



Sawyer County

Agenda

Zoning Committee Meeting

Friday, July 16, 2021 @ 8:30 AM

Large Courtroom; Sawyer County Courthouse

Page

1.

*The public is strongly encouraged to access the public hearing remotely due to public health and safety concerns. To view or participate in the **virtual meeting** from a computer, iPad, or Android device please go to <https://zoom.us/j/99413118485>. You can also use the dial in number for listening only at [1-312-626-6799](tel:1-312-626-6799) with the Webinar ID: 994 1311 8485. If additional assistance is needed please contact the Zoning & Conservation Department at 715-634-8288 prior to the meeting. The **Sawyer County Zoning Committee** relative to the following proposals:*

2. PRELIMINARY MATTERS

- a. Call to Order and Roll Call
- b. Pledge of Allegiance
- c. State of Committee and Hearing Procedure & Statement of Hearing Notice
[Statement of Comm. Hearing & Procedure & Statement of Hearing Notice](#)
- d. Approval of Agenda for July 16, 2021
- e. Approval of Previous Meeting Minutes
[6-18-2021 ZC Minutes](#)
- f. Public Comment

6 - 7

8 - 10

*Please note comment time is intended for general public comments, **not** comments relating to a specific application before the 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

11 - 20

- a. A Public Hearing in the Town of Hayward. RZN #21-006.
Owner: AB Land, LLC. Part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Lot 1 CSM 12/160 #2929. S26, T41N, R09W; Parcel #010-941-26-2119; 1.04 total acres; Zoned Residential One (R-1). Purpose of request is to rezone 1.04 to Commercial One (C-1) to have a non-retail Commercial Construction building as per Section 17.6 (A) (2).
[RZN #21-006, AB Land LLC Packet](#)
- b. Discussion/Action in the Town of Hayward. RZN #21-006.
Owner: AB Land, LLC. Part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Lot 1 CSM 12/160 #2929. S26, T41N, R09W; Parcel #010-941-26-2119; 1.04 total acres; Zoned Residential One (R-1). Purpose of request is to rezone 1.04 to Commercial One (C-1) to have a non-retail Commercial Construction building as per Section 17.6 (A) (2).

21 - 32

- c. A Public Hearing in the Town of Hayward. RZN #21-008.
Owner: Raleigh & Jeanette Britton. Part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the SW 1.4 of the NW $\frac{1}{4}$, Lot 1 CSM 37/117 #8554; S35, T41N, R08W; Parcel #010-841-35-2212; 24.19 total acres; Zoned Residential/Recreational One. Purpose of the request is to rezone to Agricultural Two (A-2) per Section 17-5(b) for a small hobby farm so we can be self-sustainable.
[RZN #21-008, Raleigh & Jeanette Britton Packet](#)
- d. Discussion/Action in the Town of Hayward. RZN #21-008.
Owner: Raleigh & Jeanette Britton. Part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the SW 1.4 of the NW $\frac{1}{4}$, Lot 1 CSM 37/117 #8554; S35, T41N, R08W; Parcel #010-841-35-2212; 24.19 total acres; Zoned Residential/Recreational One. Purpose of the request is to rezone to Agricultural Two (A-2) per Section 17-5(b) for a small hobby farm so we can be self-sustainable.

4. CONDITIONAL USE APPLICATIONS

33 - 45

- a. 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.
[CUP #21-003, Bear Paw LLC Packet](#)
- b. 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 of the 10 sites for 2021-2022 expansion. That total would bring the number of sites to 84 from the existing 76 sites.

46 - 55

- c. A Public Hearing in the Town of Round Lake. CUP #21-019. Owner: David Stark. Buyer: David Wegener. Part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$; S28, T41N, R07W; Parcel #024-741-28-1201; 15 total acres; Zoned Residential/Recreational One (RR-1). Permit desired for a 40' x 48' accessory building on vacant property per Section 4.26(1) of the Sawyer County Zoning Ordinance.
[CUP #21-019, David & Stephanie Wegener Packet](#)
- d. Discussion/Action in the Town of Round Lake. CUP #21-019. Owner: David Stark. Buyer: David Wegener. Part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$; S28, T41N, R07W; Parcel #024-741-28-1201; 15 total acres; Zoned Residential/Recreational One (RR-1). Permit desired for a 40' x 48' accessory building on vacant property per Section 4.26(1) of the Sawyer County Zoning Ordinance.

5. REZONES & CONDITIONAL USE APPLICATIONS

56 - 65

- a. A Public Hearing in the Town of Draper. RZN #21-007. Owner: Wilderness Products & Services, Inc., Agent: Linda Dezotell. Part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ & Part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$; S23, T39N, R04W; Parcel #006-439-23-3203; 5 total acres; Zoned Forestry One (F-1). Purpose of request is to rezone from Forestry One (F-1) to Residential/Recreational Two (RR-2) to open a Seed & Feed Store in a new building.
[RZN #21-007, Wilderness Products & Services Inc. Packet](#)
- b. Discussion/Action in the Town of Draper. RZN #21-007. Owner: Wilderness Products & Services, Inc., Agent: Linda Dezotell. Part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ & Part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$; S23, T39N, R04W; Parcel #006-439-23-3203; 5 total acres; Zoned Forestry One (F-1). Purpose of request is to rezone from Forestry One (F-1) to Residential/Recreational Two (RR-2) to open a Seed & Feed Store in a new building.

66 - 73

- c. A Public Hearing in the Town of Draper. CUP #21-018. Owner: Wilderness Products & Services, Inc., Agent: Linda Dezotell. Part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ & Part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$; S23, T39N, R04W; Parcel #006-439-23-3203; 5 total acres; Zoned Forestry One (F-1). Purpose of request is to open a Seed & Feed Store in a new building. This CUP is subject to RZN #21-007 from F-1 to RR-2.
[CUP #21-018, Wilderness Products & Services Inc. Packet](#)

- d. Discussion/Action in the Town of Draper. CUP #21-018. Owner: Wilderness Products & Services, Inc., Agent: Linda Dezotell. Part of the NW ¼ of the SW ¼ & Part of the SW ¼ of the SW ¼; S23, T39N, R04W; Parcel #006-439-23-3203; 5 total acres; Zoned Forestry One (F-1). Purpose of request is to open a Seed & Feed Store in a new building. This CUP is subject to RZN #21-007 from F-1 to RR-2.
- 74 - 96 e. A Public Re-Hearing in the Town of Hayward. RZN #21-003. Owner: Owner: Sinkhole Investments LLC; Matthew Sink. Part of the SE ¼ of the SE ¼, Lot 2 CSM 35/86 #8246; S24, T41M, R09W; Parcel #010-941-24-4406; 18.82 Total Acres; Zoned Residential/Recreational One (RR-1); 14705W State Hwy 77 and The NE ¼ of the NE ¼; S25, T41N, R09W; Parcel #010-941-25-1101; 40 Total Acres; Zoned Agricultural One (A-1). Zone District change from Agricultural One (A-1) and Residential/Recreational One (RR-1), a total of 58.82 acres to Residential/Recreational Two (RR-2). Purpose of Rezone is to build a campground. With granting of the rezone to Residential/Recreational Two (RR-2), the owners would then apply for a conditional use permit for the campground.
[RZN #21-003, Sinkhole Investments LLC Packet](#)
- f. Discussion /Action for a Re-Hearing in the Town of Hayward. RZN #21-003. Owner: Owner: Sinkhole Investments LLC; Matthew Sink. Part of the SE ¼ of the SE ¼, Lot 2 CSM 35/86 #8246; S24, T41M, R09W; Parcel #010-941-24-4406; 18.82 Total Acres; Zoned Residential/Recreational One (RR-1); 14705W State Hwy 77 and The NE ¼ of the NE ¼; S25, T41N, R09W; Parcel #010-941-25-1101; 40 Total Acres; Zoned Agricultural One (A-1). Zone District change from Agricultural One (A-1) and Residential/Recreational One (RR-1), a total of 58.82 acres to Residential/Recreational Two (RR-2). Purpose of Rezone is to build a campground. With granting of the rezone to Residential/Recreational Two (RR-2), the owners would then apply for a conditional use permit for the campground.
- 97 - 119 g. A Public Hearing in the Town of Hayward. CUP #21-017. Owner: Sinkhole Investments LLC: Matthew Sink. Part of the SE ¼ of the SE ¼, Lot 2 CSM 35/86 #8246; S24, T41M, R09W; Parcel #010-941-24-4406; 18.82 Total Acres; Zoned Residential/Recreational One (RR-1); 14705W State Hwy 77 and The NE ¼ of the NE ¼; S25, T41N, R09W; Parcel #010-941-25-1101; 40 Total Acres; Zoned Agricultural One (A-1). Permit desired to develop and operate a seasonal RV/small camping cabin campground tailored to the weekend tourist looking to explore the Hayward area hiking, biking and ATV.UTV trails in a

fully wooded setting. This CUP is subject to RZN #21-003 from RR-1 and A-1 to RR-2.

[CUP #21-017, Sinkhole Investments LLC Packet](#)

- h. Discussion/Action in the Town of Hayward. CUP #21-017. Owner: Sinkhole Investments LLC: Matthew Sink. Part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Lot 2 CSM 35/86 #8246; S24, T41M, R09W; Parcel #010-941-24-4406; 18.82 Total Acres; Zoned Residential/Recreational One (RR-1); 14705W State Hwy 77 and The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$; S25, T41N, R09W; Parcel #010-941-25-1101; 40 Total Acres; Zoned Agricultural One (A-1). Permit desired to develop and operate a seasonal RV/small camping cabin campground tailored to the weekend tourist looking to explore the Hayward area hiking, biking and ATV.UTV trails in a fully wooded setting. This CUP is subject to RZN #21-003 from RR-1 and A-1 to RR-2.

6. NEW BUSINESS

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

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. ADJOURNMENT

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

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

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

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

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

Statement of Committee Hearing and Procedure

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

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

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

Process and Guidelines for Testimony by Speakers: Prior to speaking, the Speaker must be recognized by the Zoning Committee Chair in order to speak. Once recognized by the Zoning Committee Chair, the Speaker must state their full name and address before giving testimony. The Speaker should also state whether the Speaker represents a client, group, or other association, whether the Speaker is in favor or opposes the proposal on which the testimony is being given, and other pertinent information. Speakers should confine their testimony to the 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
June 18, 2021**

Zoning Committee Members

Ronald 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 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 was called finding present: Buckholtz, Paulsen, Petit-virtual, Boettcher-virtual, and Shuman. Hessel sits in as alternate. From the Zoning Office Jay Kozlowski and Kathy Marks. Legal Counsel Rebecca Roeker.

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

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

3) Pledge of Allegiance. Statement of Hearing Notice.

4) Approval of May 21, 2021 minutes. Motion to approve by Paulsen, second by Petit. All in favor. Motion carried.

5) Public Comment. Linda Zillmer, Edgewater property owner speaks of the County Board meeting and the new Camping Ordinance. Asks if this can be addressed under new business.

REZONE APPLICATION

None

CONDITIONAL USE APPLICATIONS

1) 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) of the Sawyer County Zoning Ordinance. Kozlowski reads the application, staff report, Town opinion, there were no neighbor opinion letters returned. Motion to open the public hearing portion of the application by Petit, **second by**. All in favor. Paul Manka, owner speaks in favor of the application. Discussion with Committee held. Motion to come out of public hearing by Petit, second by Paulsen. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held by Kozlowski, Roeker and Committee. Motion to approve the application by Boettcher, with conditions of 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'x56'. 4) All lighting to be downward facing lighting. 5) Must follow all other Town, County, State, Federal regulations/laws/conditions. Second by Petit. Roll call finds: Paulsen - yes, Petit - yes, Boettcher - yes, Shuman - yes. All in favor 5 to 0. Findings of fact: 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 destroy prime agricultural lands. 4) It would not create an objectionable view.

2) 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) of the Sawyer County Zoning Ordinance. Kozlowski reads the application, staff report, Town opinion and Neighbor opinion letters. Motion to open the public hearing portion of the application by Shuman, second by Petit. All in favor. Mark Schroeder, owner speaks in favor of the application. Discussion held with Schroeder and Committee. No other audience comments. Motion to come out of public hearing by Petit, second by Paulsen. All in favor. Kozlowski reads the discussion/action portion of the application. Motion by Petit to approve the application 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 30'x40'. 4) All lighting to be downward facing lighting. 5) Must follow all other Town, County, State and Federal regulations/laws/conditions. Second by Paulsen. No other discussion held. Roll call finds: Petit- yes, Boettcher - yes, Shuman - yes, Buckholtz - yes, Paulsen - yes. All in favor. Findings of Fact: 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 vegetation 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.

NEW BUSINESS

1) 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. Jay informs the Committee that approval is needed for the Nystrom Survey map. Discussion held. Motion to approve the Nystrom Survey Map by Paulsen, second by Shuman. All in favor.
2) Kozlowski discusses the July publication with the Committee for changing the layout.

3) Buckholtz calls on Linda Zillmer, Edgewater property owner to state her concerns of the Camping Ordinance enforcement. Discussion is held with Committee, Roeker, Kozlowski and Zillmer.

4) Any other business that may come before the Committee for discussion. None

ADJOURNMENT

Adjourned by Ronald Buckholtz, Chairman at 9:45am.

**/s/Ronald Buckholtz, Chairman
Sawyer County Zoning Committee
Sawyer County Zoning & Conservation Administration
10610 Main Street, Suite #49
Hayward, WI 54843**

Minutes prepared by Kathy Marks, Deputy Zoning & Conservation Administrator



Rezone Request STAFF REPORT

Prepared By: Jay Kozlowski

File: # RZN 21-006

Applicant:

AB Land LLC
Ben & Ashley LaBarre
10561N O'Brien Hill Road
Hayward, WI 54843

Property Location & Legal Description:

Part NENW, S26 T41N R09W, Lot 1, CSM 12/160; Parcel #010-941-26-2119; 1.04 Total Acres;
Zoned Forestry One (R-1). Site address 15391W State Hwy 77.

Request: Purpose of request is to change zone district Residential-One (R-1) to Commercial-One (C-1) to allow for a permitted use in that zone district for a commercial construction building (non-retail) per Section 17.6(A)(2). Proposed size of building to be 60'x120'

Summary of Request & Project History:

The applicant(s) are requesting to rezone the entire 1.04 acres of R-1 to C-1. As per the C-1 zone district per the applicant's request would be a permitted use within the proposed rezone and would not require additional Conditional Use Permits.

Additional Information/details:

See attached additional maps included in this packet. The majority of the surrounding properties within this area are currently zoned R-1. The West side of the property borders the City of Hayward. The other C-1 zoned land within the area is 400' to the West and would be land owned by the Town of Hayward (Town Hall) and 1150' to the East including the bowling alley and Hayward Marina. The Town of Hayward as part of their comprehensive plan shows this subject rezone request area on their future map as Commercial. It should also be noted that the applicant has already done quite a bit of work cleaning up the property by removing the existing "semi-dilapidated" structures. This non-retail commercial construction building would be very similar to the two other buildings that are located on Hwy 63 just west of Hayward.

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.



Rezoning Application # 21-006
Town of Hayward
Sawyer County

Return Original

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

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

Owner: AB Land LLC

Address: 10561 N O'Brien Hill Rd. Hayward WI 54843
Phone: (602) 402 6391 Email: ashleyclabarre@gmail.com

Legacy PIN # 010941262119 Acreage: 1.040

Change from District R-1 to C-1

Property Description: PRT NENW Lot 1 CSM 12/160 #2929
S24, T41N, R09W

Purpose of Request: Commercial Construction building (non-retail)
17.6 (A) (2)

Ashley LaBarre Ashley LaBarre

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

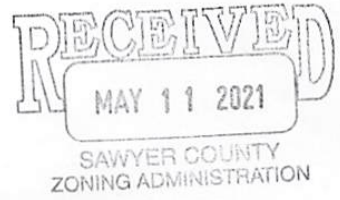
The above hereby make application for a rezoning. The above certify that the listed information and intentions are true and correct. The above person(s) hereby give permission for access to the property for onsite inspection by Municipal Officials.

Name, Address, Phone & Email of Agent:

Phone: _____ Email: _____

Office Information: Fee: \$400.00
Rev. 1/2021

Date of Public Hearing 7-16-2021



Real Estate Sawyer County Property Listing

Today's Date: 5/26/2021

Property Status: **Current**

Created On: 2/6/2007 7:55:22 AM

 Description

Updated: 3/11/2021

Tax ID:	12819
PIN:	57-010-2-41-09-26-2 01-000-000190
Legacy PIN:	010941262119
Map ID:	.5.19
Municipality:	(010) TOWN OF HAYWARD
STR:	S26 T41N R09W
Description:	PRT NENW LOT 1 CSM 12/160 #2929
Recorded Acres:	1.040
Calculated Acres:	1.083
Lottery Claims:	0
First Dollar:	Yes
Zoning:	(R-1) Residential One
ESN:	405

 Tax Districts

Updated: 2/6/2007

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

 Recorded Documents

Updated: 5/17/2021

 CORRECTION INSTRUMENT	
Date Recorded: 5/14/2021	431901
 CONVEYANCE RECORDED NOT USED	
Date Recorded: 4/21/2021	431351
 QUIT CLAIM DEED	
Date Recorded: 1/25/2010	364912
 CERTIFIED SURVEY MAP	
Date Recorded: 6/13/1988	209459
 NOTE <i>1150 400</i>	
Date Recorded:	

 Ownership

Updated: 5/17/2021

AB LAND LLC HAYWARD WI**Billing Address:**

AB LAND LLC
10561N O'BRIEN HILL RD
HAYWARD WI 54843

Mailing Address:

AB LAND LLC
10561N O'BRIEN HILL RD
HAYWARD WI 54843

**Site Address** * indicates Private Road

15391W STATE HWY 77 HAYWARD 54843

 Property Assessment

Updated: 4/16/2020

2021 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.040	20,200	12,600

2-Year Comparison	2020	2021	Change
Land:	20,200	20,200	0.0%
Improved:	12,600	12,600	0.0%
Total:	32,800	32,800	0.0%

**Property History**

N/A

Ashley & Ben LaBarre

Tentative Site Plan

LB HOMES
NEW • AFFORDABLE • EFFICIENT

15391W State Road 77
CSM #2929 1.04 Acres

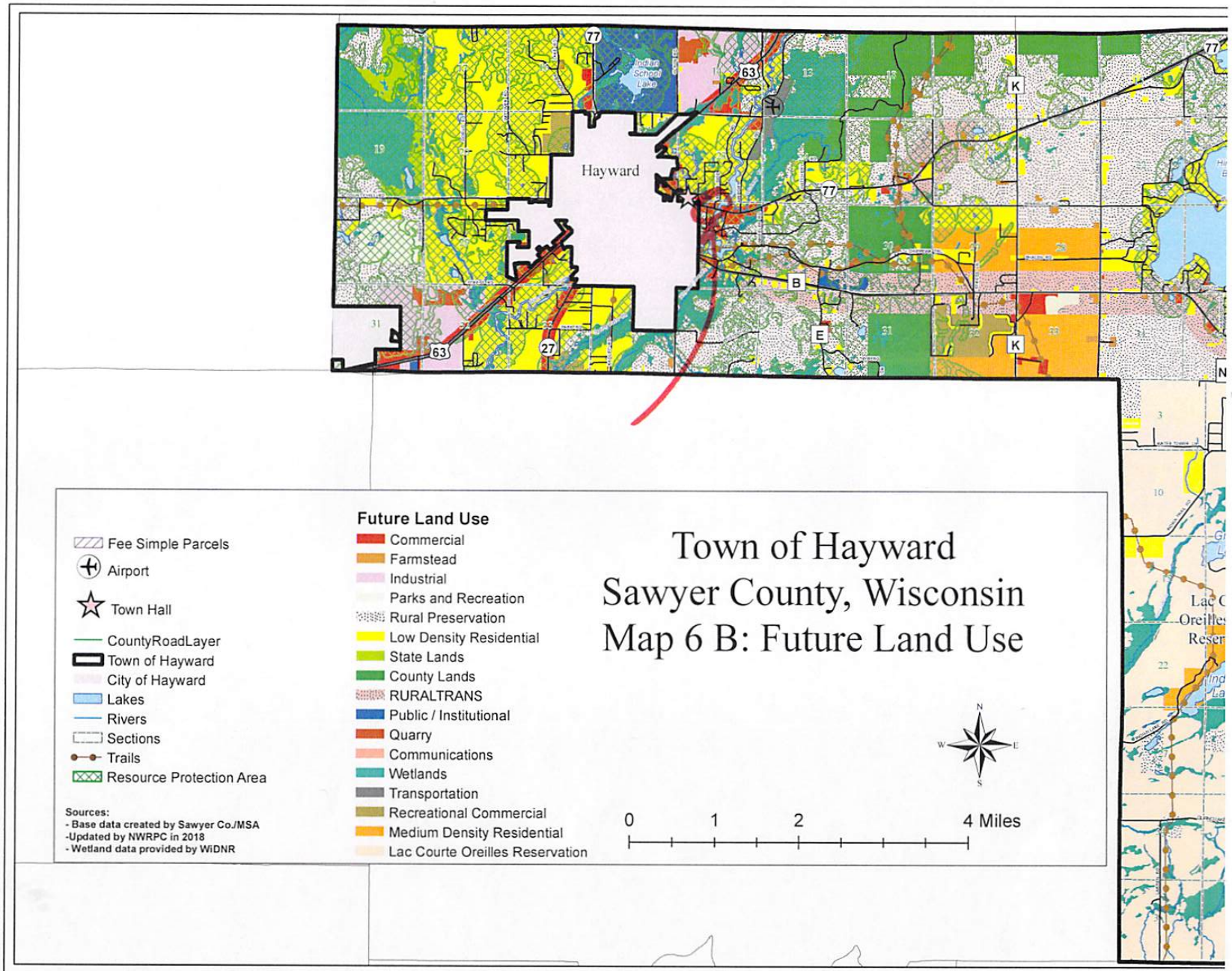


Tentative Style of Building

LB HOMES
NEW • AFFORDABLE • EFFICIENT

15391W State Road 77
CSM #2929 1.04 Acres







Rezone Request STAFF REPORT

Prepared By: Jay Kozlowski

File: # RZN 21-008

Applicant:

Raleigh & Jeanette Britton
PO BOX 13254
Hayward, WI 54843

Property Location & Legal Description:

PRT NWNW & SWNW Sec35 T41N R08W, Lot 1 CSM 37/117; Parcel #010-841-35-2212;
24.19 Total Acres; Zoned Residential/Recreational One (RR-1). Site Address #12943W County
Hwy B.

Request: Purpose of request is to rezone the entire 24.19 acres of Residential/Recreational One (RR-1) to Agricultural Two (A-2). As per the applicant's statement, "They would like to have some farm animals per the guidelines of the A-2 zone district. They would plan to build a small barn and would be under the 24.8 Animals Units (AU) that would be allowed per their acreage. The goal is for a small hobby farm so that they can be self-sustainable."

