK ST
 MERRILL WI 54452

 Site Address * indicates Private Road

7039N FENDER RD WINTER 54896

 Property Assessment Updated: 10/10/2016**2021 Assessment Detail**

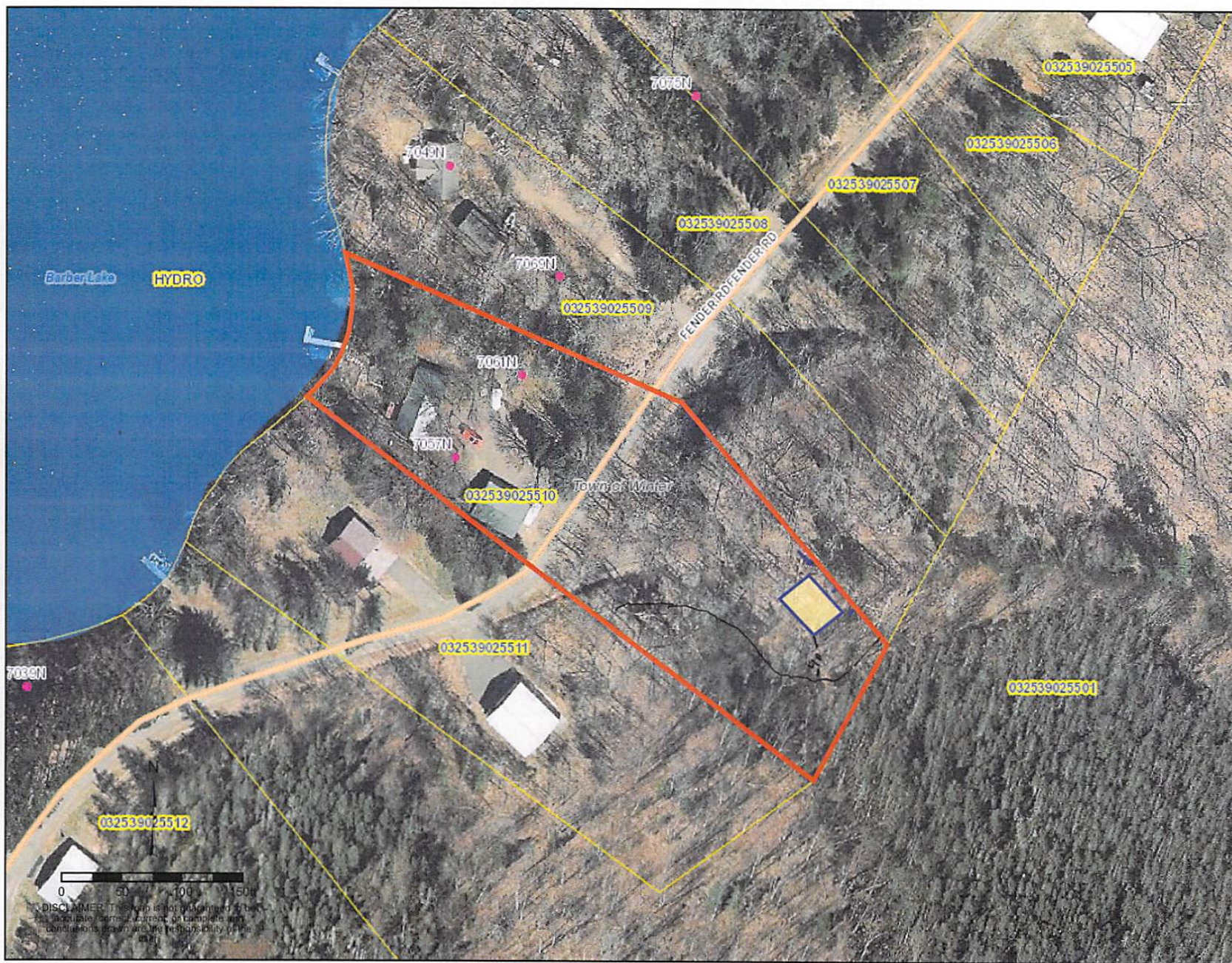
Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.140	77,700	97,500