Additional Information/details:

See attached additional maps included in this packet. The owner's/applicant recently purchased the (2) 10 acres parcels to the South and combined 3 separate parcels now into 1 lot. There are several properties within this immediate area already zoned A-2 and several other zone A-1. The nearest A-2 property is immediately north of the property across County Hwy B and the nearest A-1 zoned property is the parcel immediately adjacent to the west. The other existing zone districts in this area is RR-1, RR-2, & C-1. The Town of Hayward as part of their comprehensive plan shows this subject rezone request area on their future map as low density residential and rural transitional. However, the other agricultural zoned properties in this area are also shown as rural transitional and rural preservation on the Towns Comprehensive Plan future land use maps. The applicants already have a primary residence on this property.

The USDA as part of the NRCS Web Soil Survey does not show this area as prime farm land but it is unknown at this time if a true farming operation will be active on this property.

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.



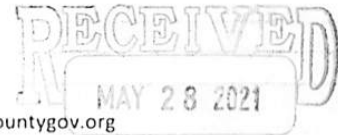
Rezone Application # 21-008

Town of Hayward
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: Raleigh S. and Jeanette E. Britton

Address: 12943 W County HWY B

Phone: 715-699-3934 Email: jeanettebritton82@gmail.com

Legacy PIN # 010841352212 Acreage: 24.19

Change from District RR1 to AG 2

Property Description: PRT NWNW 1/4 SWNW LOT 1 CSM 37/117 # 8554
(RR1) Residential / Recreational One

Purpose of

Request: Rezone property from RR1 to AG2. would like to have
some farm animals per the guidelines of being zoned AG2. Plan
to build a small barn. would be under the 24.8 Au's allowed. Goal
is for a small hobby farm so we can be self sustainable.

Raleigh S. Britton / Jeanette E. Britton Jeanette E. Britton

*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. 1/2021

Date of Public Hearing July 16, 2021

17.5 A-2: Agricultural Two District

This district is intended to provide for light and hobby farming and related activities; and to provide for orderly development of residential, agricultural, and commercial activities in those areas best suited for development.

A) Permitted Uses

- 1) Year round dwellings occupied by owners and/or persons engaged in farming activities on the premises. Town Board and Zoning Administrator approval is required for owners and/or persons not engaged in farming activities on the premises.
- 2) Buildings, structures or improvements that are an integral part of or incidental to an agricultural use as defined in Wisconsin State Statutes 91.01(2):
 - a) Crop or forage production
 - b) Keeping livestock (not to exceed 15 animal units { 1000 pound – 1 au} per 40 acres prorated)
 - c) Beekeeping
 - d) Nursery or Christmas tree production
 - e) Floriculture
 - f) Aquaculture
 - g) Fur farming.
 - h) Forest management
- 3) An activity or business operation that is an integral part or incidental to an agricultural use.
- 4) Vacation farms and other farm oriented recreational uses such as riding stables, winter sports activities, and game farms.
- 5) Roadside stands for the sale of products grown on the premises if sufficient off-street parking space for customers is provided.
- 6) Essential services and utilities intended to serve a permitted principle use on the premises.
- 7) Signs subject to the provisions of Section 5.0
- 8) Soil and water conservation programs.
- 9) Drainage where such activity will not be in conflict with the stated purposes of this zone district.
- 10) Licensed In-Home Day Care/Child Care (no more than 8 children and no more than 4 employees and does not impair or limit the current or future agricultural use of the farm or of the other farmland)
- 11) Customary accessory uses provided such uses are clearly incidental to a principal permitted use.
- 12) Enrolling land in a federal agricultural commodity payment program of a federal or state agricultural land conservation payment program.

$$\begin{array}{r} 24.13 \\ \times 15 \\ \hline 24.8 \text{ AU} \end{array}$$

B) Uses Authorized by Conditional Use

- 1) The location, operation and maintenance of municipal sanitary landfills, solid waste disposal sites, sewage disposal plants; and privately owned domestic sewage treatment works; and necessary appurtenant equipment/structures subject to the provisions of the Wisconsin Administrative Code.

Real Estate Sawyer County Property Listing

Today's Date: 6/1/2021

Property Status: Next Year

Created On: 5/27/2021 2:57:03 PM



Description

Updated: 5/27/2021

Tax ID:	44190
PIN:	57-010-2-41-08-35-2 02-000-000120
Legacy PIN:	010841352212
Map ID:	
Municipality:	(010) TOWN OF HAYWARD
STR:	S35 T41N R08W
Description:	PRT NWNW & SWNW LOT 1 CSM 37/117 #8554
Recorded Acres:	24.190
Calculated Acres:	0.000
Lottery Claims:	1
First Dollar:	No
Zoning:	(RR1) Residential/Recreational One
ESN:	444



Tax Districts

Updated: 5/27/2021

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



Recorded Documents

Updated: 5/27/2021

CERTIFIED SURVEY MAP	
Date Recorded: 5/26/2021	432167
QUIT CLAIM DEED	
Date Recorded: 3/29/2021	430856
WARRANTY DEED	
Date Recorded: 12/3/2020	428441
TERMINATION OF DECEDENTS INTEREST	
Date Recorded: 4/15/2013	384543
WARRANTY DEED	
Date Recorded: 5/10/2001	290807
QUIT CLAIM DEED	
Date Recorded: 4/10/1997	260055
QUIT CLAIM DEED	
Date Recorded: 2/20/1986	252817



Ownership

Updated: 5/27/2021

RALEIGH S & JEANETTE E BRITTON HAYWARD WI

Billing Address:

RALEIGH S & JEANETTE E
BRITTON
PO BOX 13254
HAYWARD WI 54843

Mailing Address:

RALEIGH S & JEANETTE E
BRITTON
PO BOX 13254
HAYWARD WI 54843



Site Address * indicates Private Road

12943W COUNTY HWY B HAYWARD 54843



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
57-010-2-41-08-35-2 02-000-000060	11742
57-010-2-41-08-35-2 03-000-000010	11744
57-010-2-41-08-35-2 03-000-000020	11745

HISTORY [Expand All History](#)

White=Current Parcels

Pink=Retired Parcels

Tax ID: 11745 **PIN:** 57-010-2-41-08-35-2 03-000-000020 **Leg. Pin:** 010841352302 **Map ID:** .7.2

Tax ID: 11744 **PIN:** 57-010-2-41-08-35-2 03-000-000010 **Leg. Pin:** 010841352301 **Map ID:** .7.1

Tax ID: 11742 **PIN:** 57-010-2-41-08-35-2 02-000-000060 **Leg. Pin:** 010841352206 **Map ID:** .6.6

44190 This Parcel Parents Children



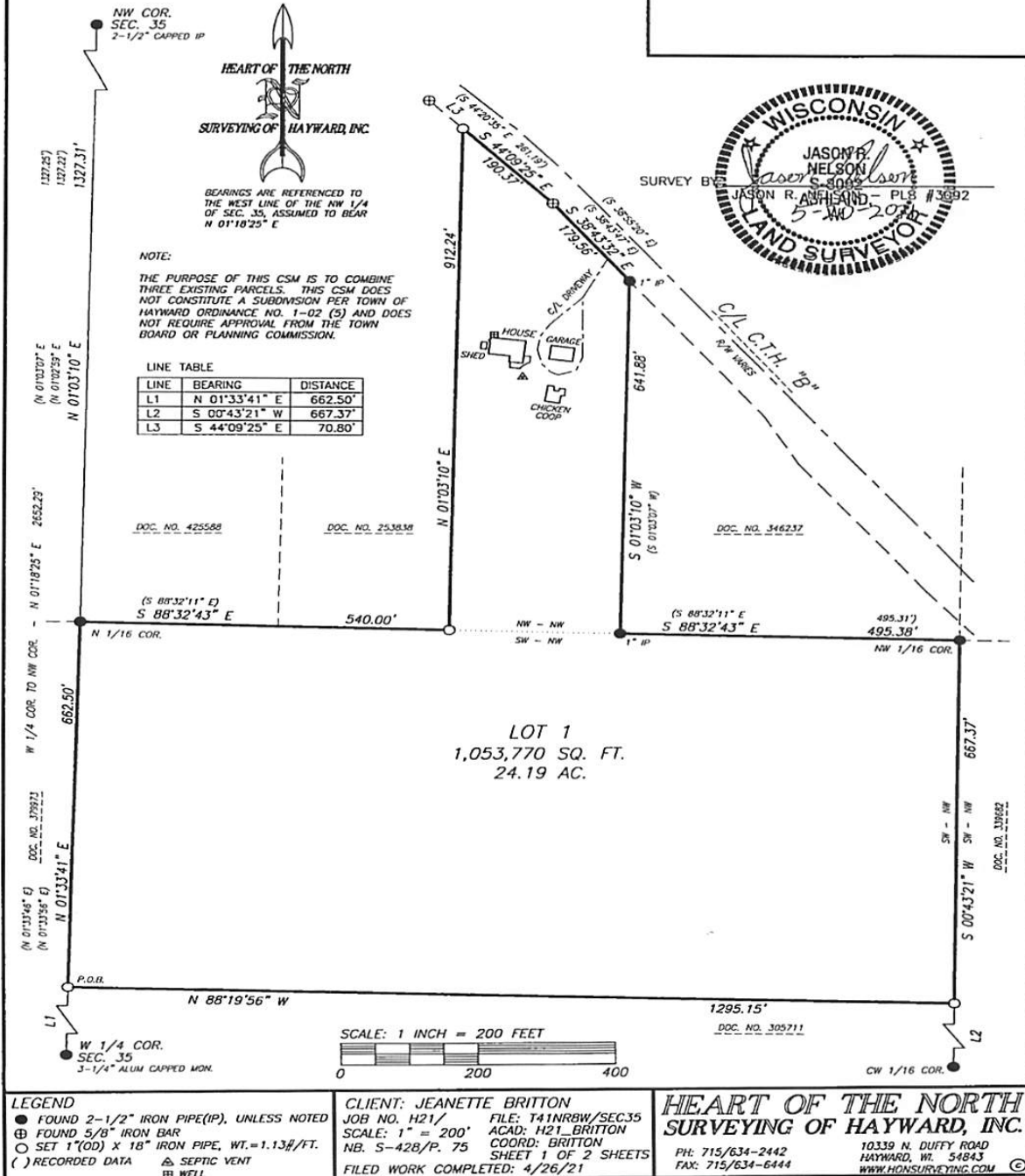
432167

PAULA CHISSER
REGISTER OF DEEDS
SAWYER COUNTY, WI
05/26/2021 10:16 AM
RECORDING FEE 30.00

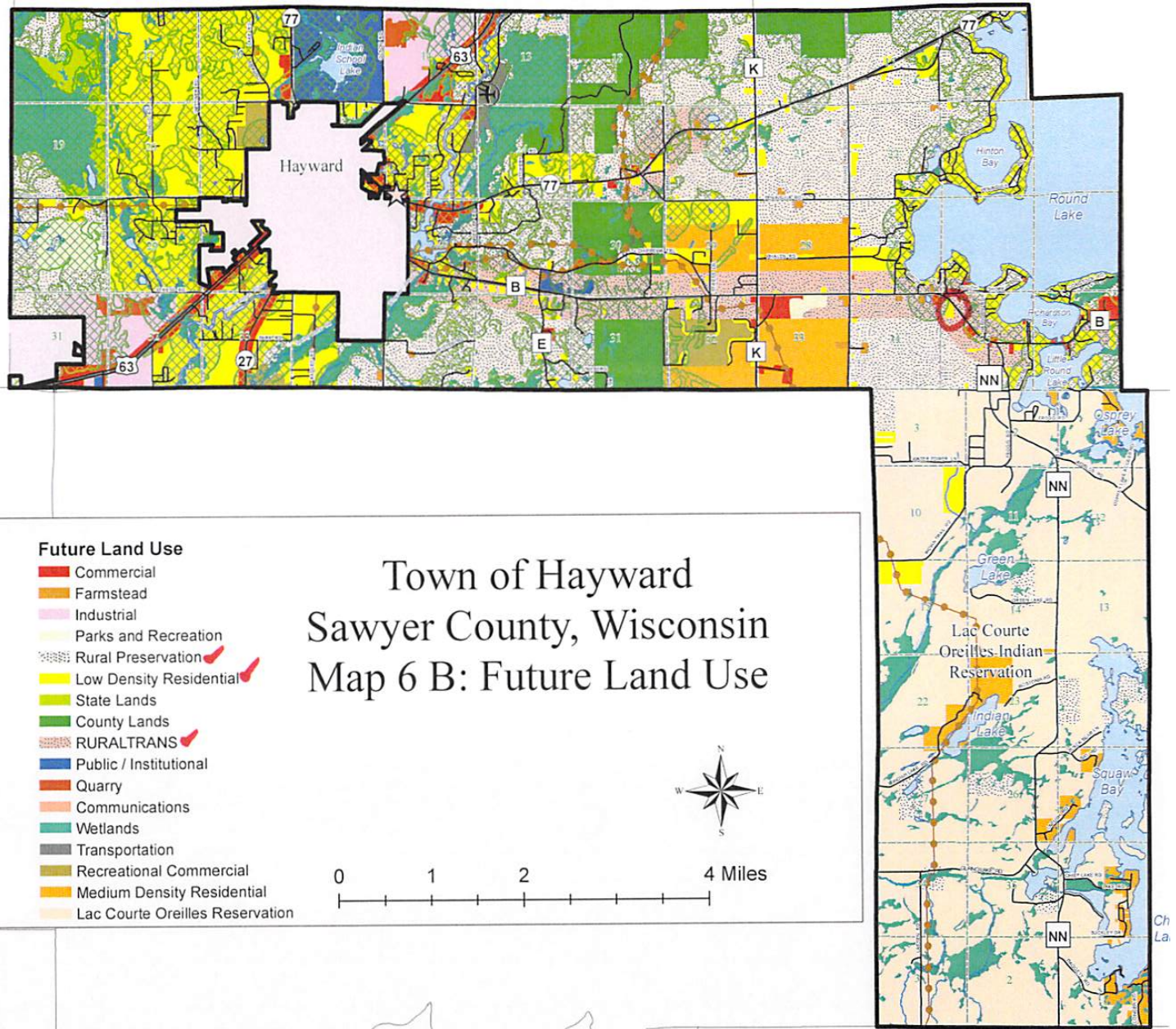
PAGES: 2
VOL: 37 PAGE: 117
CSM MAP #: 8554

SAWYER COUNTY CERTIFIED SURVEY MAP

LOCATED IN THE NW 1/4 - NW 1/4 AND SW 1/4 - NW 1/4 OF
SECTION 35, T. 41 N., R. 8 W., IN THE TOWN OF HAYWARD,
SAWYER COUNTY, WISCONSIN



432167 1 of 2



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:

This CUP case was postponed from the May Zoning Committee Meeting. At that time those in opposition to the CUP were requesting additional time to gather additional substantial evidence against this request.

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.

During this CUP submittal there was also a Sawyer County Zoning Ordinance Amendment to Campground rules/regulations/setbacks. The new rules in place would not allow for the additional site creations and would have greater setbacks. However, The Sawyer County Legal Counsel has stated that statutes allow the County to apply the Ordinance as it existed at the time the complete application was submitted. If the ZC was to use the ordinance that was in place when the application was submitted, then the application would be compliant.

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 20th
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

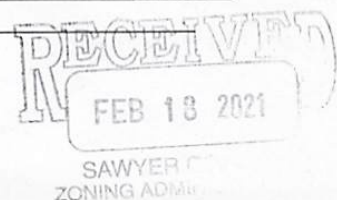

*Please Print & Sign (Property Owner)

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.

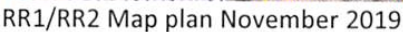
See attached

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

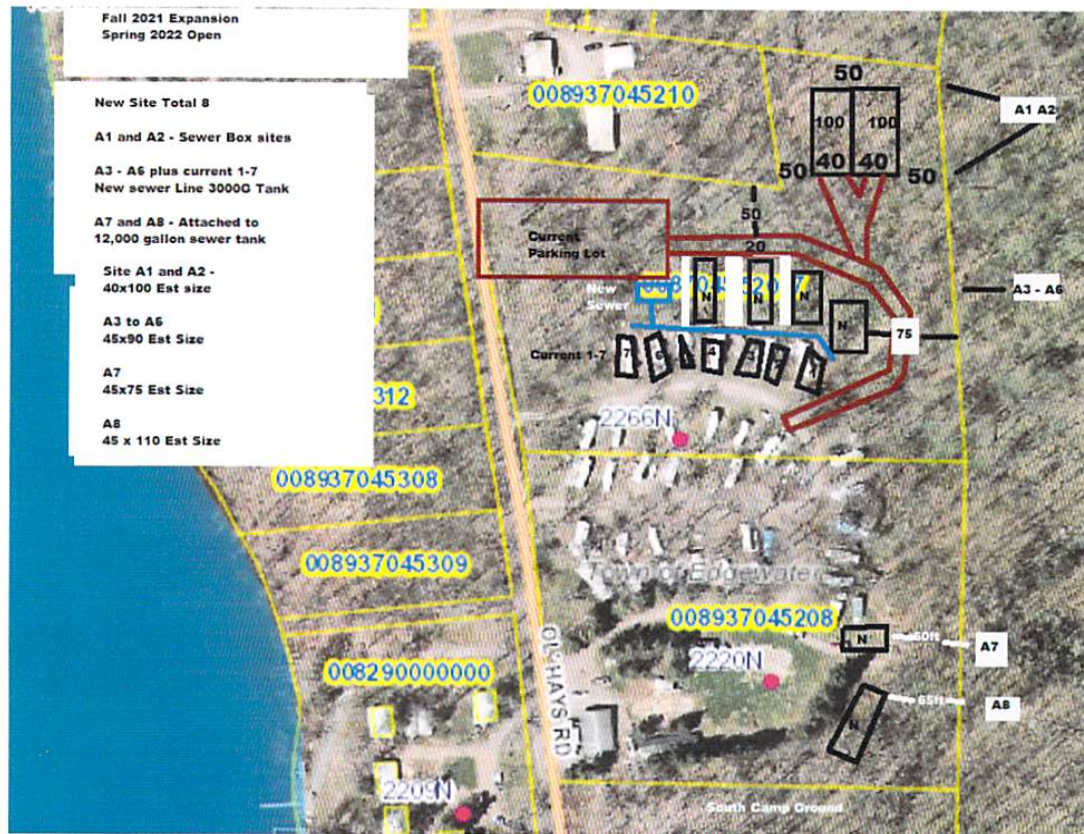
Attachment Copy - RR1 – RR2 Statement from December 2019.

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.



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

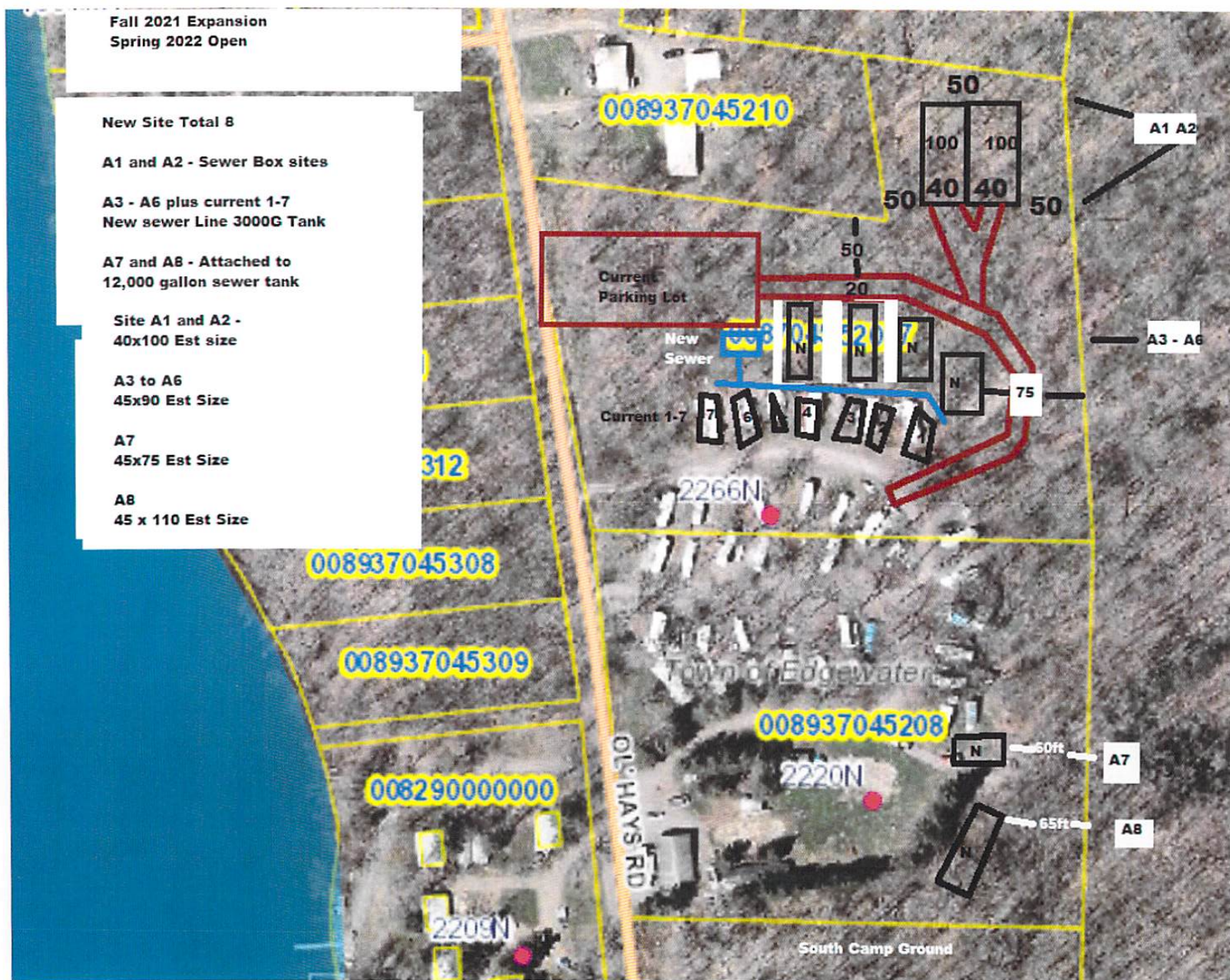
A7 and A8 - Attached to
12,000 gallon sewer tank

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

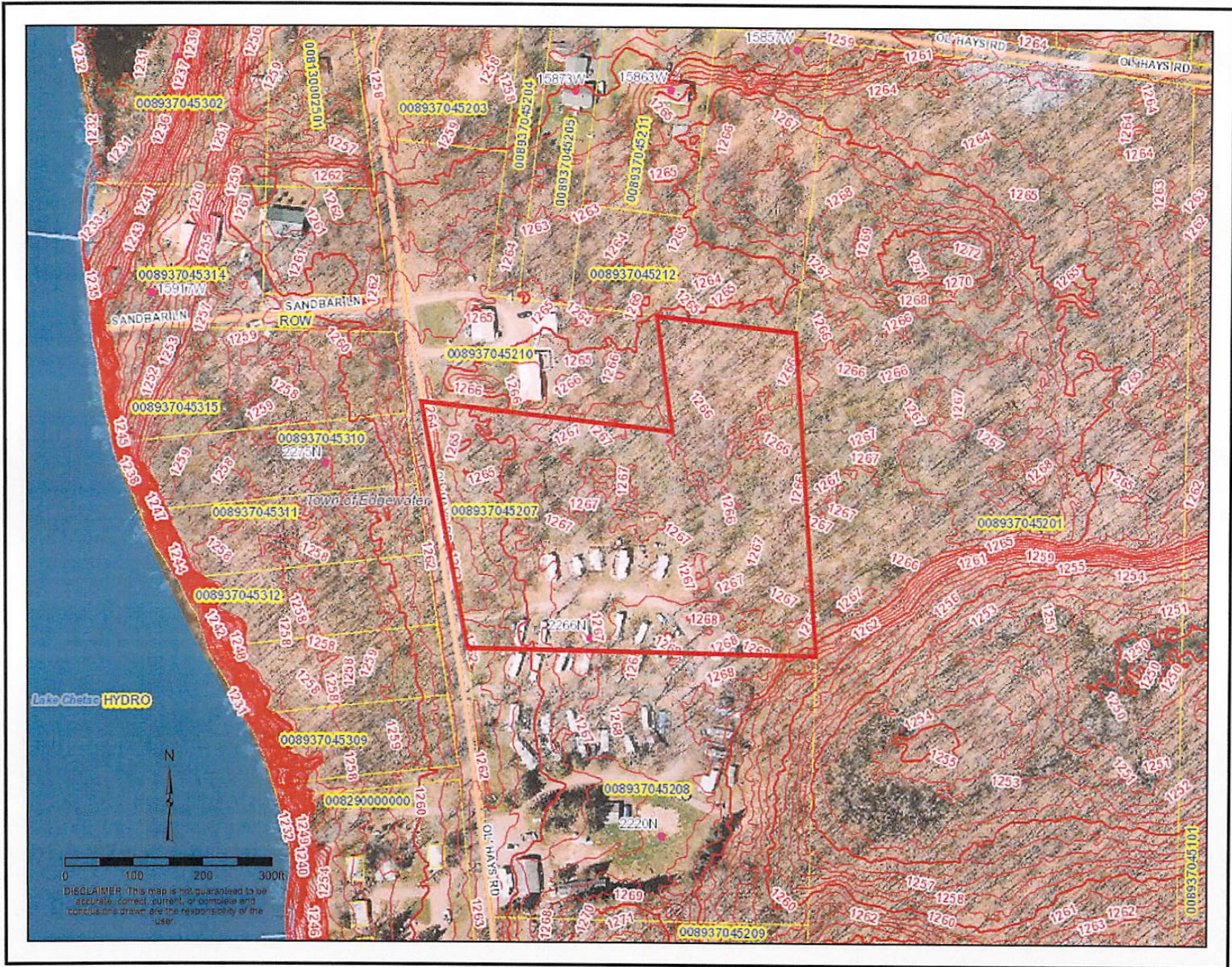
2-Year Comparison

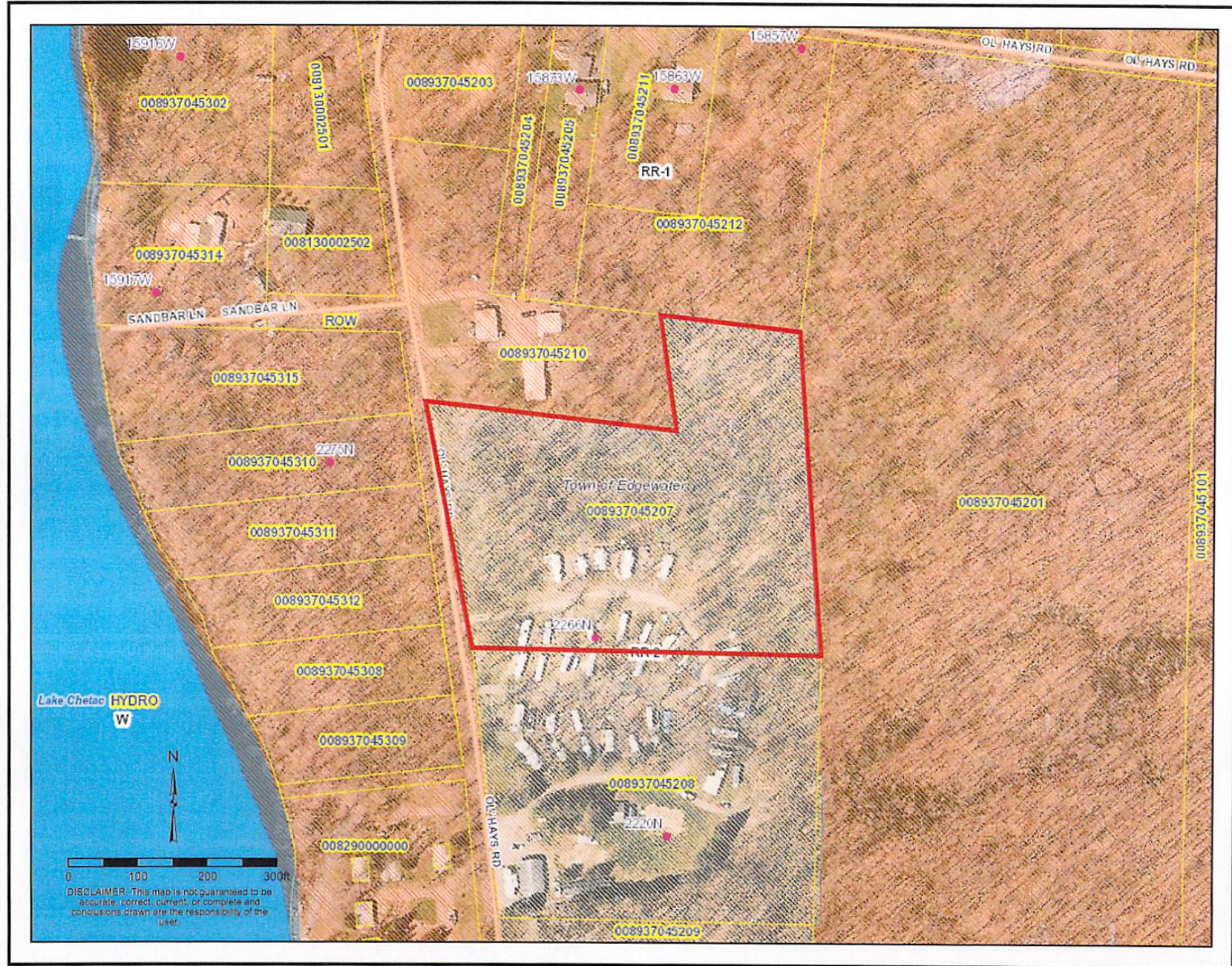
	2020	2021	Change
Land:	16,500	16,500	0.0%
Improved:	0	0	0.0%
Total:	16,500	16,500	0.0%

Property History

N/A









Conditional Use Permit Request STAFF REPORT

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

File: # CUP 21-019

Previous Owner when application was submitted:

David Stark
1480 Park Street Apt 110
White Bear lake, MN 55110

New Owner as of 7/1/21:

David & Stephanie Wegener
12661W Killdeer Lane
Hayward, WI 54843

Property Location & Legal Description:

Town of Round Lake. Parcel #024-741-28-1201; PRT NWNE S28, T41N, R07W; 15 Total Acres; Zoned Residential/Recreational One (RR-1). Site Address 11123W Chief River Road

Request: Permit desired for a 40' x 48' accessory building (pole 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

This property was recently sold to the Wegener's. Initially when the application was submitted we had the previous owner sign the application and had the Wegener's listed as the "agent". The property has sold as of July 1, 2021. As per conversations with the Wegener's the Conditional Use Permit is being requested to first build/place a 40' x 48' accessory building (pole shed) on the property prior to building the principal dwelling. The storage shed will be used to relocated household items immediately in that Mr. Wegener and his family are relocating to the area after a job change. Also, in conversations with the current owner they will be building a new house on

the property as soon as they finalize house plans, find an available contractor, and hopefully have construction material cost come down a little. Proposed storage 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 11123W Chief River 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 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 40' x 48'.

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.



ORIGINAL

Conditional Use Application # 21-019
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: DAVID A STARK
Address: 1480 PARK ST APT 110 WHITE BEAR LAKE MI 49780
Phone: 763-325-5142 Email: cycle.200555@gmail.com
Legacy PIN#: 024-741-28-1301 Zoned: RR1 Acreage: 15
Property Description: PRT NWNE

Permit desired for: 40'x 48' STORAGE SHED ON VALANT WOODED 15 ACRE LAND PARCEL.
SAWYER COUNTY ORDINANCE SECTION 4.26(1)

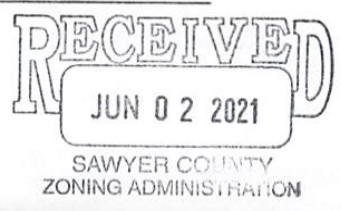
David A Stark David A Stark
*Please Print & Sign (Property Owner)

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: DAVID WEGENER
dwegener75@gmail.com
David Wegener

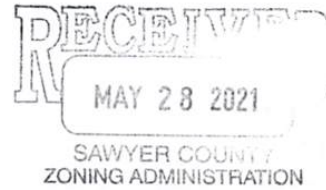
Fee \$ 350.00
Rev. 1/2021

Date of Public Hearing July 14, 2021





Conditional Use Public Hearing Application



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

Property Owner Name & Address:

DAVID & STEPHANIE WEGENER
1123 W CHIEF RIVER ROAD
HAYWARD WI 54843

Phone: 715-979-1018

Email: dwegener75@gmail.com

Property description including Parcel Number:

1123W CHIEF RIVER ROAD - TOWN OF ROUND LAKE
PRPD: 25849
PID: 57-024-2-41-07-28-1 02-000-000010
STR: 528 74IN R07W

Permit desired for:

40'x48' STORAGE SHED ON VACANT WOODED 15 ACRE LAND PARCEL.
SHED WILL BE LOCATED ABOUT 600-700' FROM ROAD. CURRENTLY WE
HAVE A WELL, SEPTIC, AND ELECTRIC SERVICE ON THE LAND PARCEL.
WE PLAN TO BUILD A NEW HOUSE AS SOON AS WE CAN FIND A CONTRACTOR
TO DO SO.

DAVID WEGENER

David Wegener

Owner Print & Sign

STEPHANIE WEGENER

Stephanie Wegener

Owner Print & Sign

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

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

Fee: \$350.00

Date of Public Hearing: July 16, 2021

Rev January 2021

Real Estate Sawyer County Property Listing

Today's Date: 5/28/2021

Property Status: Current

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

 Description Updated: 11/28/2017

Tax ID: 25849
PIN: 57-024-2-41-07-28-1 02-000-000010
 Legacy PIN: 024741281201
 Map ID: .2.1
 Municipality: (024) TOWN OF ROUND LAKE
 STR: S28 T41N R07W
 Description: PRT NWNE
 Recorded Acres: 15.000
 Lottery Claims: 0
 First Dollar: No
 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: 10/25/2010

 **QUIT CLAIM DEED**
 Date Recorded: 5/11/2021 [431825](#)

 **QUIT CLAIM DEED**
 Date Recorded: 8/6/2002 [302195](#) 811/528

 **QUIT CLAIM DEED**
 Date Recorded: 7/16/1999 [277985](#) 679/190

 **EASEMENT**
 Date Recorded: 5/9/1997 [260596](#) 602/465

 Ownership Updated: 5/17/2021

DAVID A STARK WHITE BEAR LAKE MN

Billing Address:	Mailing Address:
DAVID A STARK	DAVID A STARK
1480 PARK ST APT 110	1480 PARK ST APT 110
WHITE BEAR LAKE MN 55110	WHITE BEAR LAKE MN 55110

 **Site Address** * indicates Private Road

11123W CHIEF RIVER RD HAYWARD 54843

 Property Assessment Updated: 7/16/2019

2021 Assessment Detail

Code	Acres	Land	Imp.
G6-PRODUCTIVE FOREST	15.000	22,500	0

2-Year Comparison	2020	2021	Change
Land:	22,500	22,500	0.0%
Improved:	0	0	0.0%
Total:	22,500	22,500	0.0%

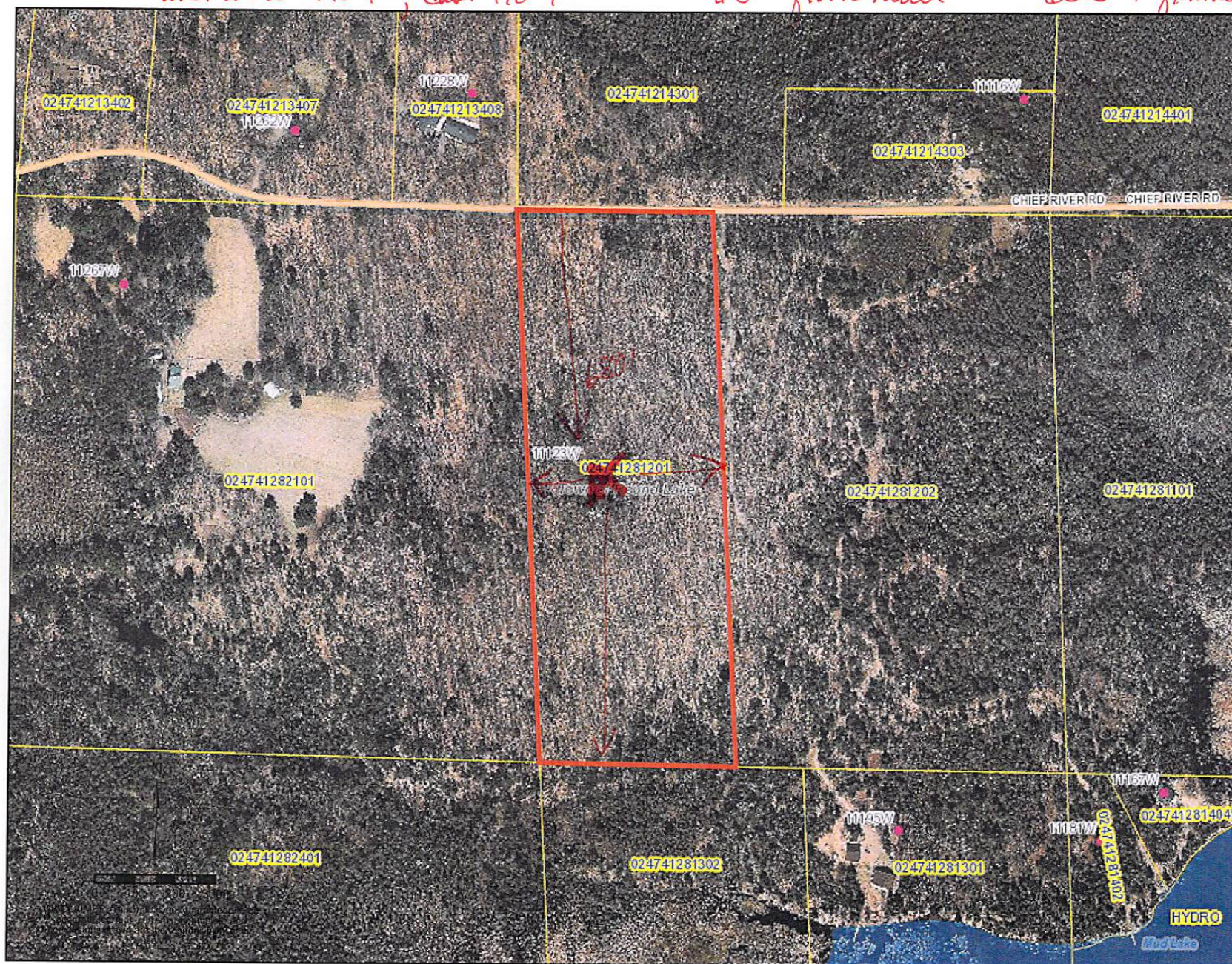
 Property History

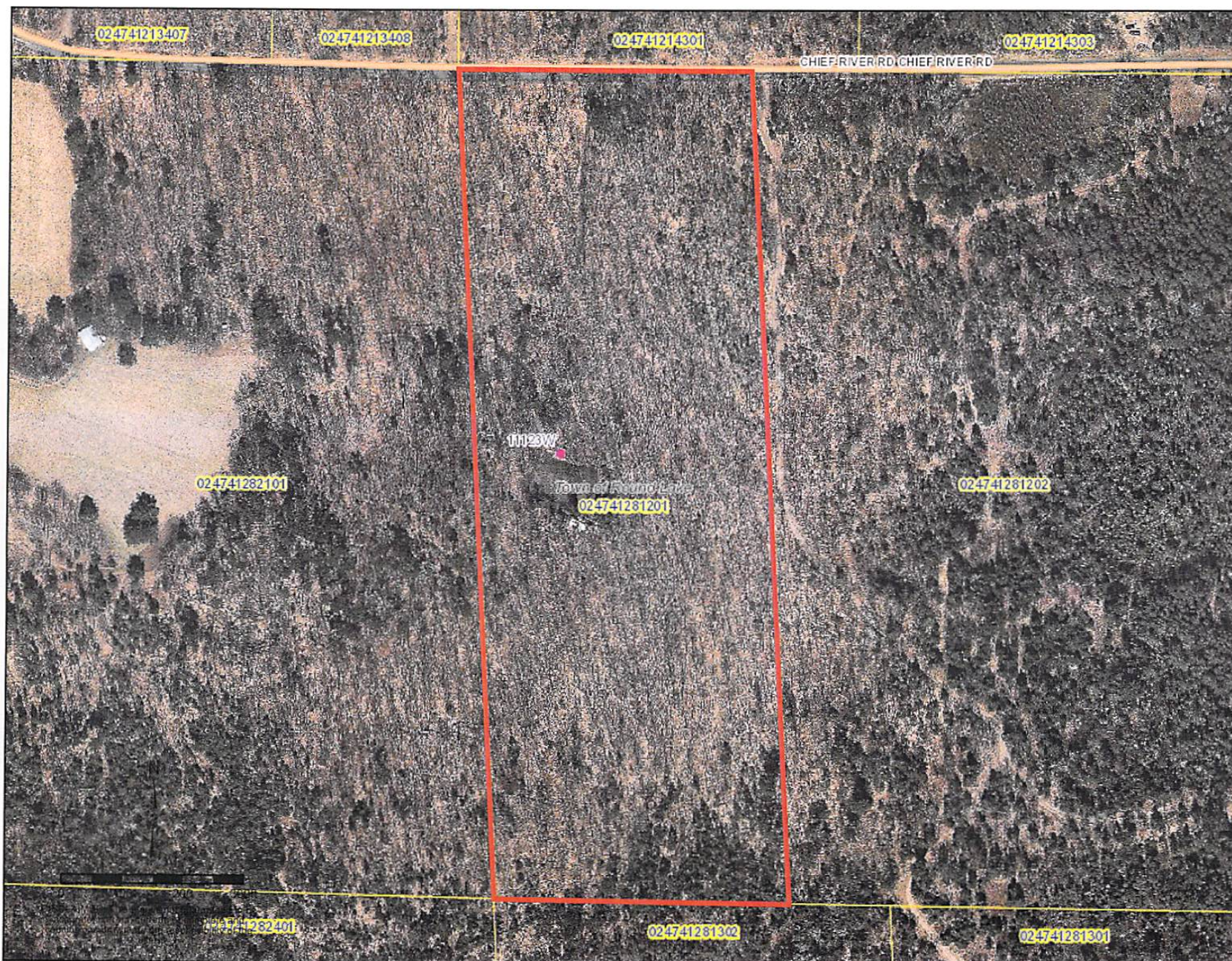
N/A

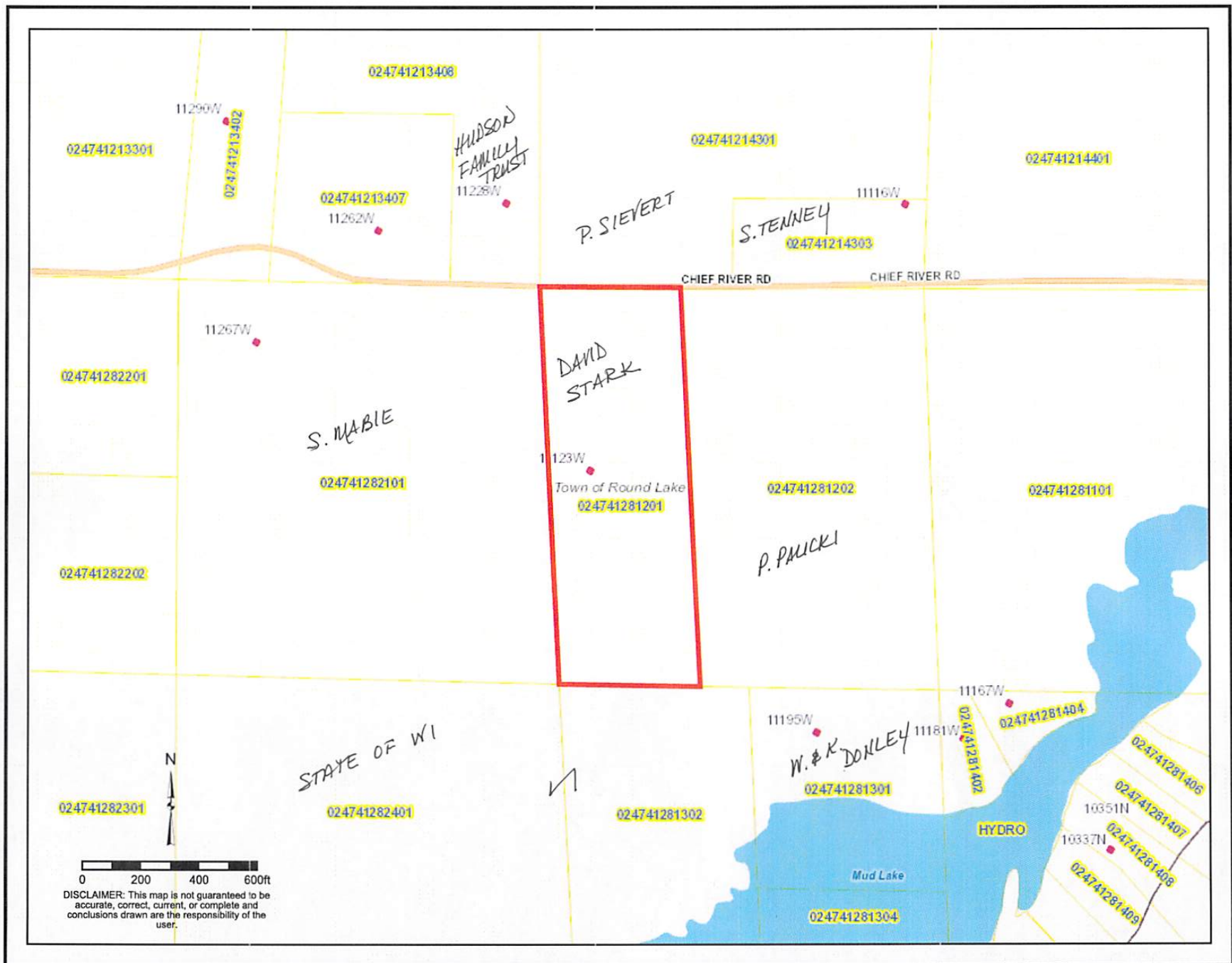
West lot line 140' +/-, East 170' +/-

680' from road

625' +/- from near











Rezone Request STAFF REPORT

Prepared By: Jay Kozlowski

File: # RZN 21-007

Applicant:

Wilderness Products & Services INC – Linda Dezotell
5846N County Hwy M
Loretta, WI 54896

Property Location & Legal Description:

PRT NWSW & PRT SWSW, LOT 1 CSM 36/45. S23 T39N R04W; Parcel #006-439-23-3203; 5
Total Acres; Zoned Forestry One (F-1).