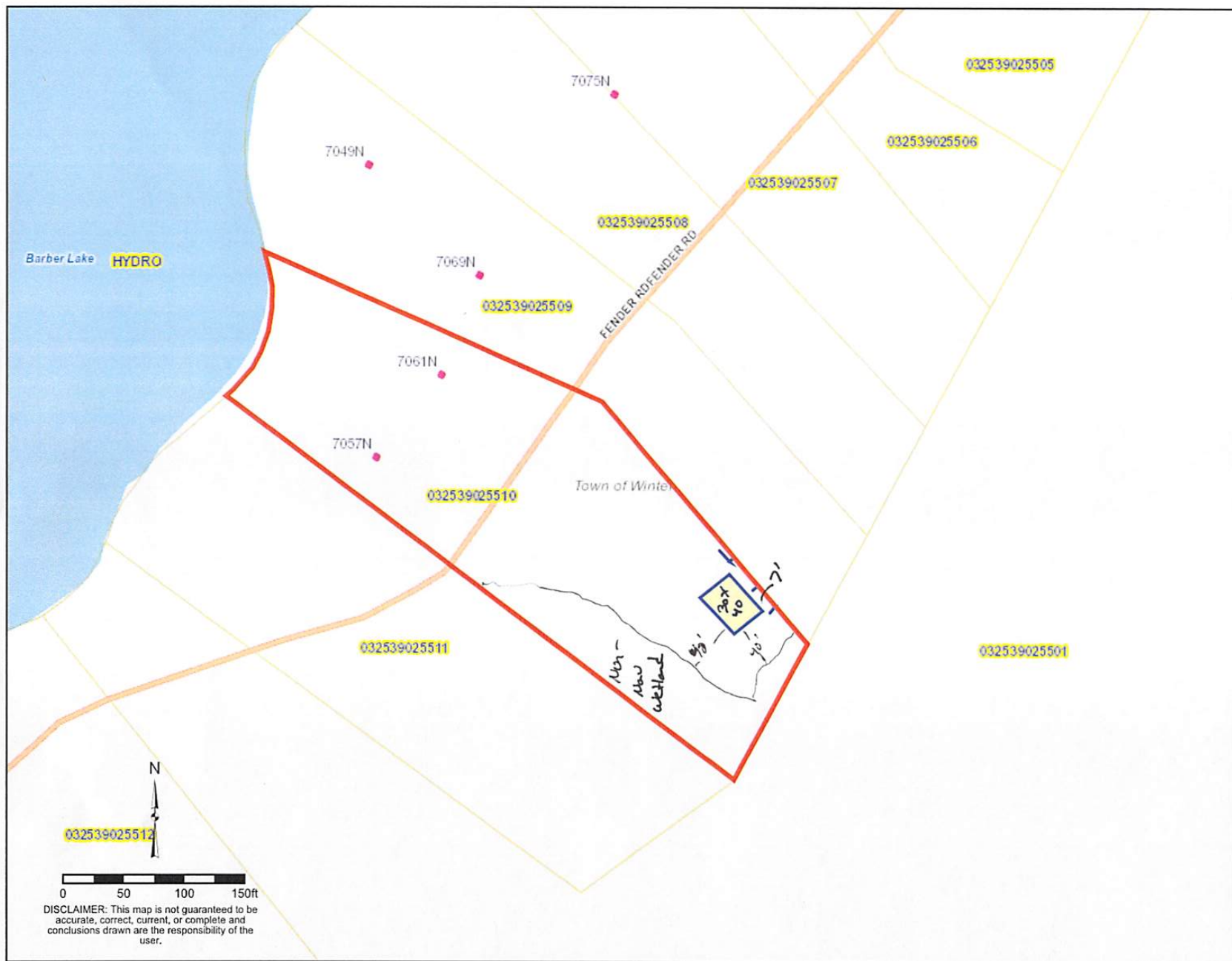
2-Year Comparison

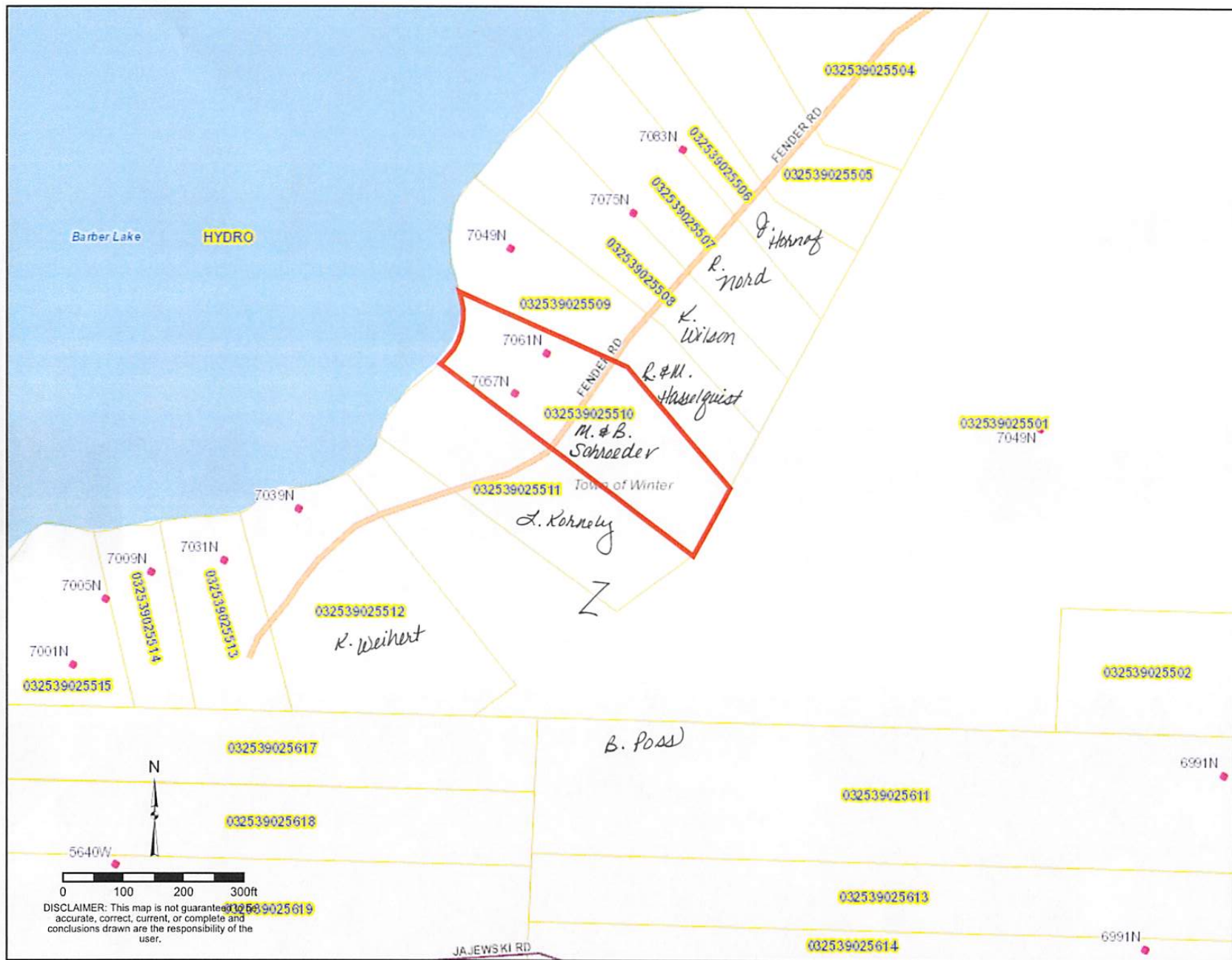
	2020	2021	Change
Land:	77,700	77,700	0.0%
Improved:	97,500	97,500	0.0%
Total:	175,200	175,200	0.0%