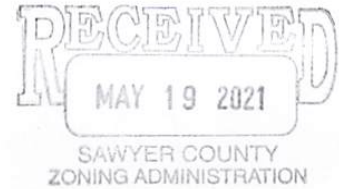
Request: Purpose of request is to change the 5 acres zoned Forestry One (F-1) to
Residential/Recreational Two (RR-2) to then apply for a Conditional Use Permit for the purpose
of opening a Seed & Feed Store in a new building.

Summary of Request & Project History:

The applicant(s) are requesting to rezone the entire 5 acre parcel from F-1 to RR-2. As per the RR-2 zone district the applicant would then apply for a CUP under Section 17.3(B)(3&13) This would be for a recreational service-oriented use such as a shrub/tree nursey or in this case a feed and seed store. The CUP request will be heard next.

Additional Information/details:

See attached additional maps included in this packet. The reason RR-2 zone district was chosen would be that the Feed & Seed Store would fall under a CUP category within this zone district and there is existing RR-2 zoned land immediately adjacent to this parcel on the West side of County Hwy M. The only other zone districts in this area are existing F-1. The Town of Draper as part of their comprehensive plan shows this subject rezone request area on their future map as forest residential. This category is areas where the Town has seen growth in residential development and in anticipated to see this activity. All of the Hwy M corridor is shown as Forest Residential. The applicants already have a primary residence on the adjacent property.



Rezone Application # 21-007
Town of Draper
Sawyer County

Return Original

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

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

Owner: Wilderness Products & Services, Inc.- Linda Dezotell

Address: 5842 N County Road M, Loretta, WI 54896
Phone: 715-266-3802 Email: wpsi@centurytel.net

Legacy PIN # 57-006-2-39-04-23-3 02-000-000030 Acreage: 5

Change from District F-1 to RR-2

Property Description: Sec 23 Tn 39 Rg 04W, PRT NWSW & PRT SWSW LOT 1 CSM 36/45 #8377

Purpose of

Request: To change from F-1 to RR-2 for the purpose of opening a Seed & Feed Store
in new building.

PARCEL # 006-439-23-3203 TAXID # 43683

Linda Dezotell

***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:

Wilderness Products & Services, Inc.- Linda Dezotell

5842 N County Road M

Loretta, WI 54896

Phone: 715-266-3802 Email: wpsi@centurytel.net

Office Information: Fee: \$400.00
Rev. 1/2021

Date of Public Hearing 7-16-21

Real Estate Sawyer County Property Listing

Today's Date: 5/26/2021

Property Status: Current

Created On: 10/21/2019 10:00:49 AM



Description

Updated: 5/11/2021

Tax ID:	43683
PIN:	57-006-2-39-04-23-3 02-000-000030
Legacy PIN:	006439233203
Map ID:	
Municipality:	(006) TOWN OF DRAPER
STR:	S23 T39N R04W
Description:	PRT NWSW & PRT SWSW LOT 1 CSM 36/45 #8377
Recorded Acres:	5.000
Calculated Acres:	0.000
Lottery Claims:	1
First Dollar:	Yes
Waterbody:	Thornapple River
Zoning:	(F-1) Forestry One
ESN:	429



Tax Districts

Updated: 10/21/2019

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



Recorded Documents

Updated: 4/27/2021

QUIT CLAIM DEED	
Date Recorded: 4/14/2021	431201
COVENANTS	
Date Recorded: 4/5/2021	430976
QUIT CLAIM DEED	
Date Recorded: 10/10/2019	420373
CERTIFIED SURVEY MAP	
Date Recorded: 6/12/2019	418183
QUIT CLAIM DEED	
Date Recorded: 10/16/1998	271675
WARRANTY DEED	
Date Recorded: 8/5/1987	205751



Ownership

Updated: 5/11/2021

WILDERNESS PRODUCTS & SERVICES INC LORETTA WI

Billing Address:

WILDERNESS PRODUCTS & SERVICES INC
ATTN LINDA DEZOTELL
5846N COUNTY HWY M
LORETTA WI 54896

Mailing Address:

WILDERNESS PRODUCTS & SERVICES INC
ATTN LINDA DEZOTELL
5846N COUNTY HWY M
LORETTA WI 54896



Site Address * indicates Private Road

5842N COUNTY HWY M WINTER 54896



Property Assessment

Updated: 6/22/2020

2021 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.000	2,300	5,900
G6-PRODUCTIVE FOREST	4.000	4,500	0

2-Year Comparison

	2020	2021	Change
Land:	6,800	6,800	0.0%
Improved:	5,900	5,900	0.0%
Total:	12,700	12,700	0.0%



Property History

Parent Properties	Tax ID
57-006-2-39-04-23-3 02-000-000020	43682

HISTORY [Expand All History](#)

White=Current Parcels

Pink=Retired Parcels

- Tax ID:** 6850 **PIN:** 57-006-2-39-04-23-3 03-000-000010 **Leg. PIN:** 006439233301 **Map ID:** .11.1
Tax ID: 6849 **PIN:** 57-006-2-39-04-23-3 02-000-000010 **Leg. PIN:** 006439233201 **Map ID:** .10.1
Tax ID: 43682 **PIN:** 57-006-2-39-04-23-3 02-000-000020 **Leg. PIN:** 006439233202

43683

This Parcel



Parents



Children

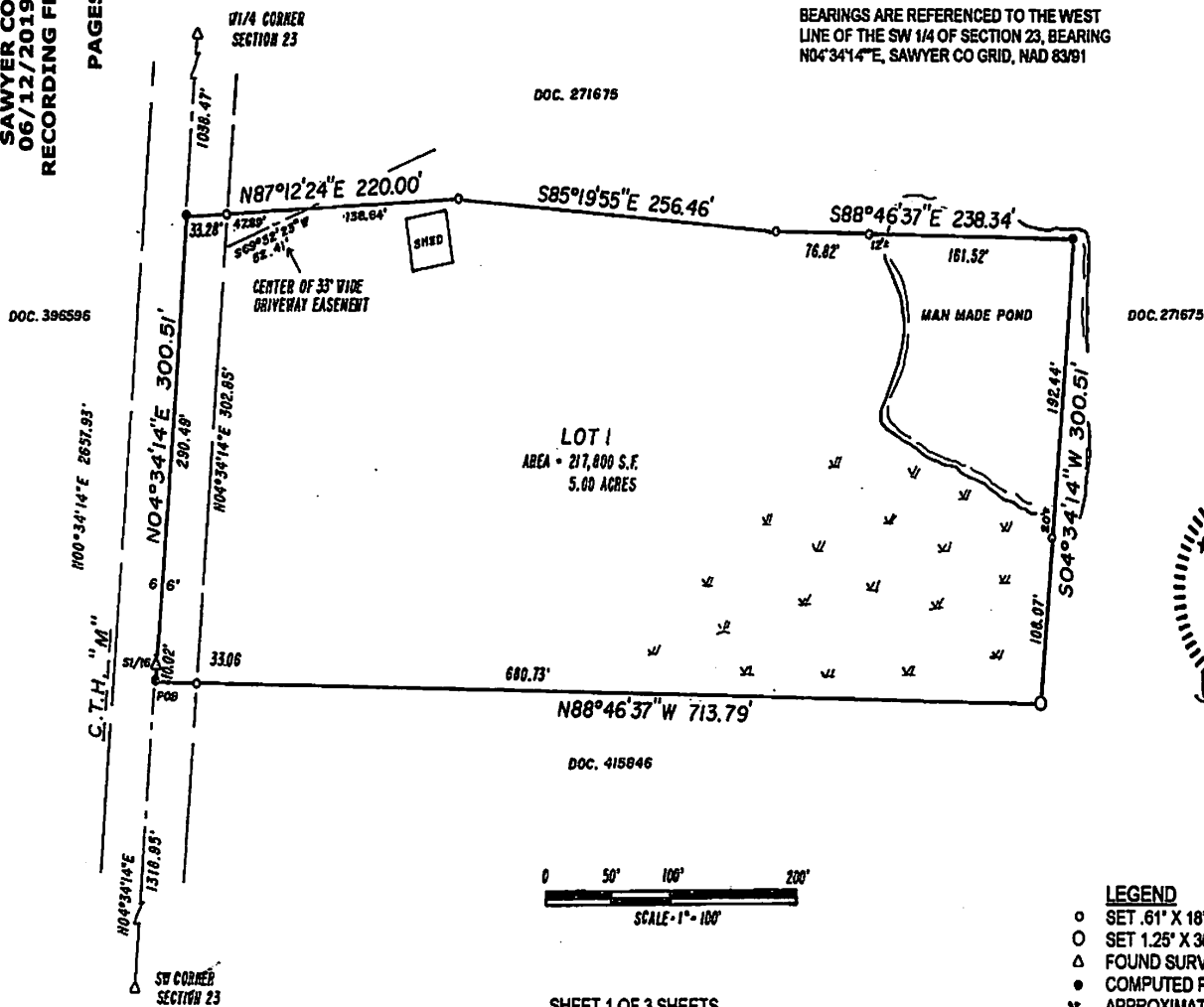


418183
PAULA CHISSER
REGISTER OF DEEDS
SAWYER COUNTY, WI
06/12/2019 11:09 AM
RECORDING FEE 30.00

PAGES: 3

SAWYER COUNTY CERTIFIED SURVEY MAP LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 4 WEST, TOWN OF DRAPER, SAWYER COUNTY, WISCONSIN.

BEARINGS ARE REFERENCED TO THE WEST
LINE OF THE SW 1/4 OF SECTION 23, BEARING
N04°34'14"E, SAWYER CO GRID, NAD 83/91



- LEGEND**
- SET .61" X 18" IRON BAR, WT. 1.26 LBS/FT
 - SET 1.25" X 36" IRON PIPE, WT. 1.68 LBS/FT
 - △ FOUND SURVEY MARKER NAIL w 1" TOP
 - COMPUTED POSITION
 - ✕ APPROXIMATE WETLAND, NOT DELINIATED

PG 45

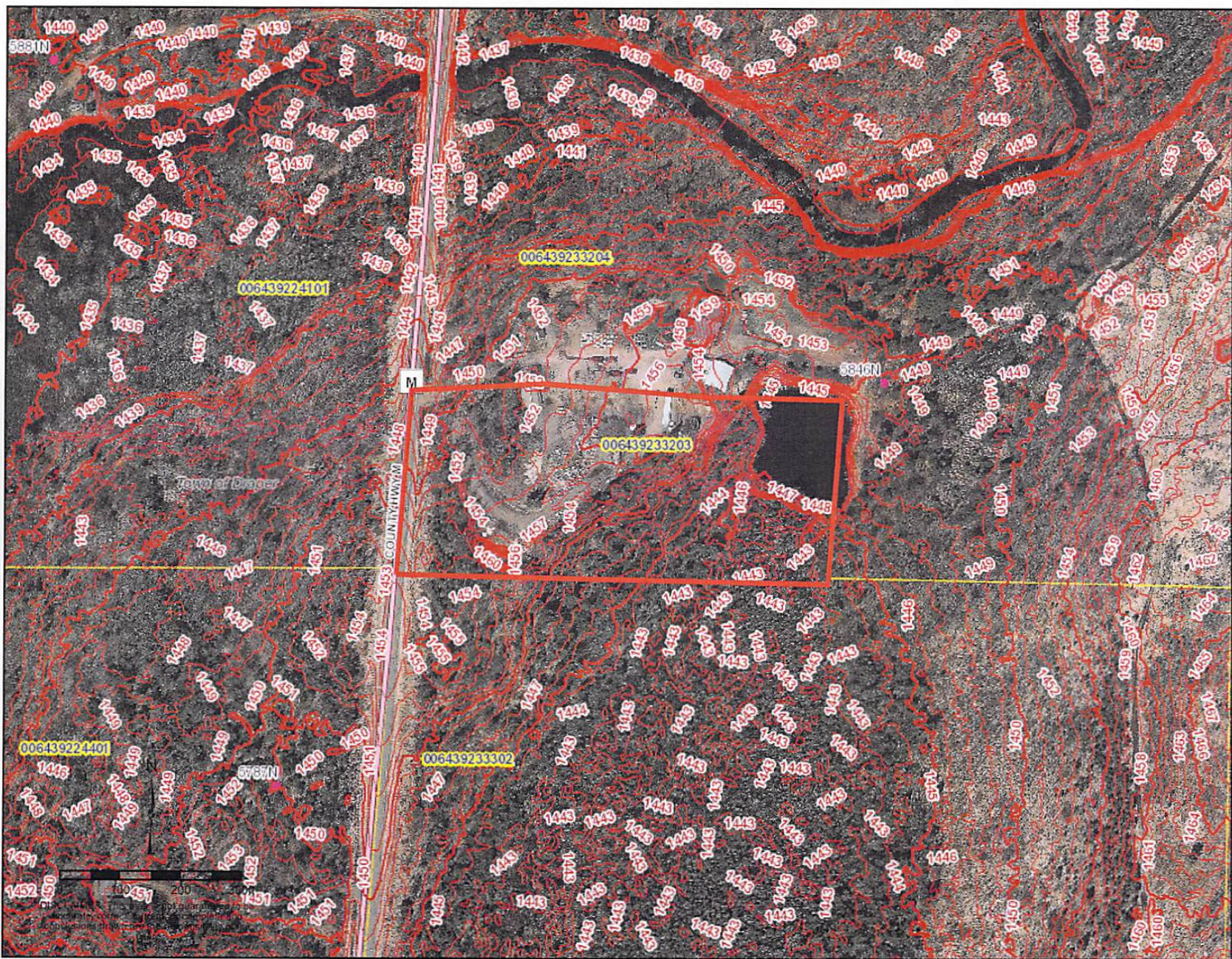
VOL 36

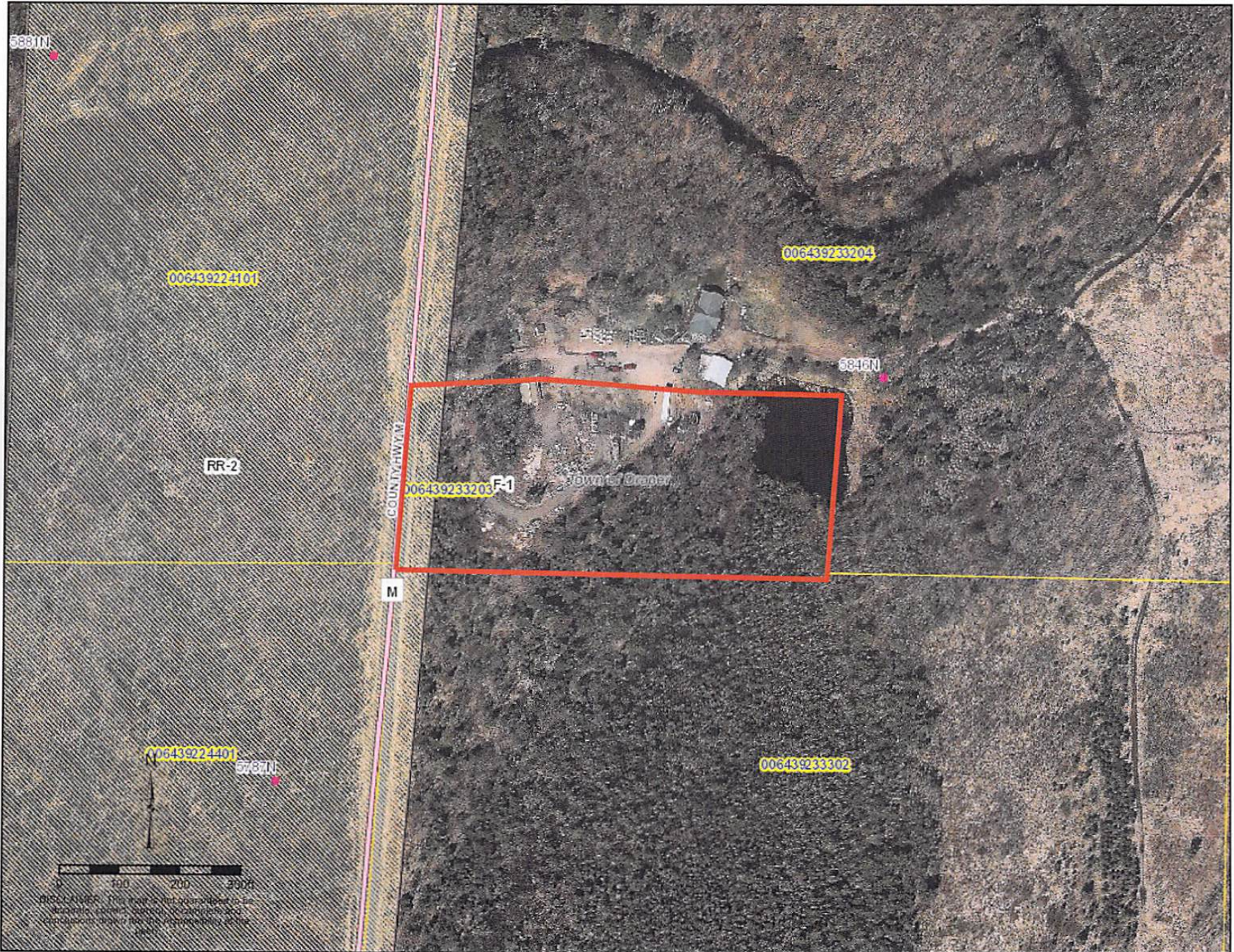
418183 1 of 3

CSM# 8377

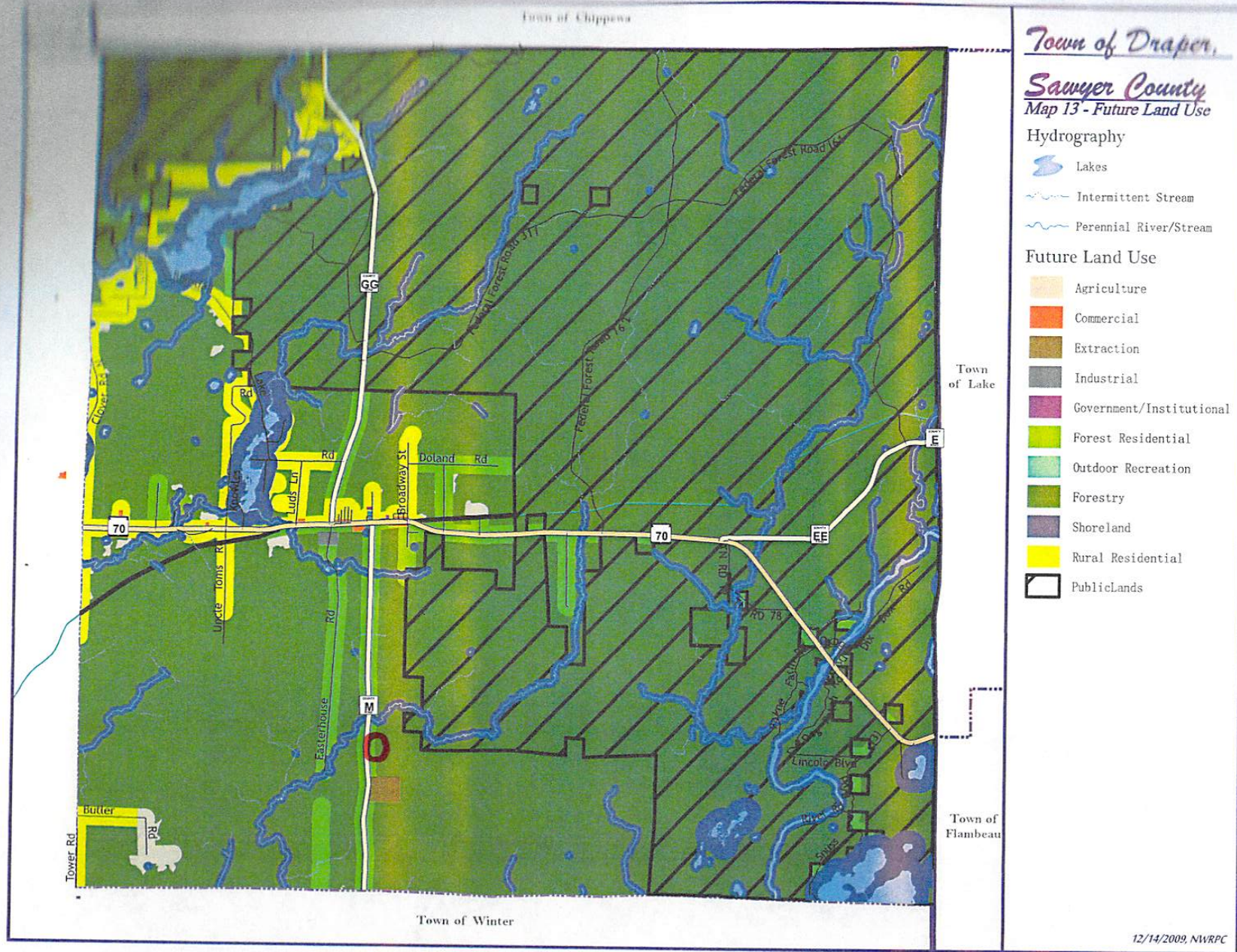














Conditional Use Permit Request STAFF REPORT

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

File: # CUP 21-018

Applicant:

Wilderness Products & Services INC – Linda Dezotell
5846N County Hwy M
Loretta, WI 54896

Property Location & Legal Description:

PRT NWSW & PRT SWSW, LOT 1 CSM 36/45. S23 T39N R04W; Parcel #006-439-23-3203; 5
Total Acres; Zoned Forestry One (F-1). Rezone requested for RR-2

Request:

Permit desired for Conditional Use specified under Section 17.3 (B) (3&13) of the Sawyer County Zoning Ordinance. Recreational Service-oriented use such as sport shop or in the same general character in the opinion of the Sawyer County Zoning Committee as specified in subsection (3) in conjunction with a shrub/tree nursery as specified in subsection (13).

This specific request is for a Feed & Seed Shop which according to the Sawyer County Zoning Administrator would be as the same general character or clearly incidental to other uses as specified above.

Project History & Summary of Request

The applicant(s) are requesting a Conditional Use Permit for a Feed & Seed Shop. The applicants initially approached the Zoning Office a few months back to see what routes were needed in order to permit this type of use. At that time, it was advised to the applicants that in order to operate this type of Feed & Seed Shop that they would need to rezone the property or a portion of the property and also be granted a CUP for this type of use. The current use of the property is a single-family dwelling with storage buildings and also selling of firewood under a permitted use in the F-1 zone district for "production of forest crop". This is a very rural part of the County with little to no other dwellings within a ½ mile radius. The applicant has already submitted for a Land Use Permit for the construction of a new building on the property but are waiting for final approval to establish this new use on the property.