 Property History

N/A





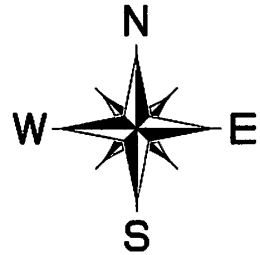
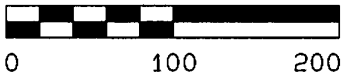


CERTIFIED SURVEY MAP

PART OF GOVERNMENT LOT 3 AND
LOT 24 AND PART OF LOT 25 OF THE PLAT
"SUBDIVISION OF PART OF GOV'T. LOTS
1-2-4 SEC. 4 T.37N. R.9W. SAWYER COUNTY,
WISCONSIN. OCT.-1925.", LOCATED IN A
PART OF GOVERNMENT LOT 2,
ALL BEING PART OF SECTION 4, TOWNSHIP 37
NORTH, RANGE 9 WEST, TOWN OF EDGEWATER,
SAWYER COUNTY, WISCONSIN.

SCALE

SCALE 1"=100'

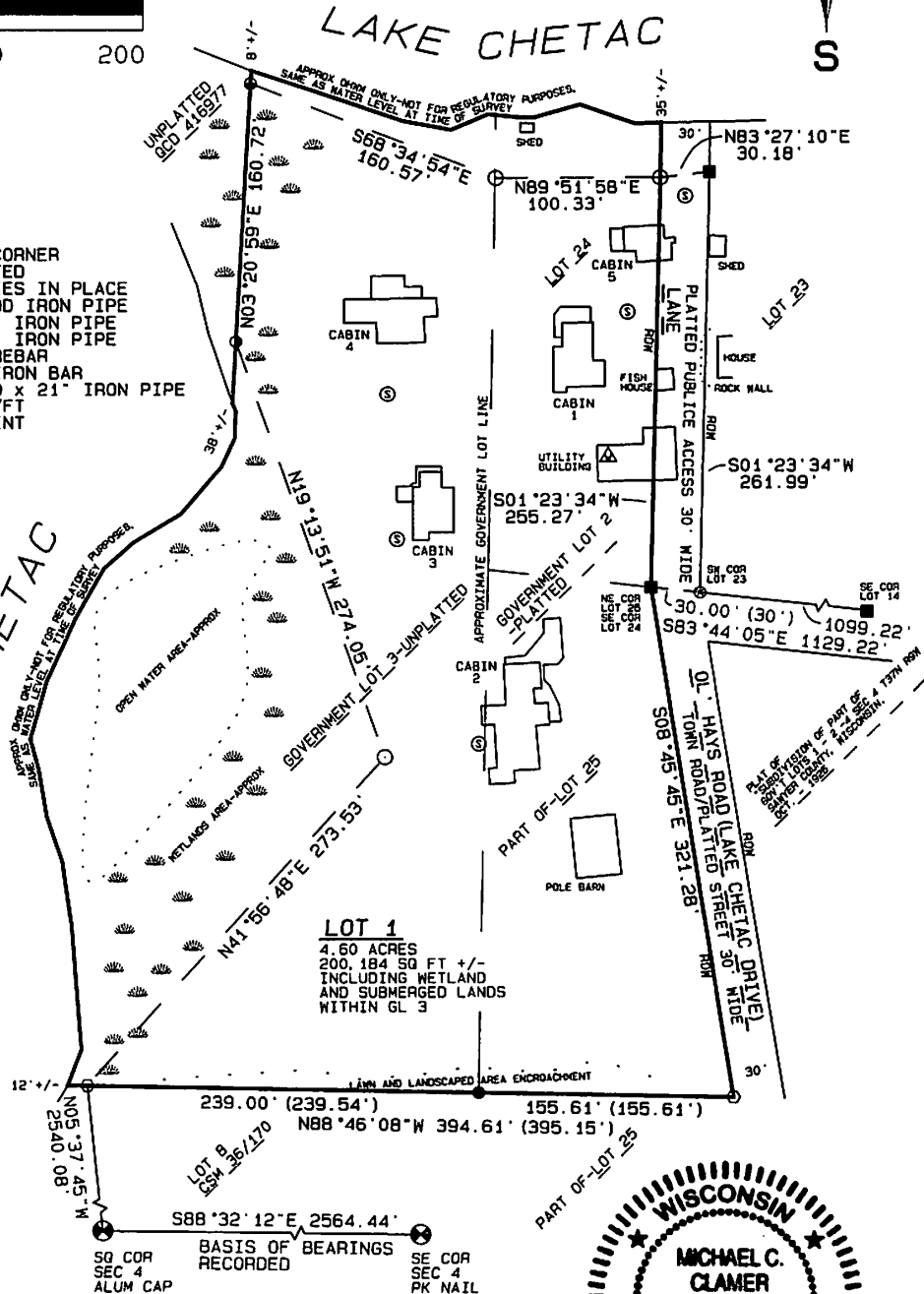


LEGEND

- = GOVERNMENT CORNER FOUND AS NOTED
- = FOUND 3/4" OD IRON PIPE
- = FOUND 1 1/2" IRON PIPE
- = FOUND 1 1/4" IRON PIPE
- = FOUND 3/4" REBAR
- = FOUND 3/4" IRON BAR
- = SET 2 1/2" OD x 21" IRON PIPE WT 3.65 LBS/FT
- ⊙ = COMPUTED POINT
- () = RECORDED AS
- ⊙ = SEPTIC
- △ = WELL

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.

LAKE CHETAC



SURVEYOR'S
CERTIFICATE
ON SHEET 2

OWNER'S
CERTIFICATE
ON SHEET 3

MORTGAGEE
CERTIFICATE
ON SHEET 3

APPROVALS
ON SHEET 4

Michael C. Clamer 06/07/2021



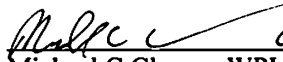
SHEET 1 OF 4

CERTIFIED SURVEY MAP

**PART OF GOVERNMENT LOT 3 AND
LOT 24 AND PART OF LOT 25 OF THE PLAT
"SUBDIVISION OF PART OF GOV'T. LOTS
1-2-4 SEC. 4 T.37N.R.9W. SAWYER COUNTY,
WISCONSIN. OCT.-1925." LOCATED IN A
PART OF GOVERNMENT LOT 2,
ALL BEING PART OF SECTION 4, TOWNSHIP 37
NORTH, RANGE 9 WEST, TOWN OF EDGEWATER,
SAWYER COUNTY, WISCONSIN.**

SURVEYOR'S CERTIFICATE

I, Michael C Clamer, a Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped a parcel of land being part of Government Lot 3 and Lot 24 and part of Lot 25 of the Plat, "SUBDIVISION OF PART OF GOV'T. LOTS 1-2-4 SEC. 4 T.37N.R.9W. SAWYER COUNTY, WISCONSIN. OCT.-1925." Located in a part of Government Lot 2, all being part of Section 4, Township 37 North, Range 9 West, Town of Edgewater, Sawyer County, Wisconsin, more particularly described as follows:
Commencing at the south Quarter Corner of said Section 4;
thence N05°37'45"W 2540.08 feet to a found rebar at a point of intersection with a Meander Line of Lake Chetac, this also being the Point of Beginning;
thence on said Meander Line of Lake Chetac, N41°56'48"E 273.53 feet to a set iron pipe;
thence N19°13'51"W 274.05 feet to a found iron pipe;
thence leaving said Meander Line, N03°20'59"E 160.72 feet to a found iron pipe at a point of intersection with a second Meander Line of Lake Chetac;
thence on said second Meander Line, S68°34'54"E 160.57 feet to a set iron pipe;
thence N89°51'58"E 100.33 feet to a set iron pipe at a point of intersection with the west line of a platted Lane in the aforementioned Plat;
thence leaving said second Meander Line and upon said West Line, S01°23'34"W 255.27 feet to a found iron pipe at the end of said West Line, intersecting with the westerly Right of Way of a platted street and Town Road;
thence on said westerly Right of Way, S08°45'45"E 321.28 feet to a found rebar;
thence leaving said westerly Right of Way, N88°46'08"W 394.61 feet to the Point of Beginning.
Said parcel contains 200,184 square feet more or less, including all the land between the Meander Line, the water's edge of Lake Chetac and the Lot lines extended.
I further Certify that I have made this survey at the direction of John Nystrom, Managing Member of Nystroms Resort LLC; and that this Map is a correct representation of all the exterior boundaries and the division thereof; that I have fully complied with the provisions of Section 236.34 of Chapter 236 of the Wisconsin Statutes, the Sawyer County Subdivision Ordinance in surveying, dividing and mapping the same.


Michael C Clamer, WPLS S-2345
W235 County Highway B
Stone Lake, WI 54876
field work completed 05/26/2021



**PART OF GOVERNMENT LOT 3 AND
LOT 24 AND PART OF LOT 25 OF THE PLAT
"SUBDIVISION OF PART OF GOV'T. LOTS
1-2-4 SEC. 4 T.37N.R.9W. SAWYER COUNTY,
WISCONSIN. OCT.-1925." LOCATED IN A
PART OF GOVERNMENT LOT 2,
ALL BEING PART OF SECTION 4, TOWNSHIP 37
NORTH, RANGE 9 WEST, TOWN OF EDGEWATER,
SAWYER COUNTY, WISCONSIN.**

I also certify that this Certified Survey Map is required by S.236.34 to be submitted to the Town of Edgewater and the County of Sawyer for approval or objection.

Personally came before me this day of , 2021,
The above named John Nystrom, Managing Member of Nystrom's Resort LLC, owner, to me known to
be the person who executed the foregoing instrument and acknowledged the same.

my commission is
permanent/expires

No Mortgagee, personal or Corporate, of the lands with this Certified Survey Map.



Muel CC
06/07/2021

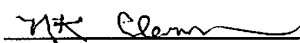
Page 34 of 35

CERTIFIED SURVEY MAP
PART OF GOVERNMENT LOT 3 AND
LOT 24 AND PART OF LOT 25 OF THE PLAT
"SUBDIVISION OF PART OF GOV'T. LOTS
1-2-4 SEC. 4 T.37N.R.9W. SAWYER COUNTY,
WISCONSIN. OCT.-1925." LOCATED IN A
PART OF GOVERNMENT LOT 2,
ALL BEING PART OF SECTION 4, TOWNSHIP 37
NORTH, RANGE 9 WEST, TOWN OF EDGEWATER,
SAWYER COUNTY, WISCONSIN.

TOWN BOARD APPROVAL
Resolved that this Certified Survey Map by Nystroms Resort LLC,
owner, is hereby approved by the Town Board of Edgewater,
Sawyer County, Wisconsin.

 6-8-21

Pete Baribeau Town Chairman date

 6/8/21

Natalie Clemens Town Clerk/Treasurer date

SAWYER COUNTY ZONING COMMITTEE APPROVAL
Resolved that this Certified Survey Map by Nystrom's Resort LLC,
owner, is hereby approved by the Sawyer County Zoning Committee,
Sawyer County, Wisconsin.

Ron Buckholtz Zoning Committee Chairman date

Jay Kozlowski Zoning Administrator date

  06/07/2021