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 Approval and final ratification of zone district change
- 2 All other Federal, State, County, and Town regulation must be complied with.
- 3 No vehicle parking is allowed on County Hwy M
- 4 Normal business hours would need to be maintained
- 5 Any signage would need to meet Sawyer County Zoning sign provisions

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

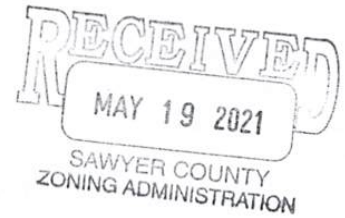
- 1 It would not be damaging to the rights of others or property values
- 2 It would not be detrimental to ecology, wild life, wetlands or shorelands.
- 3 It would not create an air quality, water supply, or pollution problem.
- 4 It would not create topographical problems such as run off, drainage, 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 Public Hearing Application



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

Property Owner Name & Address:

Wilderness Products & Services, Inc. - Linda Dezotell
5842 N County Road M
Loretta, WI 54896

Phone: 715-266-3802

Email: wpsi@centurytel.net

Property description including Parcel Number:

Sec. 23 Tn 39 Rg 04W, PRT NWSW & PRT SWSW LOT 1 CSM 36/45 #8377

PARCEL # 43683

Permit desired for:

To change from F-1 to RR-2 for the purpose of opening a Seed & Feed Store in new building.

Linda Dezotell

Owner Print & Sign

Owner Print & Sign

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

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

Fee: \$350.00

Date of Public Hearing:

Rev January 2021

Real Estate Sawyer County Property Listing

Today's Date: 5/26/2021

Property Status: **Current**

Created On: 10/21/2019 10:00:49 AM

Description Updated: 5/11/2021

Tax ID:	43683
PIN:	57-006-2-39-04-23-3 02-000-000030
Legacy PIN:	006439233203
Map ID:	
Municipality:	(006) TOWN OF DRAPER
STR:	S23 T39N R04W
Description:	PRT NWSW & PRT SWSW LOT 1 CSM 36/45 #8377
Recorded Acres:	5.000
Calculated Acres:	0.000
Lottery Claims:	1
First Dollar:	Yes
Waterbody:	Thornapple River
Zoning:	(F-1) Forestry One
ESN:	429

Tax Districts Updated: 10/21/2019

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

Recorded Documents Updated: 4/27/2021

QUIT CLAIM DEED	
Date Recorded: 4/14/2021	431201
COVENANTS	
Date Recorded: 4/5/2021	430976
QUIT CLAIM DEED	
Date Recorded: 10/10/2019	420373
CERTIFIED SURVEY MAP	
Date Recorded: 6/12/2019	418183
QUIT CLAIM DEED	
Date Recorded: 10/16/1998	271675
WARRANTY DEED	
Date Recorded: 8/5/1987	205751

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

- # [Tax ID: 6850](#) [Pin: 57-006-2-39-04-23-3 03-000-000010](#) [Leg. Pin: 006439233301](#) [Map ID: .11.1](#)
- # [Tax ID: 6849](#) [Pin: 57-006-2-39-04-23-3 02-000-000010](#) [Leg. Pin: 006439233201](#) [Map ID: .10.1](#)
- # [Tax ID: 43682](#) [Pin: 57-006-2-39-04-23-3 02-000-000020](#) [Leg. Pin: 006439233202](#)
- 43683 This Parcel ↑ Parents ↓ Children

Ownership Updated: 5/11/2021**WILDERNESS PRODUCTS & SERVICES INC** LORETTA WI

Billing Address:	Mailing Address:
WILDERNESS PRODUCTS & SERVICES INC	WILDERNESS PRODUCTS & SERVICES INC
ATTN LINDA DEZOTELL	ATTN LINDA DEZOTELL
5846N COUNTY HWY M	5846N COUNTY HWY M
LORETTA WI 54896	LORETTA WI 54896

Site Address * indicates Private Road

5842N COUNTY HWY M WINTER 54896

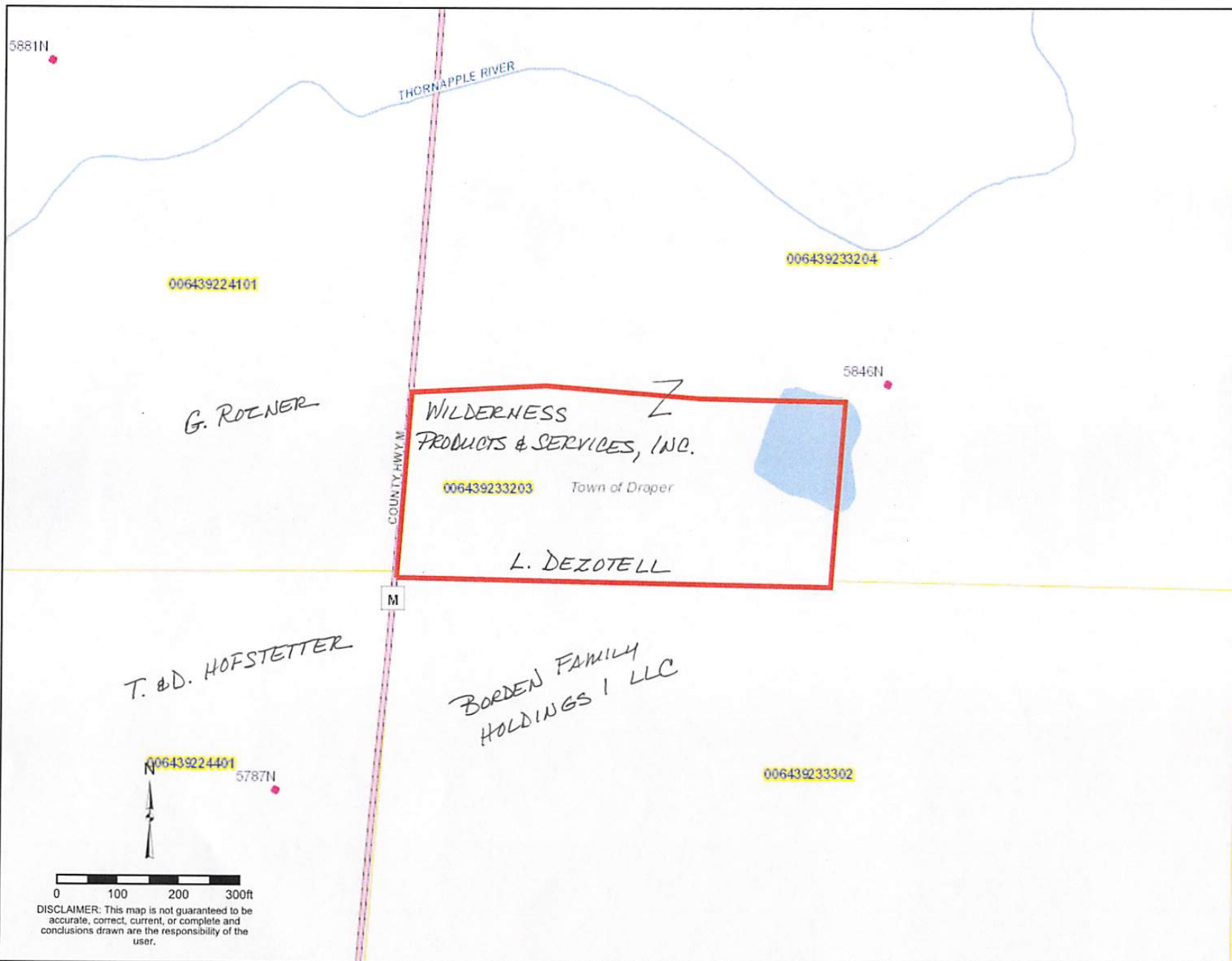
Property Assessment Updated: 6/22/2020

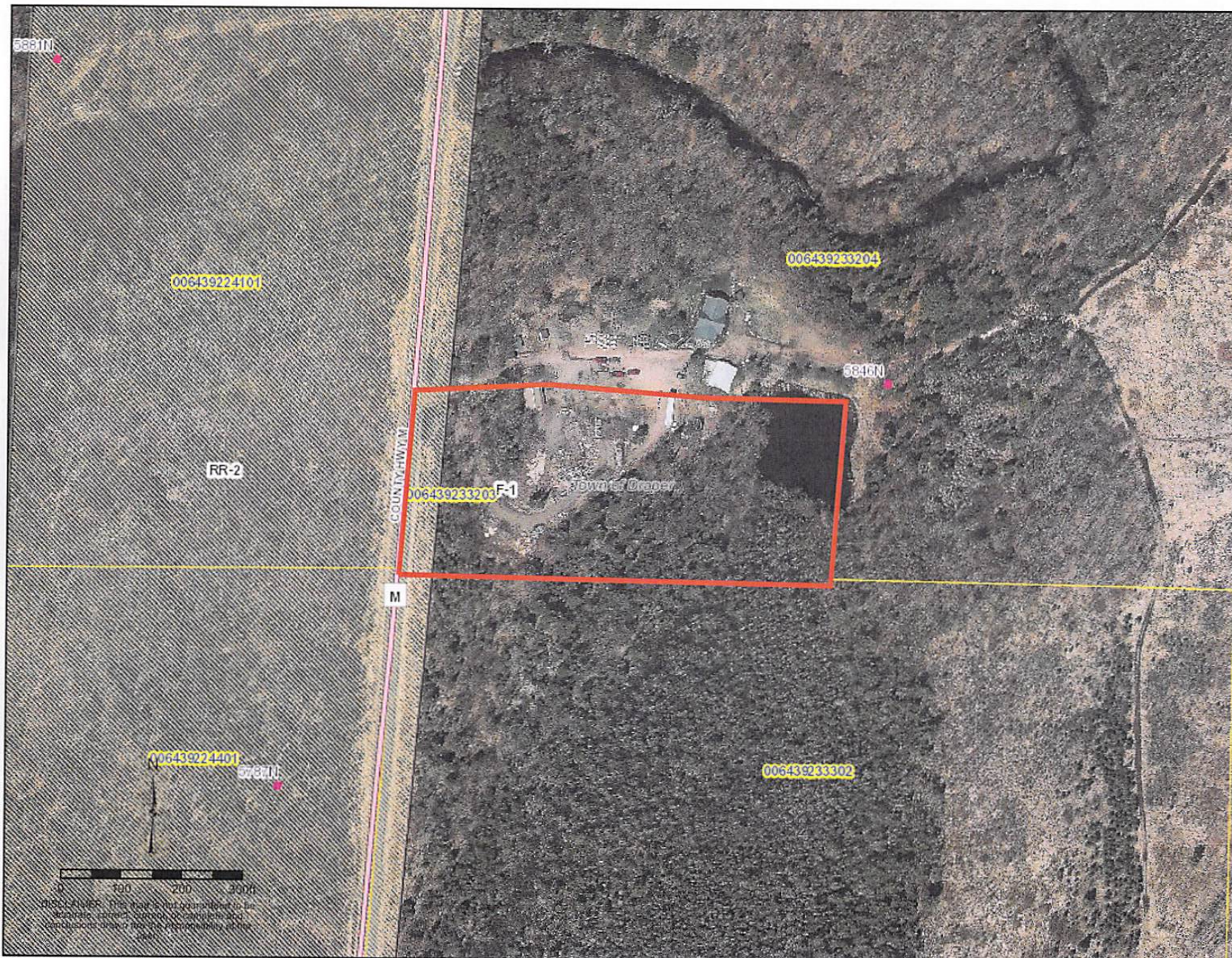
2021 Assessment Detail			
Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.000	2,300	5,900
G6-PRODUCTIVE FOREST	4.000	4,500	0

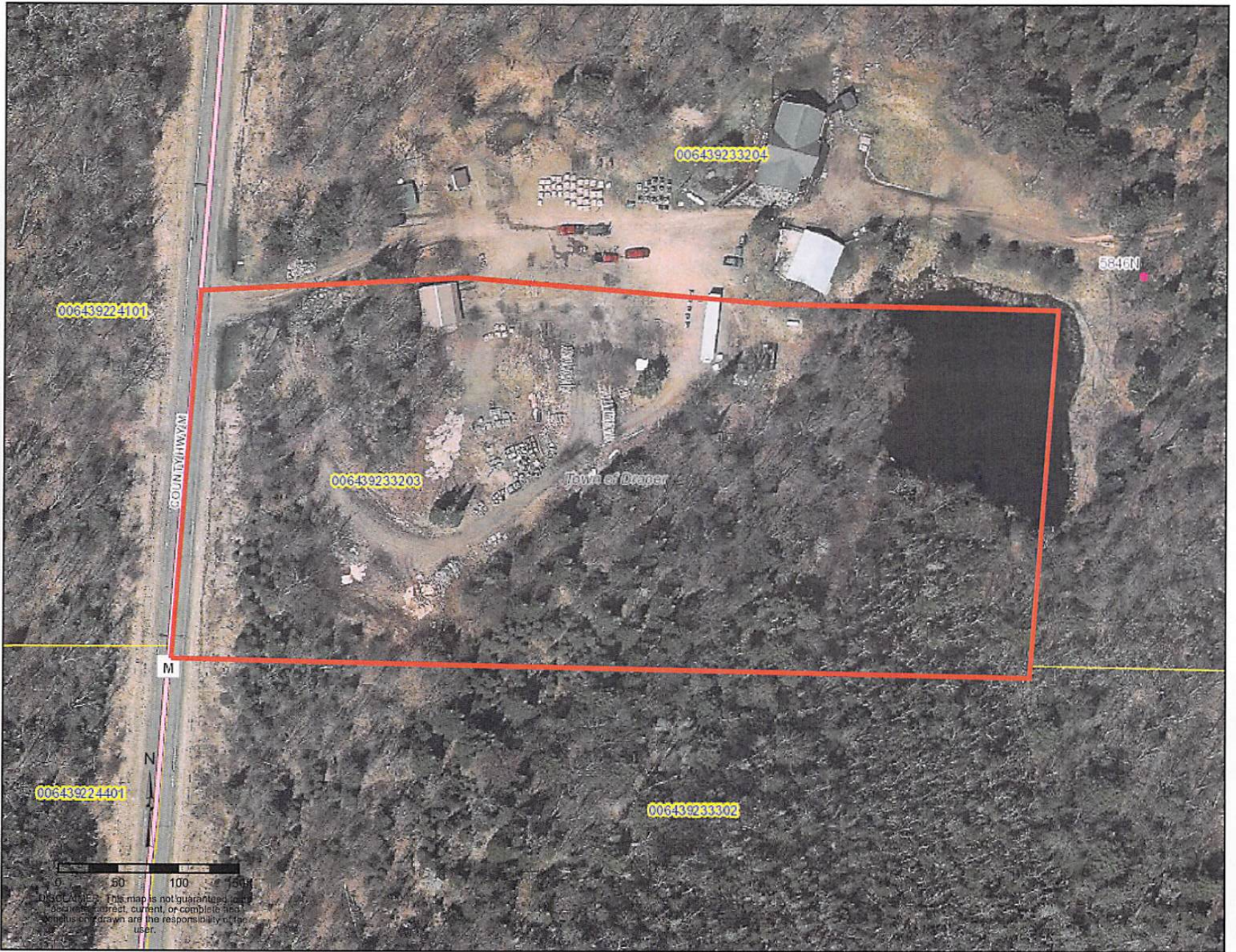
2-Year Comparison			
	2020	2021	Change
Land:	6,800	6,800	0.0%
Improved:	5,900	5,900	0.0%
Total:	12,700	12,700	0.0%

Property History

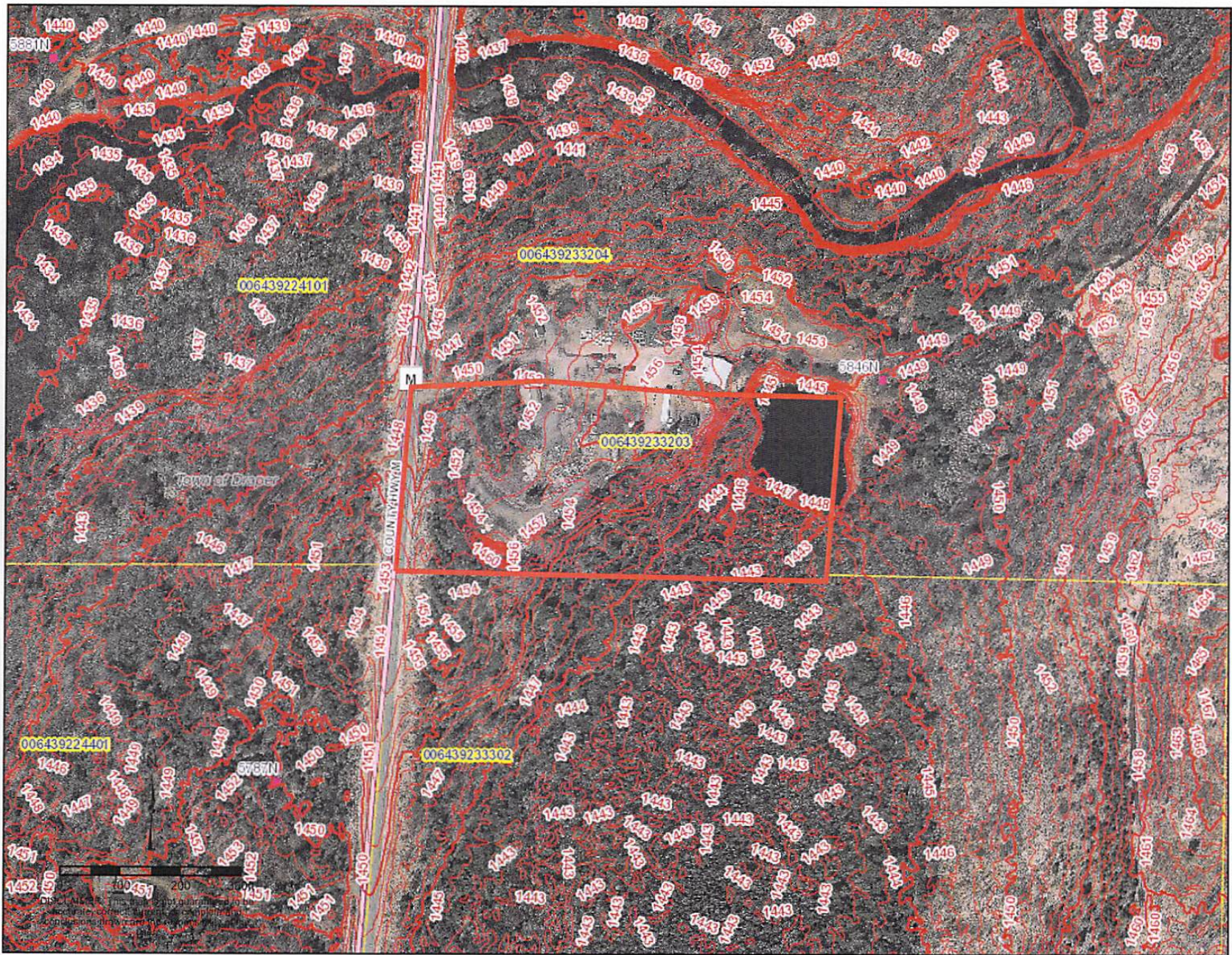
Parent Properties	Tax ID
57-006-2-39-04-23-3 02-000-000020	43682







DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and the user assumes all responsibility for the use of the map.





Rezone Request STAFF REPORT

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

File: # RZN 21-003

Applicant:

Sinkhole Investments LLC
Matthew Sink
13975 W Peninsula Road
Hayward, WI 54843

Property Location & Legal Description:

Part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Lot 2 CSM 35/86 #8246; S24, T41M, R09W; Parcel #010-941-24-4406; Tax ID #42943; 18.82 Total Acres; Zoned Residential/Recreational One (RR-1); and The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$; S25, T41N, R09W; Parcel #010-941-25-1101; Tax ID #12705; 40 Total Acres; Zoned Agricultural One (A-1). Site Address: 14705W State Hwy 77.

Request:

Purpose of request is to change zone district from Agricultural One (A-1) and Residential/Recreational One (RR-1) to Residential/Recreational Two (RR-2). Purpose of Rezone is to build a campground. With granting of the rezone to Residential/Recreational Two (RR-2), the owners would then apply for a conditional use permit for the campground. The CUP case will be heard next for a 100-unit RV site Campground including 10 additional Camping Cabin Units, maintenance building, and lodge/check-in building.

Summary of Request & Project History:

This is a rehearing of this rezone case. Initially in March 2021, the Zoning Committee approved this rezone case by a vote of 4-1. This case then went to County Board in April for ratification. At that time the Sawyer County Board of Supervisors voted that the rezone be referred back to the Zoning Committee once the Zoning Committee has reviewed additional future lane use plans for the campground accompanied by a Conditional Use Permit. The applicant has now submitted plans for the future campground in the way of a 100-unit RV site campground including 10 additional camping cabins, maintenance building, and main lodge/check-in building. Additional details of the campground will be further discussed during the CUP case but the corresponding documents are included within this rezone packet. The rezone case is requesting to

rezone 58.82 acres of RR-1 and A-1 to RR-2 (see attached map of parcel). The proposed rezone would result in conforming lot dimensional requirements.

Additional Information/details:

See attached additional maps included in this packet. There is only one small parcel zoned RR-2 in the immediate vicinity to this property. That other parcel of land zoned RR-2 was rezoned in 2019 and was for the purpose of constructing the “Birkie Bridge” over Hwy 77 and is 1.2 acres. There is no other RR-2 zoned property within a 5+ mile radius from this area.

This may be viewed as spot zoning, but spot zoning is not necessarily illegal because such zoning is not necessarily inconsistent with the purposes for which zoning ordinances can be passed. However, rezoning should be consistent with long-range planning and based upon considerations which affect the whole community. Therefore, spot zoning should only be indulged where it is in the public interest and not solely for the benefit of the property owner requesting the rezoning. The applicant stated at the previous public hearing meeting that this campground operation would be more of a niche market tailored to those wanting to enjoy the nearby American Birkebeiner Trail for biking access and nearby ATV trails thus serving the community.

The future land use map for the Town of Hayward shows this area as Rural Preservation (RP). As defined by the Town of Hayward comprehensive plan, “RP primary intent is to protect existing farm and forestry operations from encroachment by incompatible uses, and to preserve wildlife habitat and open spaces. In other words, to preserve the rural character of these areas.” The Town comp plan goes further to state that; “Developments shall be located in order to minimize the fragmentation of productive agricultural or forest land and minimize and disruption to existing uses.” However, there are ways to amend these future Town land use maps. In conversations with the Town of Hayward - Town Chairman they were not inclined to rehear this rezone request and that their initial rezone approval from March 2021 would still hold.

There are several other residential structures within the immediate area specifically to the east, west, and north of the subject property. The NRCS USDA web soil survey map shows the majority of this area has “not having prime agricultural farming land” mainly due to slopes within this area.

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

- 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 or add additional)

- 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

Rezone Application # 21-003
Town of Hayward
Sawyer County

Return Original

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

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

Owner: Matthew Sink

Address: 13975 W Peninsula Rd Hayward WI 54843
Phone: 715 699 9019 Email: matthew.d.sink@gmail

Legacy PIN # 010941251101, 010941244406 Acreage: 40 acres, 18.82 acres

Change from District A-1, RR-1 to RR-2

Property Description: 14705 W HWY 77 Hayward WI 54843
SEE ATTACHED PROPERTY LISTINGS

Purpose of

Request: Intent to build a campground

Matthew David Sink Matthew D Sink 1/25/2021

***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: \$500.00
Rev. 1/2021

Date of Public Hearing March 19, 2021

Real Estate Sawyer County Property Listing

Today's Date: 1/25/2021

Property Status: Current
Created On: 10/5/2017 2:35:57 PM

Description	Updated: 10/8/2020
Tax ID: 42943	
PIN: 57-010-2-41-09-24-4 04-000-000060	
Legacy PIN: 010941244406	
Map ID:	
Municipality: (010) TOWN OF HAYWARD	
STR: S24 T41N R09W	
Description: PRT SESE LOT 2 CSM 35/86 #8246	
Recorded Acres: 18.820	
Calculated Acres: 0.000	
Lottery Claims: 0	
First Dollar: No	
Zoning: (RR1) Residential/Recreational One	
ESN: 444	

Tax Districts	Updated: 10/5/2017
1 State of Wisconsin	
57 Sawyer County	
010 Town of Hayward	
572478 Hayward Community School District	
001700 Technical College	

Recorded Documents	Updated: 10/8/2020
WARRANTY DEED	
Date Recorded: 9/21/2020	426595
WARRANTY DEED	
Date Recorded: 9/21/2020	426594
LAND CONTRACT	
Date Recorded: 2/5/2019	416454
CERTIFIED SURVEY MAP	
Date Recorded: 10/4/2017	409022
WARRANTY DEED	
Date Recorded: 4/30/2015	395382
QUIT CLAIM DEED	
Date Recorded: 8/20/2014	391857
QUIT CLAIM DEED	
Date Recorded: 1/25/2011	371121
PROBATE	
Date Recorded: 1/17/1974	146568 248/553

Ownership	Updated: 10/8/2020
SINKHOLE INVESTMENTS LLC	HAYWARD WI
Billing Address:	Mailing Address:
SINKHOLE INVESTMENTS LLC	SINKHOLE INVESTMENTS LLC
13975W PENINSULA RD	13975W PENINSULA RD
HAYWARD WI 54843	HAYWARD WI 54843

Site Address	* Indicates Private Road
14705W STATE HWY 77	HAYWARD 54843



Property Assessment

Updated: 6/28/2018

2021 Assessment Detail			
Code	Acres	Land	Imp.
G6-PRODUCTIVE FOREST	18.820	32,000	0

2-Year Comparison	2020	2021	Change
Land:	32,000	32,000	0.0%
Improved:	0	0	0.0%
Total:	32,000	32,000	0.0%

Property History	
Parent Properties	Tax ID
57-010-2-41-09-24-4 04-000-000010	12701

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

Tax ID: 12701 **Pin:** 57-010-2-41-09-24-4 04-000-000010 **Leg. Pin:** 010941244401 **Map ID:** 16.1

42943 This Parcel ↑ Parents ↓ Children

Real Estate Sawyer County Property Listing

Today's Date: 1/25/2021

Property Status: Current
Created On: 2/6/2007 7:55:22 AM

Description	Updated: 10/8/2020
Tax ID: 12705	
PIN: 57-010-2-41-09-25-1 01-000-000010	
Legacy PIN: 010941251101	
Map ID: .1.1	
Municipality: (010) TOWN OF HAYWARD	
STR: S25 T41N R09W	
Description: NENE MFL 40 A CLOSED 2005	
Recorded Acres: 40.000	
Calculated Acres: 40.079	
Lottery Claims: 0	
First Dollar: No	
Zoning: (A-1) Agricultural One	
ESN: 444	

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

Recorded Documents	Updated: 12/31/2020
WARRANTY DEED	
Date Recorded: 9/21/2020	426595
MFL TRANSFER ORDER	
Date Recorded: 12/15/2020	428686
WARRANTY DEED	
Date Recorded: 9/21/2020	426594
MFL TRANSFER ORDER	
Date Recorded: 7/1/2019	418544
LAND CONTRACT	
Date Recorded: 2/5/2019	416454
MFL TRANSFER ORDER	
Date Recorded: 7/16/2015	396702
WARRANTY DEED	
Date Recorded: 4/30/2015	395382
MFL TRANSFER ORDER	
Date Recorded: 12/3/2014	393453
QUIT CLAIM DEED	
Date Recorded: 8/20/2014	391857
MFL TRANSFER ORDER	
Date Recorded: 9/24/2012	380849
QUIT CLAIM DEED	
Date Recorded: 1/25/2011	371121
MANAGED FOREST LAW-MFL	
Date Recorded: 12/14/2004	327339
PROBATE	
Date Recorded: 1/17/1974	146568 248/553

Ownership	Updated: 10/8/2020
SINKHOLE INVESTMENTS LLC	HAYWARD WI
Billing Address:	Mailing Address:
SINKHOLE INVESTMENTS LLC	SINKHOLE INVESTMENTS LLC
13975W PENINSULA RD	13975W PENINSULA RD
HAYWARD WI 54843	HAYWARD WI 54843

Site Address	* Indicates Private Road
N/A	



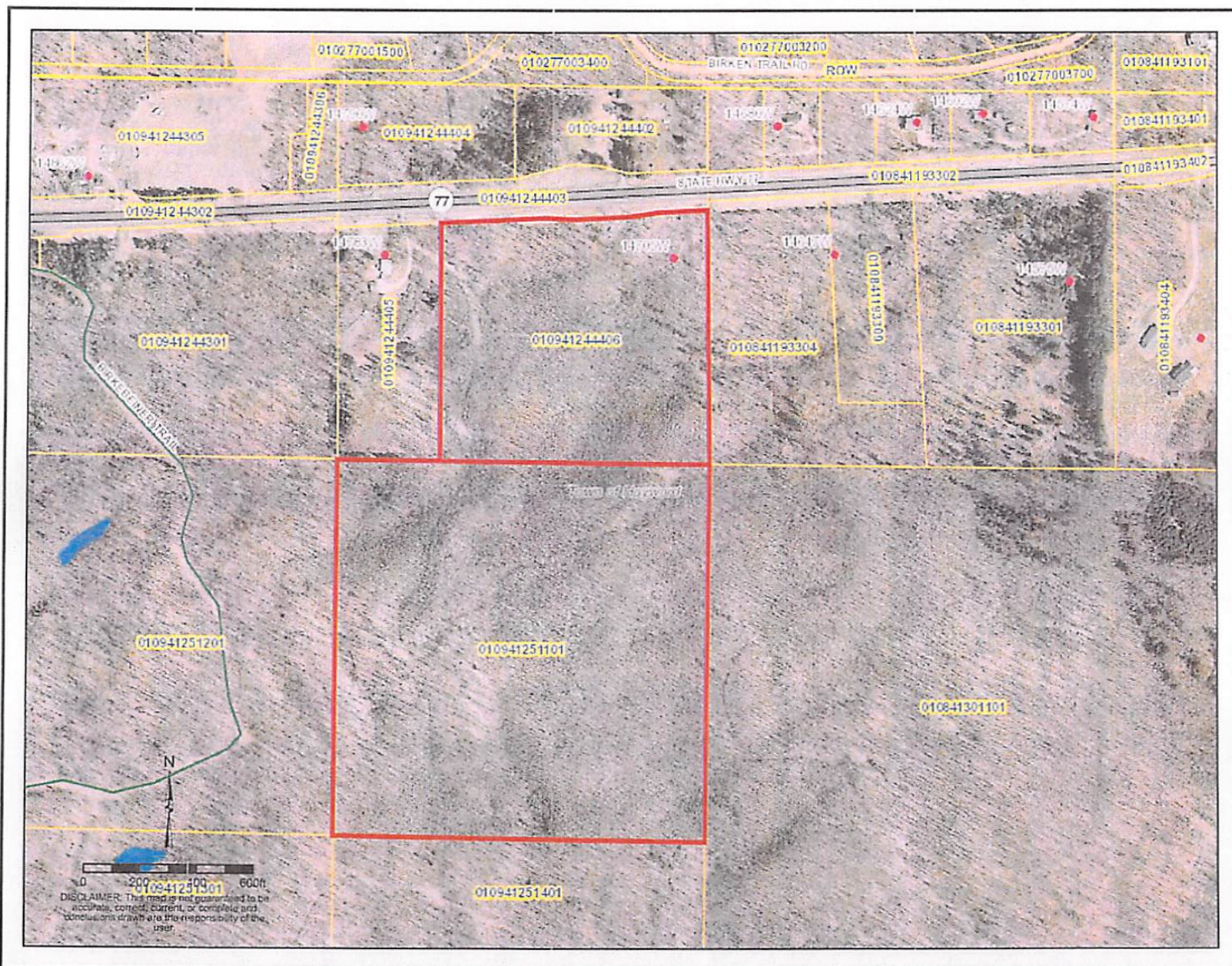
Property Assessment

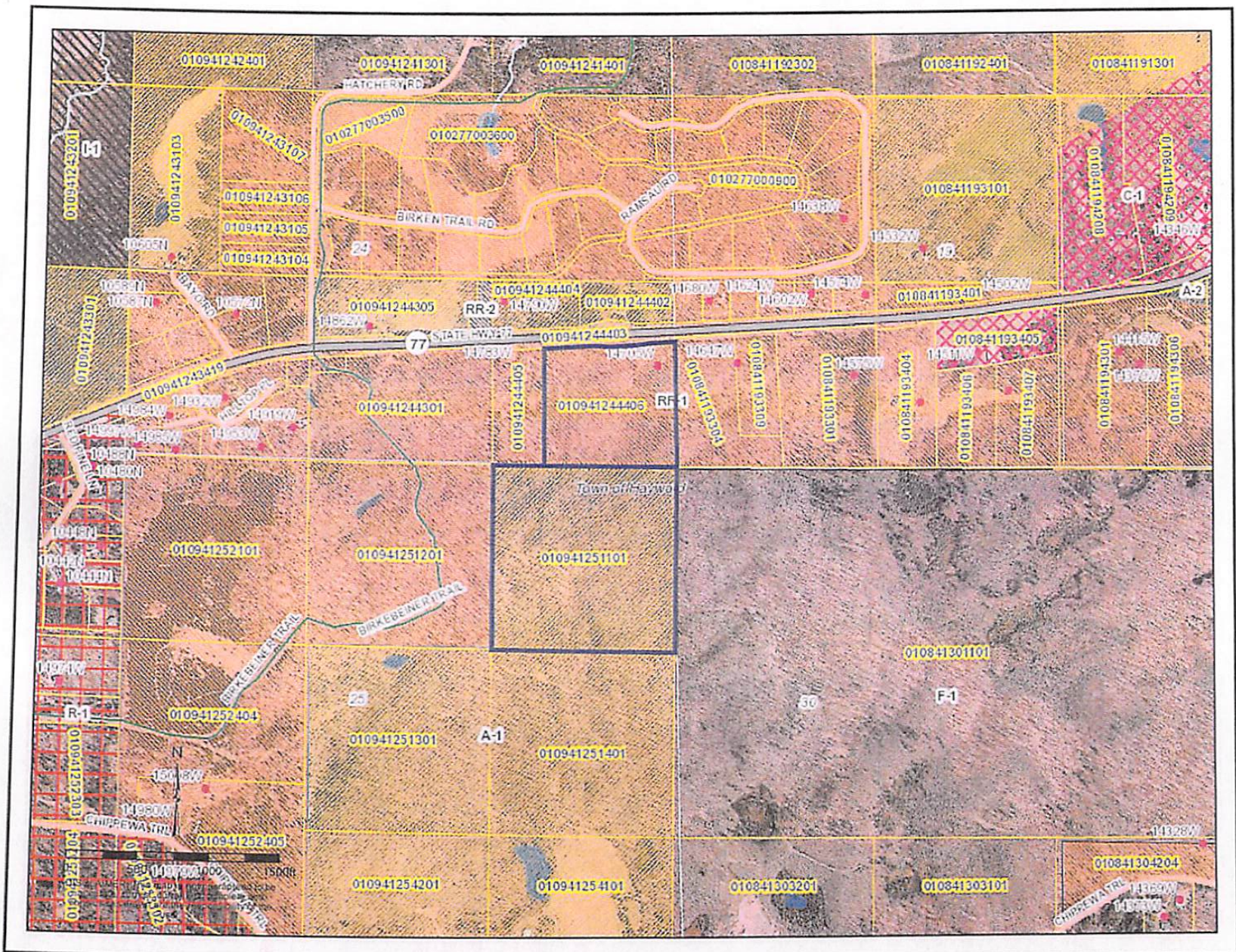
Updated: 11/9/2015

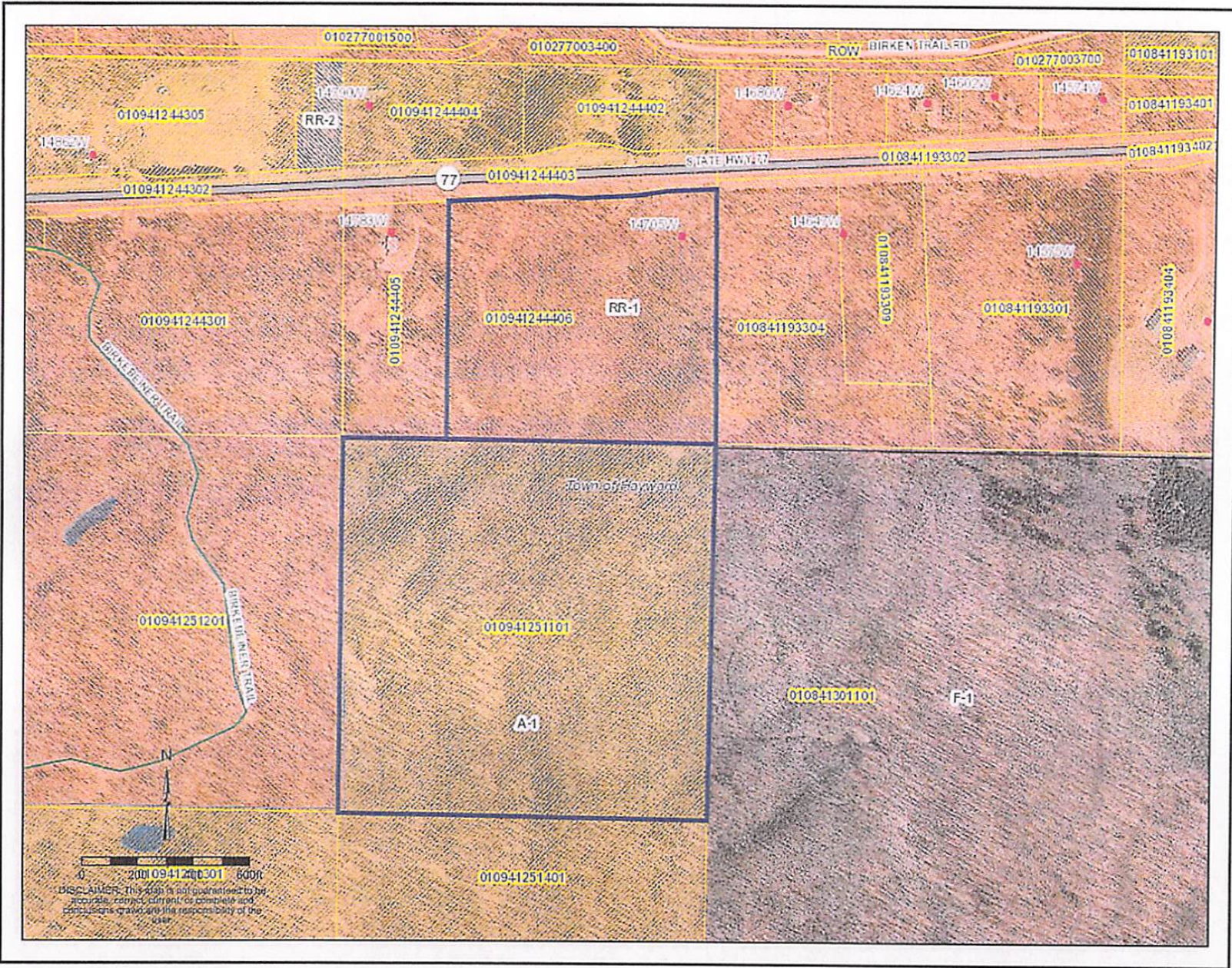
2021 Assessment Detail			
Code	Acres	Land	Imp.
W6-MFL CLOSED - AFTER 2004	40.000	68,000	0

2-Year Comparison	2020	2021	Change
Land:	68,000	68,000	0.0%
Improved:	0	0	0.0%
Total:	68,000	68,000	0.0%

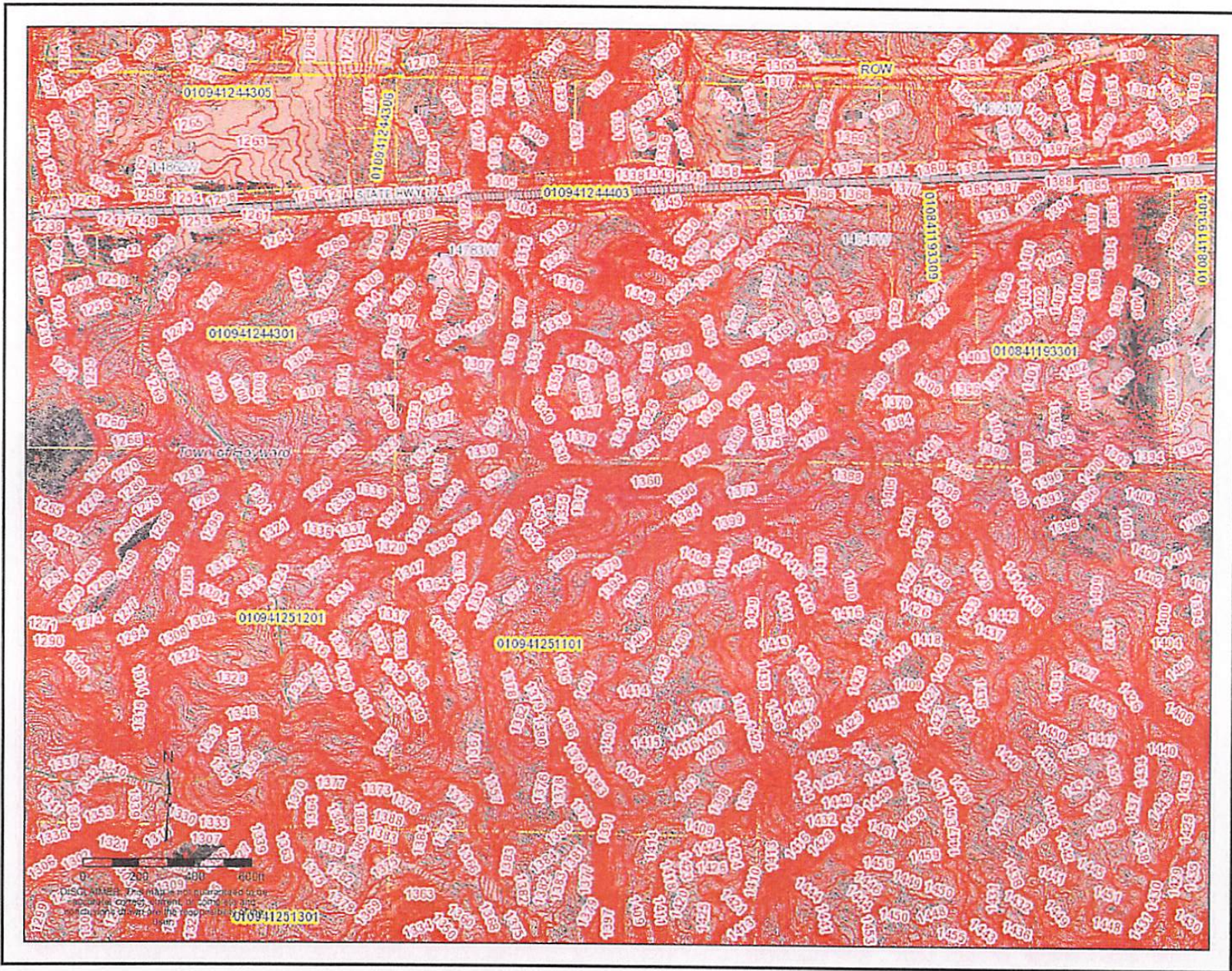
Property History
N/A

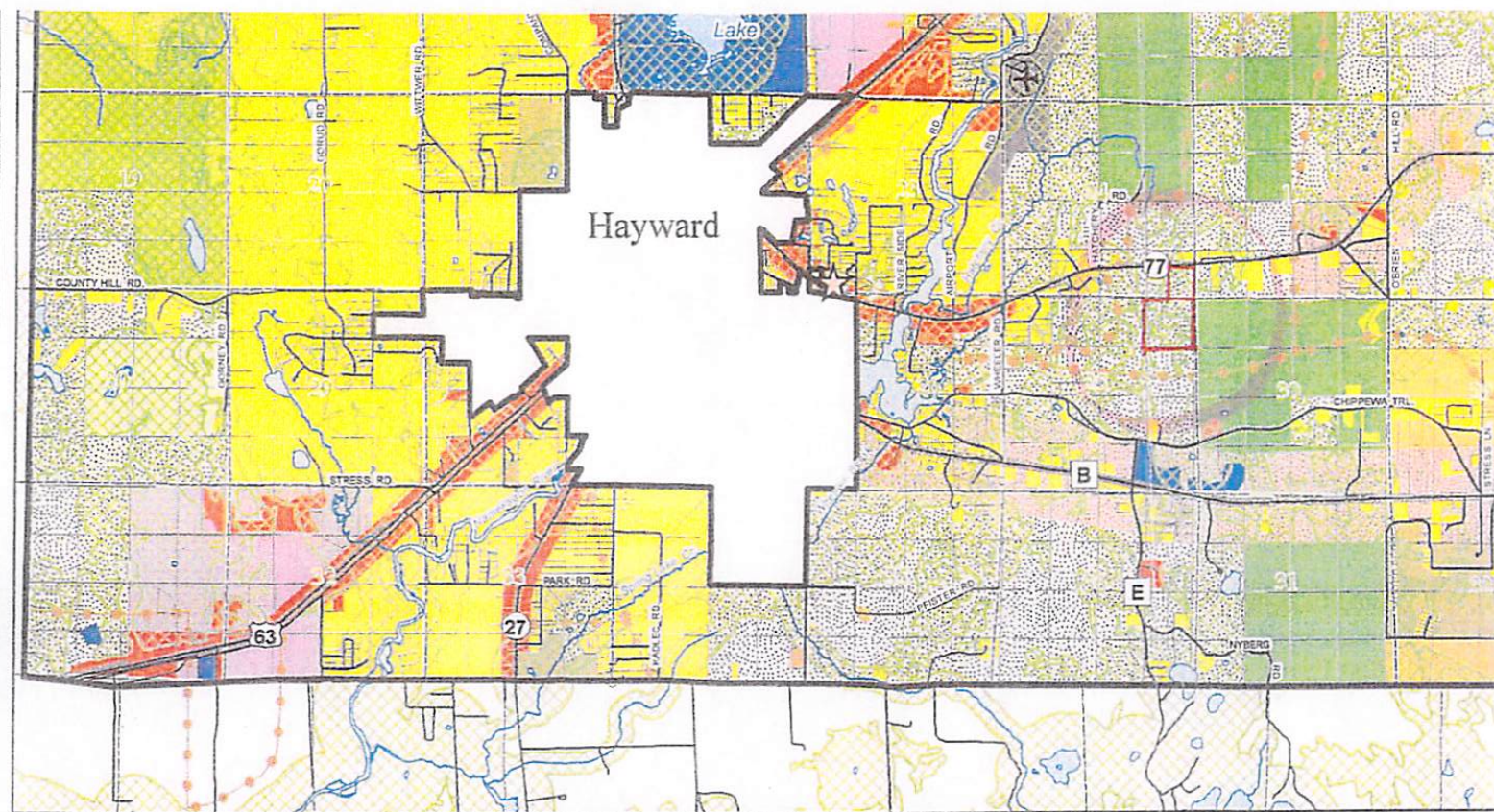




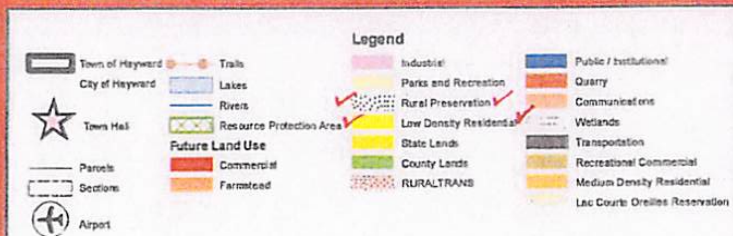








Town of Hayward Sawyer County, Wisconsin Map 6 B: Future Land Use



0 2,000 4,000

Sources:
 - Base data created by Sawyo
 - Soil data provided by NRCS
 - Wetland data provided by W
 - Floodplain data provided by
 11111 Oshkosh, WI 54901

17.3 RR-2: Residential/Recreational Two 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.

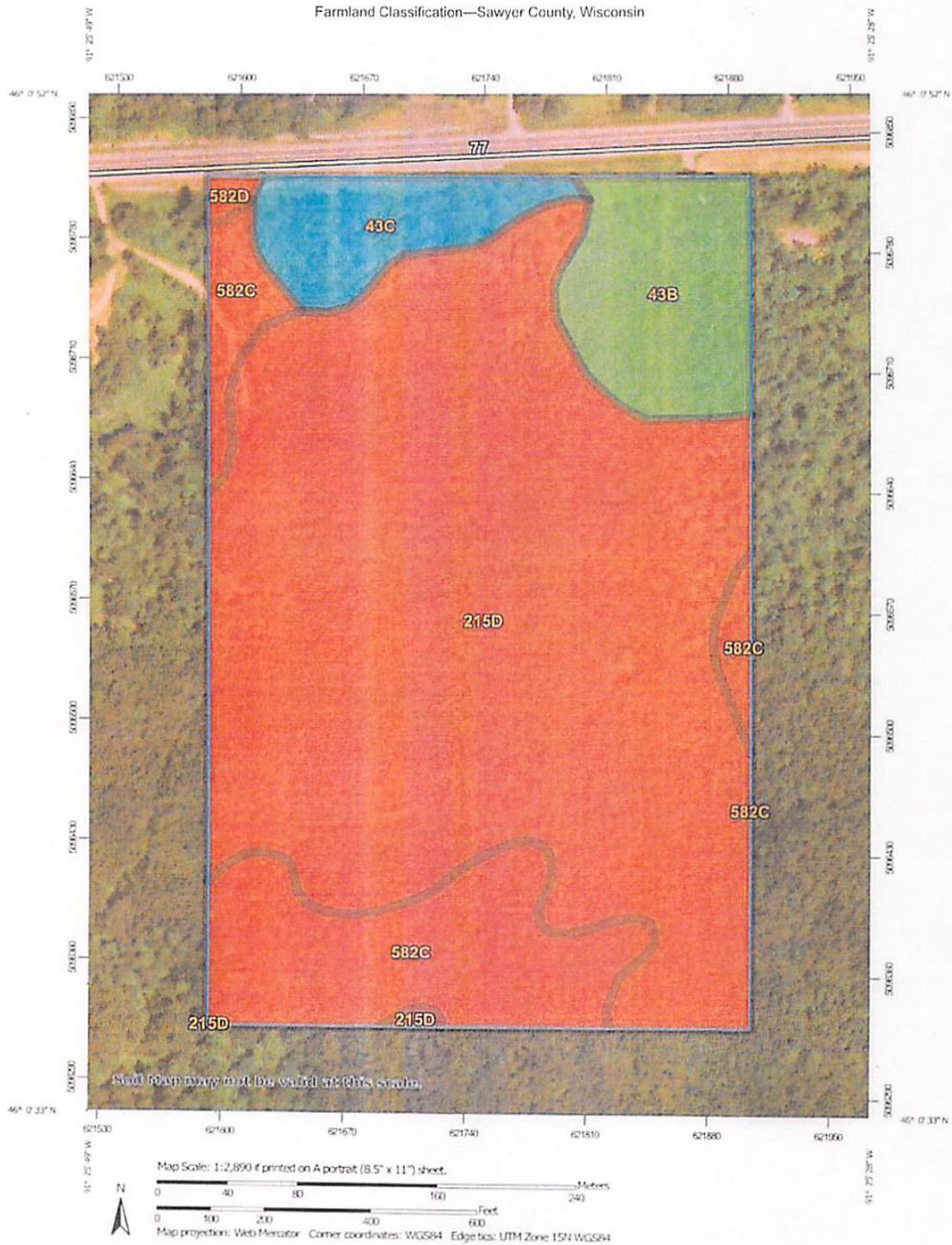
A) Permitted Uses

- 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) Will allow a cabin resort to build additional cabin(s) provided lot area requirements are met.
- 8) Licensed In-Home Day Care/Child Care (no more than 8 children)

B) Uses Authorized by Conditional Use

- 1) Mobile home parks and campgrounds subject to the provisions of Section 6.5 and Section 6.6.
- 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, sport shops, bait sales, and other recreational services which in the opinion of the County Zoning Committee are of the same general character or clearly incidental to a permitted use or use authorized by conditional permit.
- 4) Kennel for small domestic animals subject to the provisions of Section 6.8.
- 5) Hair salon and barber shop.
- 6) Private or wholesale carpentry or woodworking shop; limited to property owner.
- 7) Greenhouse and florist.
- 8) Professional offices and studios.
- 9) Bed and Breakfast establishments.
- 10) Taxidermy.
- 11) Real estate offices.
- 12) Childcare center, play school.
- 13) Shrub, tree nursery.
- 14) Lake access subject to provisions of Section 4.412.
- 15) Lake access for island development subject to provisions of Section 4.413.
- 16) MULTI-DWELLING DEVELOPMENT or other similar development including a condominium, hotel, motel or resort, or other development, which in the opinion of the County Zoning Committee, are of the same general scale and character. Does not include conversions of existing properties to a different form of ownership (i.e., to condominium ownership) unless DWELLING UNITS are being proposed by plat or

Farmland Classification—Sawyer County, Wisconsin



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

3/11/2021
Page 1 of 5



Nature Calls

RV RESORT AND CAMPGROUND

1470.5W State Hwy 77 Hayward, WI

(715) 681-0657

campnaturecalls.com/hayward

Rezone and Conditional Use Proposal

Nature Calls Camping Rules

RV park/Campground Hours: (subject to change)

- 7 days a week May 15th - Oct 1st
- Open to noncampers Sun-Thursday 8:00am-10:00pm, Fri-Sat 7:00am - 11:00pm (normal operating hours)
(A Nature Calls manager or designee will always be available during our advertised business hours)
- Our quiet hours are: Sun-Thursday 10:00pm - 8:00am, Fri-Sat 11:00pm - 7:00am
- Any "after normal hours" guest needs can always reach Nature Calls Management at **(715) 681-0657**
- We know camping is fun but disturbing your neighbors is not, Nature Calls staff will warn first then eject without refund if campsite guest treats their neighbors with disrespect

CHECK-IN/CHECK-OUT:

- Make reservations at: campnaturecalls.com/hayward or Call: **(715) 681-0657**
- Please give 48hrs notice before time of check in for cancellations to receive full refunds
- Note: No Refunds will be issued for Holiday Weekends
- Reservations are required, even if that reservation is made the same day of stay
- Stays are not to exceed 21 consecutive days maximum.
- Changing sites is allowed but only if approved by Nature Calls staff
- Extending a stay is also allowed but only if approved by Nature Calls staff
- Site check-in is at 3:00pm / check-out time is 1 p.m. If previously arranged, guests may check in earlier or checkout later but only with written consent from Nature Calls staff.
- If an emergency happens that delays your checkout, please contact the Nature Calls staff to obtain consent and avoid any additional charges

OCCUPYING THE CAMPSITE

- Guests must occupy a reserved campsite by 3 p.m. on the second day of the reservation and be present for the duration of the reservation. If you do not check-in and occupy your reserved site before 3 p.m. the day after the scheduled arrival date and remain for the duration of the reservation, you will forfeit the site without refund
- Non-Reservation Guests are to make a request for their stay as if it was a same day registration
- Each site with minors must be occupied by at least one adult that is the Parent(s) or legal guardian(s) and not more than two additional minor guests in their care
- Maximum occupancy of each site is not to exceed 8 people
- No more than one Motorhome (RV), Camping trailer, or Truck Camper per site. An additional vehicle/motorcycle/UTV trailer is allowed
- Motor vehicles are allowed on designated site parking areas. A maximum of two non-camping vehicles are allowed per campsite, exceptions can be made for ATV/UTV's and/or motorcycles

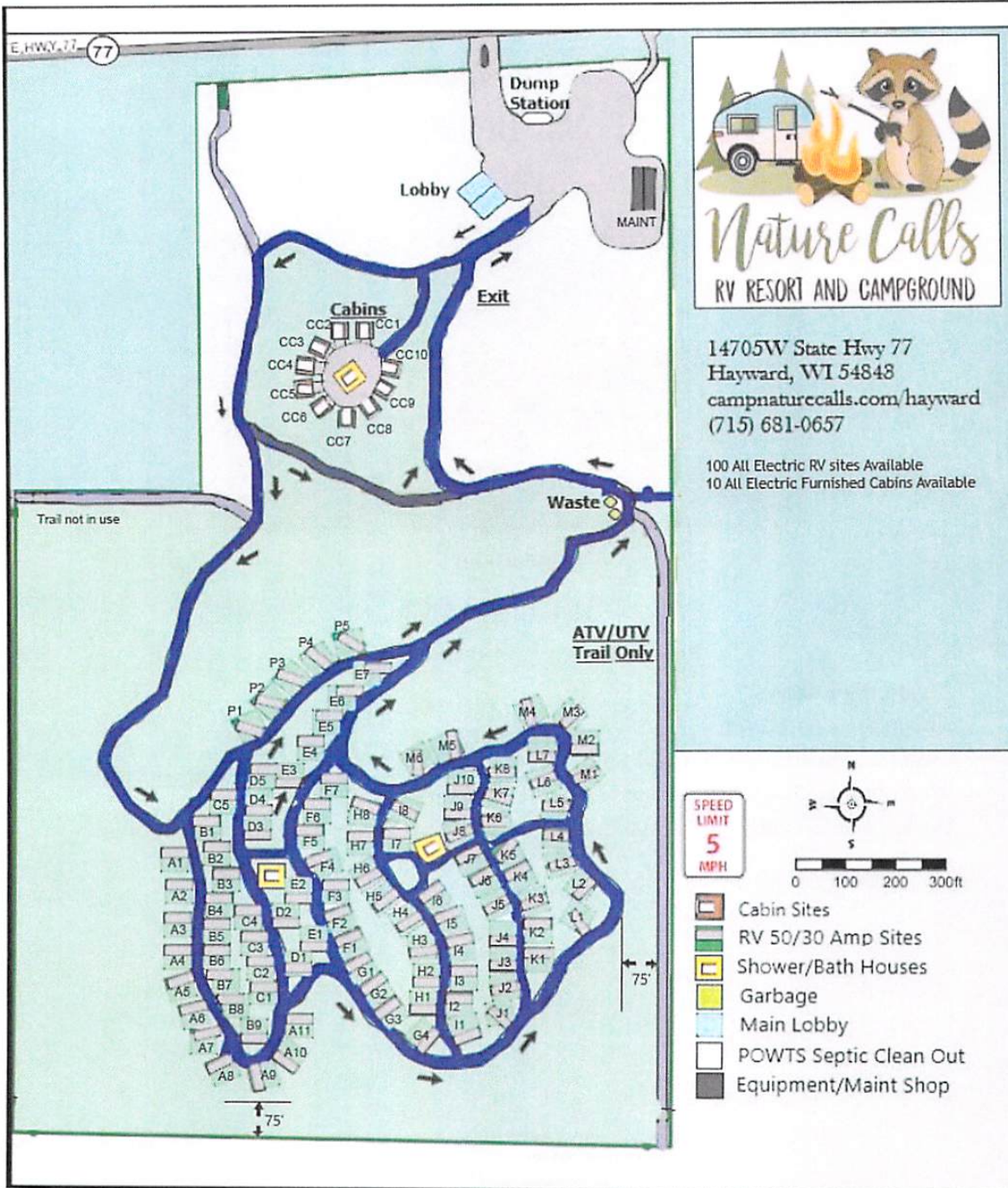
Fires/Firewood

- Camping/Cooking Fires are only allowed in fire rings and are never to be left unattended, only burn wood purchased locally and only when the Wisconsin DNR Fire Danger Burning Restrictions are not in place.
- Put the fire out if wind direction and intensity become even the slightest concern. Roast Marshmallows, not our forests
- No Fireworks of any type are allowed at Nature Calls

Wastewater and Sanitation

- Please do not dump any "grey water" on the ground, utilize our dump stations located near Nature Calls exit to properly dispose of any water you wish to dispose of
- Dumpsters and trash cans are for registered guests only and placed throughout the camping area, please use them and keep in mind your garbage may attract unwanted wildlife.

Campsite and Building Map



14705W State Hwy 77
Hayward, WI 54848
campnaturecalls.com/hayward
(715) 681-0657

100 All Electric RV sites Available
10 All Electric Furnished Cabins Available

Lobby Building



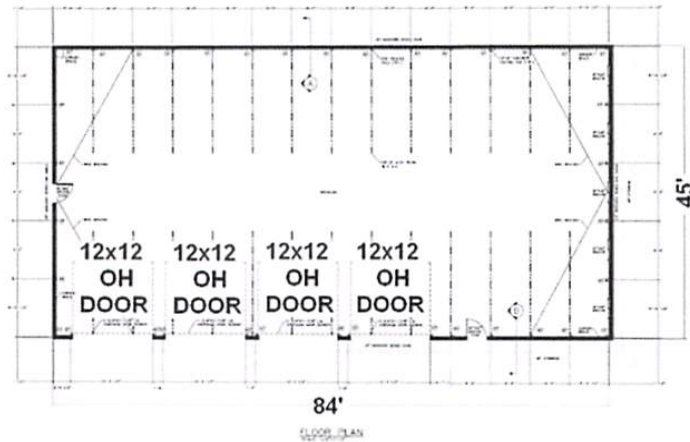
Dimensions

60' W x 10' H x 68' L

(Manufacture example photo Worldwide Steel Buildings)

- 2 main floor offices.
- 2 main floor bathrooms.
- Customer service desk in open lobby.
- Walkout main floor wrap around covered deck with forest view overlook.
- Walkout basement with entertainment room, guest laundry, bathrooms, and showers.

Equipment Storage Maintenance Building



Cabins

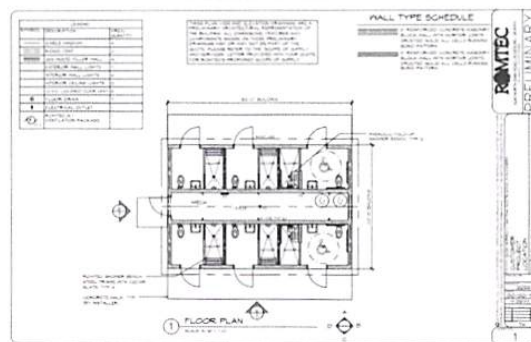
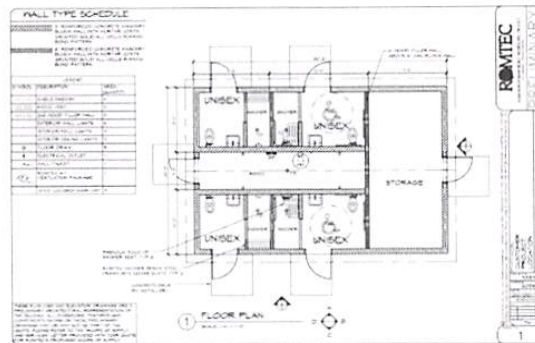
"Cape Cod Cabins" sold by Northwoods Outdoor



Electric Only cabins, 10-20 will be built

- 12'x24' to not exceed the 300sqft rule
- 110vac electric
- Air Conditioned
- Wi-Fi Internet
- Fully Furnished/Insulated (Bed/Desk/Couch)
- No water, gas, or sewer hookups allowed

Bath/Shower houses



- (2) 4 person multi user unisex shower/bathrooms in the RV campground area
- 6 person multi user unisex shower/bathrooms in the Cabin Rental area
- Satisfies the 400' or less distance required from site to bathroom rules
- Each Bathroom allows a hub to distribute electricity and well water to guests and sites

Building a new Hayward area Campground

- We feel that Hayward's existing campgrounds are mainly tailored to stays at lake resorts that have a sole focus on boating and fishing and some would argue contributes to overcrowding our lakes; Nature Calls will be there to attract a different kind of tourism adventure with how well developed our ATV, hiking, and cycling trail systems are.
- As a modern campground, Nature Calls will be built on a much larger property than most (58 acres) with around 100 well-spaced Electric hookup RV sites, 10 small cabins at first, 3 unisex multi room lockable stall bath/shower houses, a lobby building, and an equipment storage post frame building.
- We also hope to create more employment opportunities for the area, at Nature Calls there will be one full time business manager, one full time groundskeeping manager, several seasonal equipment maintenance/groundskeepers, several seasonal customer service members to cover hours of operation, seasonal cleaning staff of 2 for cabins and lobby building.
- All of the RV sites will be built on the south 40 Acres, far away from the only two neighboring houses and bordering undeveloped and county forest land
- Other services to support our guests to be developed: on property hiking/cycling trails, laundry service, campground Wi-Fi internet, entertainment/activity area and many of these future services would be offered to the public as well, not just registered guests.
- The main focus will be to bring the public into the woods using our existing trail systems, our location is the closest stay to Hatchery Creek trail head, and has an opportunity to connect to the ATV/Snowmobile trail 31 if easement access is approved through utilizing the county land that borders the east of our property. (there is already a preexisting unmarked trail at the southeast corner of this property)
- The potential to attract up to 100 new families every weekend (seasonally) will bring money into local businesses like our restaurants, shops, and ATV/cycling rentals businesses.
- With both Spooner and Cable announcing much larger campgrounds in the works, any further delays might lose those potential tourists to areas outside of our county.

Notable Rules, Regulations, Requirements

Wisconsin State: (referencing ATCP 79.12)

- A campground plan approval application is required to be completed by the operator and submitted with a map of the new or expanded campground to DATCP or the local public health department. The map is not required to be created by an architect or engineer.
- Issued licenses expire June 30 annually
- No operator may allow a campsite to be occupied by the same individual for more than 8 continuous months in any 12 month period
- The operator shall maintain a current and accurate map of the campground
- An operator may designate no more than 20 individual campsites per acre of campground
- An operator may allow no more than 80 campers per acre in a group campsite
- Access to a campground shall be designed to minimize congestion and hazards at the entrance and exit
- All roads within the campground shall be graded and maintained to provide drainage.
- The operator shall require a minimum distance of 10 feet between camping units measured from the outside edge of one camping unit to the outside edge of another camping unit, excluding slide outs
- If the campground operates seasonally, the operator shall provide the water system bacteriological analysis report to the department or its agent before the season begins
- The operator shall provide a stand-alone outlet that supplies potable water under pressure within 400 feet walking distance from each campsite
- No stand-alone outlet for potable water may be located fewer than 50 feet from the outside edge of a sanitary dump station
- The plumbing system for the water service and water distribution system for a toilet building, shower building, privately owned camping unit, or operator-provided camping unit shall comply with chs. SPS 382 and 384
- Water service connections shall be provided with approved backflow prevention devices
- The operator shall provide a sanitary dump station in the ratio of 1 for every 300 independent campsites
- Design standards. Sanitary dump stations shall conform to the requirements in s. SPS 382.37 (2)
- A toilet building shall comply with chs. SPS 361 to 365 as enforced by the department of safety and professional services. In addition, the toilet building shall have impervious floors and doors equipped with self-closing devices. Toilet buildings shall be fly-tight, vermin-proof, and maintained in clean and good repair.
- Except as provided in subd. 2., the operator shall provide a backup toilet for each sex for every 100 independent campsites (The operator may use unisex toilets if the total number of required toilets for both male and female is the same or higher than specified in Table ATCP 79.16)
- The operator shall provide a sufficient number of garbage, refuse, and recyclables containers for use by campers
- Except as specified in par. (b), a campfire shall be contained in a campfire ring and located a minimum of 5 feet away from all camping units, building structures, and motor vehicles
- Campground register. The operator shall maintain a written or electronic campground register that contains the name of each principal campsite occupant

County:

- Requires zoning changed to RR2 with Licensed Campgrounds as conditional use
- We meet both the existing 5 acre minimum and the proposed 10 acre minimum
- Each site and parking area will be plainly marked and properly surfaced
- Proposed campsites are well beyond 50' of the property lines
- No water features exist on the property
- There will be no long-term camping allowed, season pass camping will not be an offered option.

Conditional Use Permit Request STAFF REPORT

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

File: # CUP 21-017

Applicant:

Sinkhole Investments LLC
Matthew Sink
13975 W Peninsula Road
Hayward, WI 54843



Property Location & Legal Description:

Part of the SE ¼ of the SE ¼, Lot 2 CSM 35/86 #8246; S24, T41M, R09W; Parcel #010-941-24-4406; Tax ID #42943; 18.82 Total Acres; Zoned Residential/Recreational One (RR-1); and The NE ¼ of the NE ¼; S25, T41N, R09W; Parcel #010-941-25-1101; Tax ID #12705; 40 Total Acres; Zoned Agricultural One (A-1). Site Address: 14705W State Hwy 77. RZN 21-003 proposed rezoned of all 58.82 Acres to RR-2

Request: Permit desired for new campground operation. Request would be for a 100 unit RV site campground including an additional 10 camping cabins, a main lodge/check-in area, and maintenance building.

Project History & Summary of Request:

The rezone case is subject to be heard prior to the CUP case. Assuming approvals of a zone district change the applicant would seek approvals of the proposed CUP. As per "Nature Calls" campground proposal the 100 unit RV site would be located on the southern 40 acres of the parcel and would be transient sites or non-seasonal sites. There would be several shower/bath houses for these sites that meet the requirements of ATCP Ch 79. As this point these campsites would have only electric hook-up and not have water/sewer hook-up. There would be the proposal for a dump station near the entrance of the campground again meeting the requirements of ATCP 79 and any other SPS 383 sanitary dump station requirements. All aspects of the proposed campground (RV) site layout would meet the current requirements of the newly adopted Sawyer County Zoning Campground Ordinance. The applicant has also stated that he has looked at the topography of the overall site and has mirrored the roads and site layouts to fit within the elevations that exist on the property with minimal excavation. If property was to undergo earth disturbance in excess of 1 acre an additional Storm Water Management Plan from the DNR would need to be filed for.

The 10 proposed camping cabins would be located on the 18.82-acre portion of the property and would also meet the requirements of the newly adopted Sawyer County Zoning Campground

Ordinance. These camping cabin type of structures would also require a Land Use Permit from the Sawyer County Zoning Department.

The main lodge and maintenance building would also require approval through this CUP process and would require Land Use Permits from The Sawyer County Zoning Department. If the use of the Lodge was anything other than a Lodge or what is specified in the "Nature Calls" campground proposal an additional CUP would need to be granted for a different specified use.

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 10PM-8AM, Sun-Thur and 11:00PM-&7AM, Fri-Sat. This would include any usage of ATVs/UTVs during these quiet hours.
- 8 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.

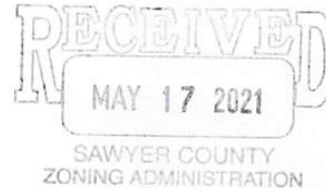
Findings of Fact for Denial: (choose from list below)

- 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 Public Hearing Application

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



Property Owner Name & Address:

Matthew Sink SINKHOLE INVESTMENTS LLC
13975 W. Peninsula Rd.
Hayward, WI 54843

Phone: (715) 699-9019 or (715) 681-0657 Email: matthew.d.sink@gmail.com

Property description including Parcel Number:

14705 W. HWY 77 PARCEL # 010-941-24-4406 PRT SESE, LOT 2 CSM 35/86# 8246
Hayward Wi, 54843 S24, T41N, R09W, ZONED RR-1, 18.82 ACRES
Parcel ID: 42943 & 12705 PARCEL # 010-941-25-1101, NENE, S25, T41N, R09W;
ZONED

Permit desired for:

After rezone approval on both Parcel's (42943 & 12705) to RR-2, Sinkhole Investments would like to develop and
operate a seasonal RV / small cabin campground tailored to the weekend tourist looking to explore the Hayward area
Hiking, Biking, and ATV/UTV trails in a fully wooded setting.

Matthew Sink

Matthew Sink 5/14/2021
Owner Print & Sign

Owner Print & Sign

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

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

Fee: \$350.00

Date of Public Hearing: 7-16-21

Rev January 2021

Real Estate Sawyer County Property Listing

Today's Date: 5/26/2021

Property Status: Current

Created On: 2/6/2007 7:55:22 AM



Description

Updated: 10/8/2020

Tax ID:	12705
PIN:	57-010-2-41-09-25-1 01-000-000010
Legacy PIN:	010941251101
Map ID:	.1.1
Municipality:	(010) TOWN OF HAYWARD
STR:	S25 T41N R09W
Description:	NENE MFL 40 A CLOSED 2005
Recorded Acres:	40.000
Calculated Acres:	40.079
Lottery Claims:	0
First Dollar:	No
Zoning:	(A-1) Agricultural One
ESN:	444



Tax Districts

Updated: 2/6/2007

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



Recorded Documents

Updated: 12/31/2020

WARRANTY DEED	
Date Recorded: 9/21/2020	426595
MFL TRANSFER ORDER	
Date Recorded: 12/15/2020	428686
WARRANTY DEED	
Date Recorded: 9/21/2020	426594
MFL TRANSFER ORDER	
Date Recorded: 7/1/2019	418544
LAND CONTRACT	
Date Recorded: 2/5/2019	416454
MFL TRANSFER ORDER	
Date Recorded: 7/16/2015	396702
WARRANTY DEED	
Date Recorded: 4/30/2015	395382
MFL TRANSFER ORDER	
Date Recorded: 12/3/2014	393453
QUIT CLAIM DEED	
Date Recorded: 8/20/2014	391857
MFL TRANSFER ORDER	
Date Recorded: 9/24/2012	380849
QUIT CLAIM DEED	
Date Recorded: 1/25/2011	371121
MANAGED FOREST LAW-MFL	
Date Recorded: 12/14/2004	327339
PROBATE	
Date Recorded: 1/17/1974	146568 248/553



Ownership

Updated: 10/8/2020

SINKHOLE INVESTMENTS LLC	HAYWARD WI
---------------------------------	-------------------

Billing Address:

Mailing Address:

SINKHOLE INVESTMENTS LLC	SINKHOLE INVESTMENTS LLC
13975W PENINSULA RD	13975W PENINSULA RD
HAYWARD WI 54843	HAYWARD WI 54843



Site Address * Indicates Private Road

N/A



Property Assessment

Updated: 11/9/2015

2021 Assessment Detail

Code	Acres	Land	Imp.
W6-MFL CLOSED - AFTER 2004	40.000	68,000	0

2-Year Comparison

	2020	2021	Change
Land:	68,000	68,000	0.0%
Improved:	0	0	0.0%
Total:	68,000	68,000	0.0%



Property History

N/A

Real Estate Sawyer County Property Listing

Today's Date: 5/26/2021

Property Status: Current

Created On: 10/5/2017 2:35:57 PM

 Description

Updated: 10/8/2020

Tax ID:	42943
PIN:	57-010-2-41-09-24-4 04-000-000060
Legacy PIN:	010941244406
Map ID:	
Municipality:	(010) TOWN OF HAYWARD
STR:	S24 T41N R09W
Description:	PRT SESE LOT 2 CSM 35/86 #8246
Recorded Acres:	18.820
Calculated Acres:	0.000
Lottery Claims:	0
First Dollar:	No
Zoning:	(RR1) Residential/Recreational One
ESN:	444

 Tax Districts

Updated: 10/5/2017

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

 Recorded Documents

Updated: 10/8/2020

 WARRANTY DEED	
Date Recorded: 9/21/2020	426595
 WARRANTY DEED	
Date Recorded: 9/21/2020	426594
 LAND CONTRACT	
Date Recorded: 2/5/2019	416454
 CERTIFIED SURVEY MAP	
Date Recorded: 10/4/2017	409022
 WARRANTY DEED	
Date Recorded: 4/30/2015	395382
 QUIT CLAIM DEED	
Date Recorded: 8/20/2014	391857
 QUIT CLAIM DEED	
Date Recorded: 1/25/2011	371121
 PROBATE	
Date Recorded: 1/17/1974	146568 248/553

 Ownership

Updated: 10/8/2020

SINKHOLE INVESTMENTS LLC	HAYWARD WI
---------------------------------	-------------------

Billing Address:**Mailing Address:**

SINKHOLE INVESTMENTS LLC	SINKHOLE INVESTMENTS LLC
13975W PENINSULA RD	13975W PENINSULA RD
HAYWARD WI 54843	HAYWARD WI 54843

**Site Address** * indicates Private Road

14705W STATE HWY 77	HAYWARD 54843
---------------------	---------------

**Property Assessment**

Updated: 6/28/2018

2021 Assessment Detail

Code	Acres	Land	Imp.
G6-PRODUCTIVE FOREST	18.820	32,000	0

2-Year Comparison

	2020	2021	Change
Land:	32,000	32,000	0.0%
Improved:	0	0	0.0%
Total:	32,000	32,000	0.0%

**Property History**

Parent Properties	Tax ID
57-010-2-41-09-24-4 04-000-000010	12701

HISTORY

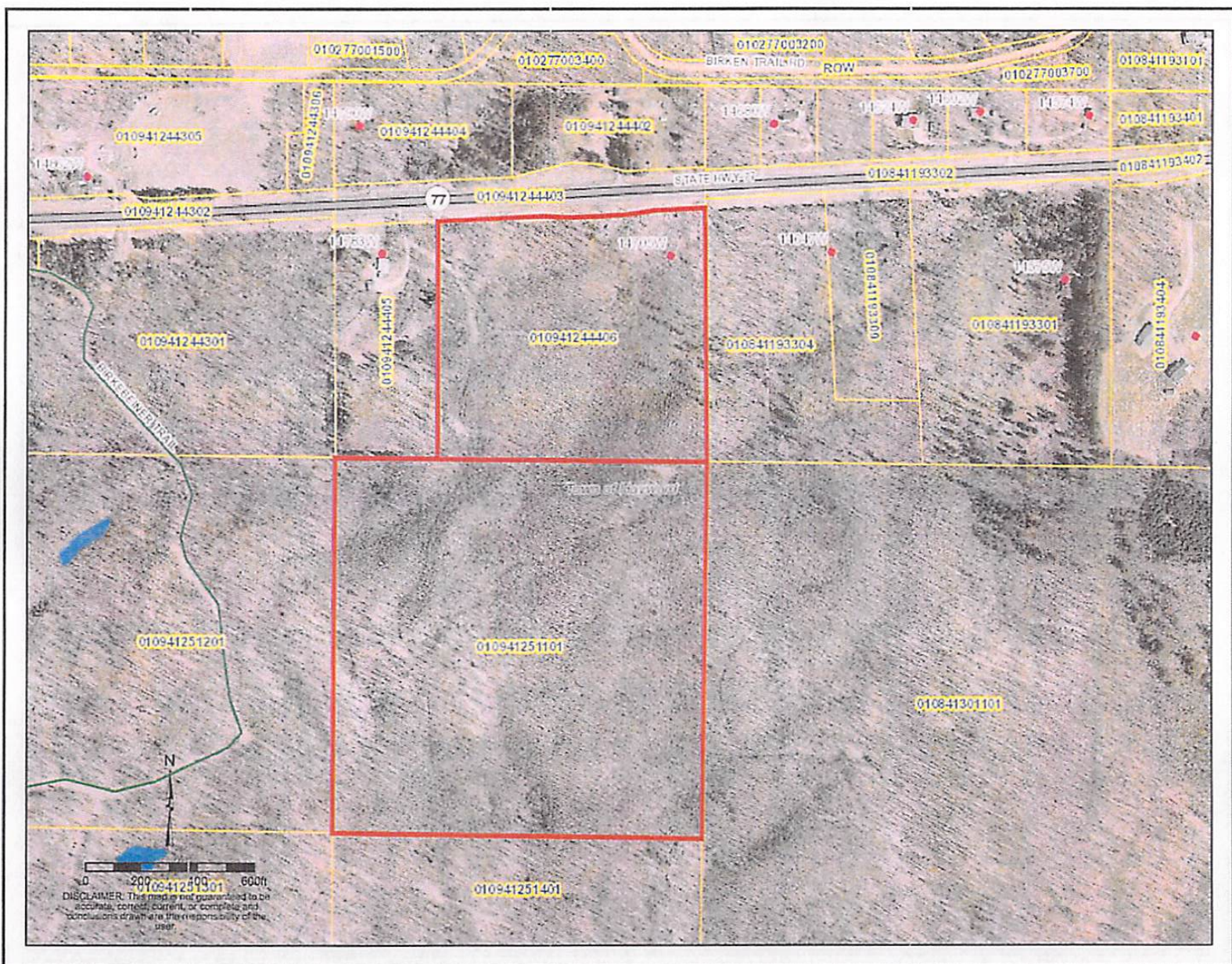
White=Current Parcels

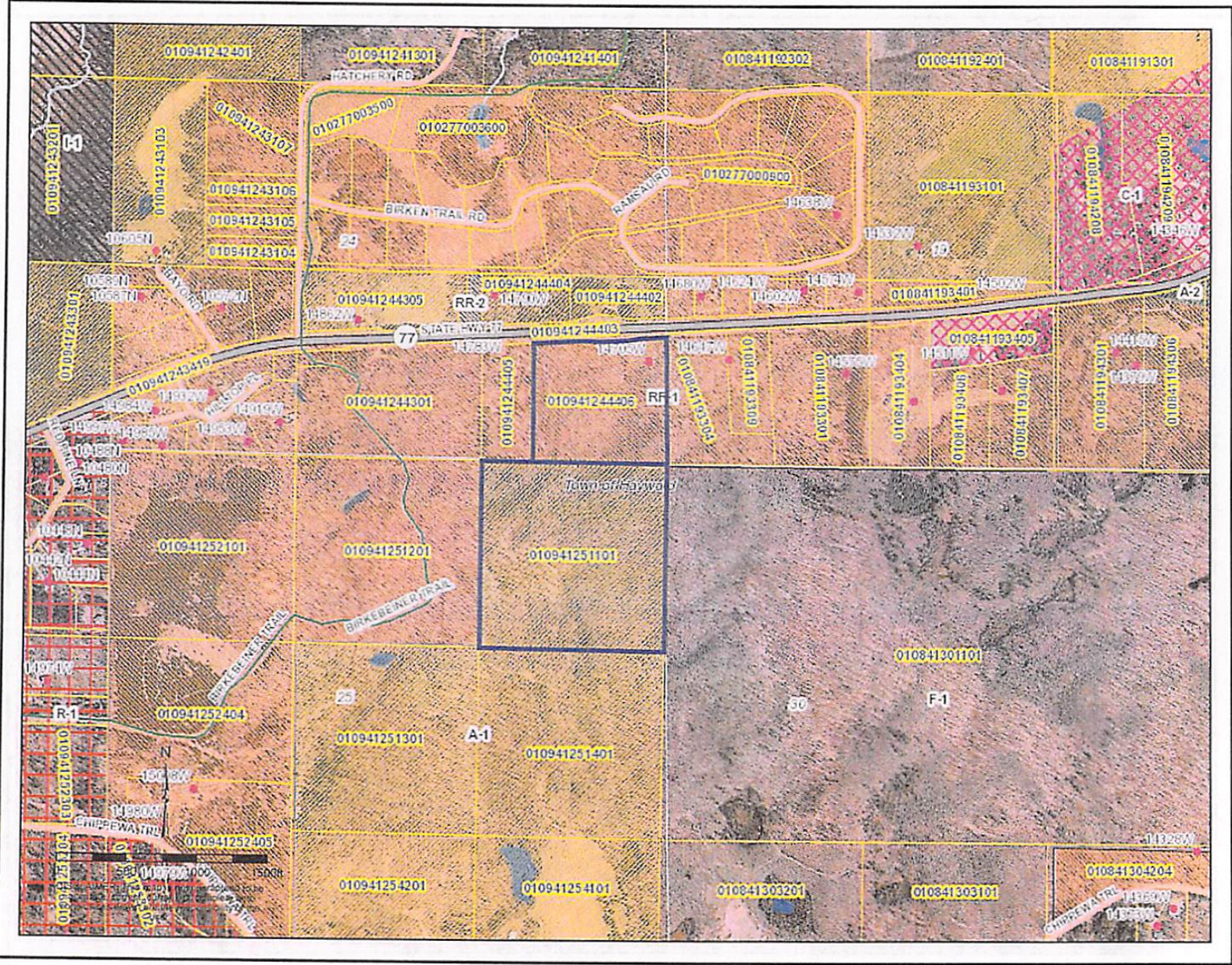
Pink=Retired Parcels

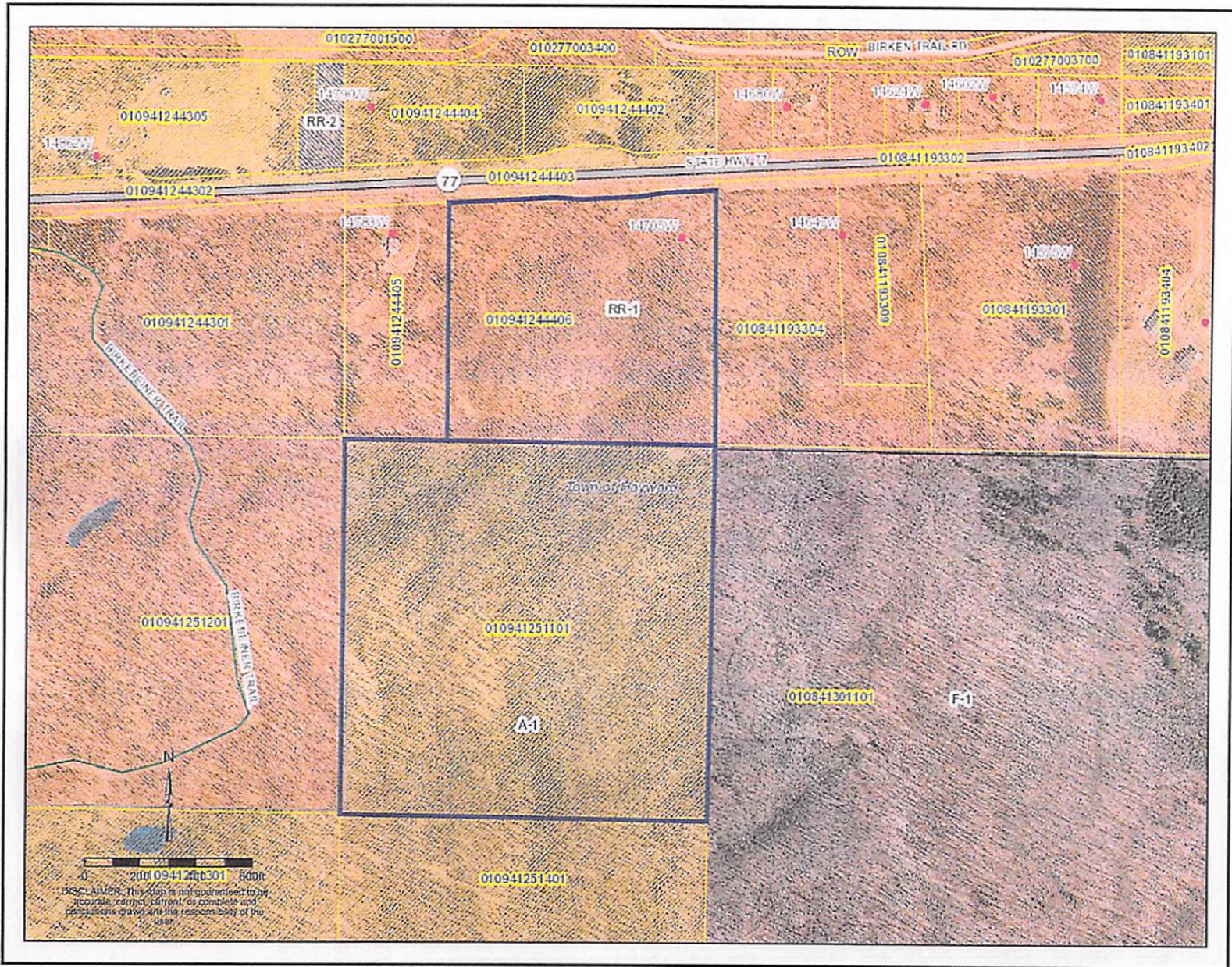
 **Tax ID:** 12701 **Pin:** 57-010-2-41-09-24-4 04-000-000010 **Leg. Pin:** 010941244401 **Map ID:** .16.1

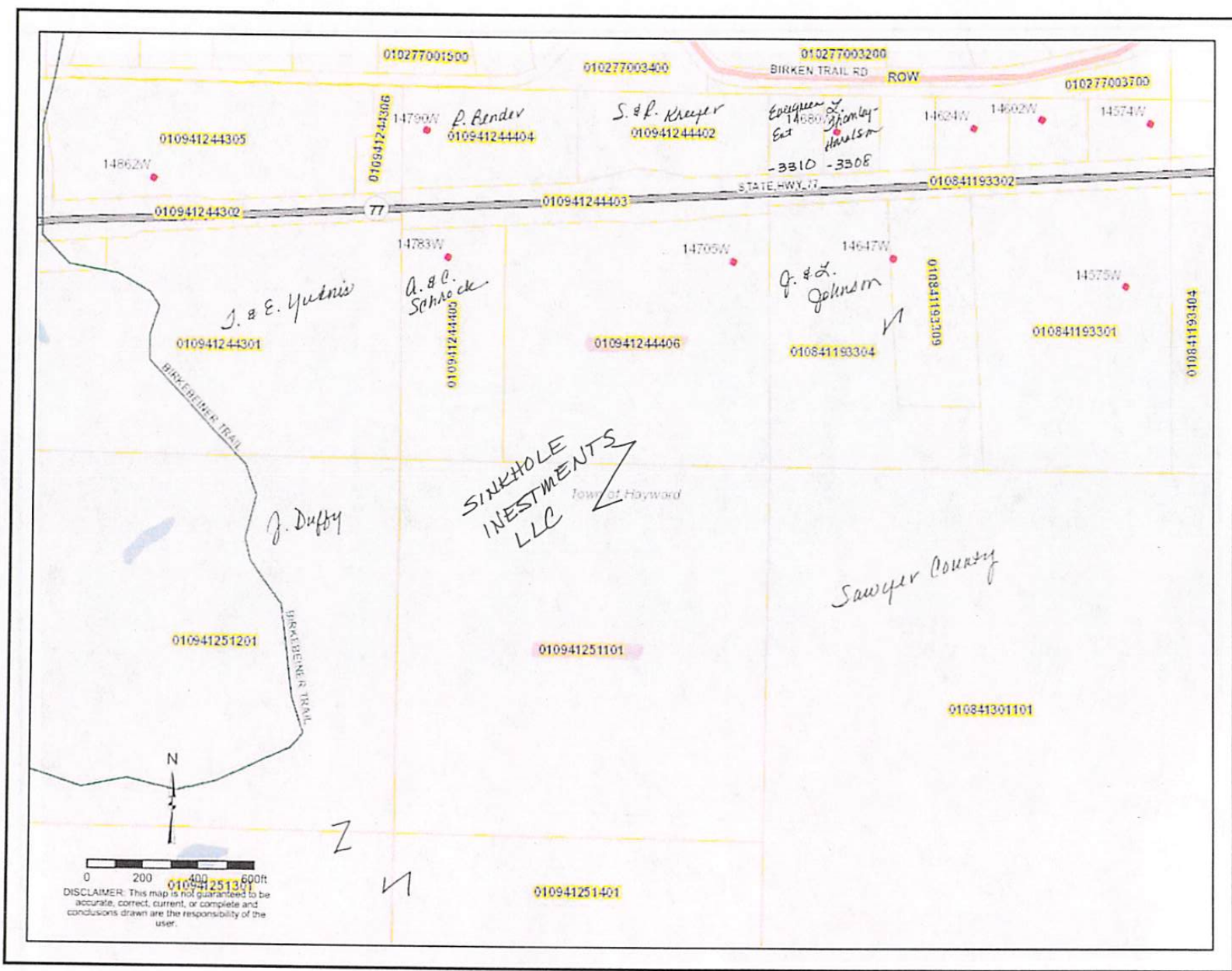
42943 This Parcel

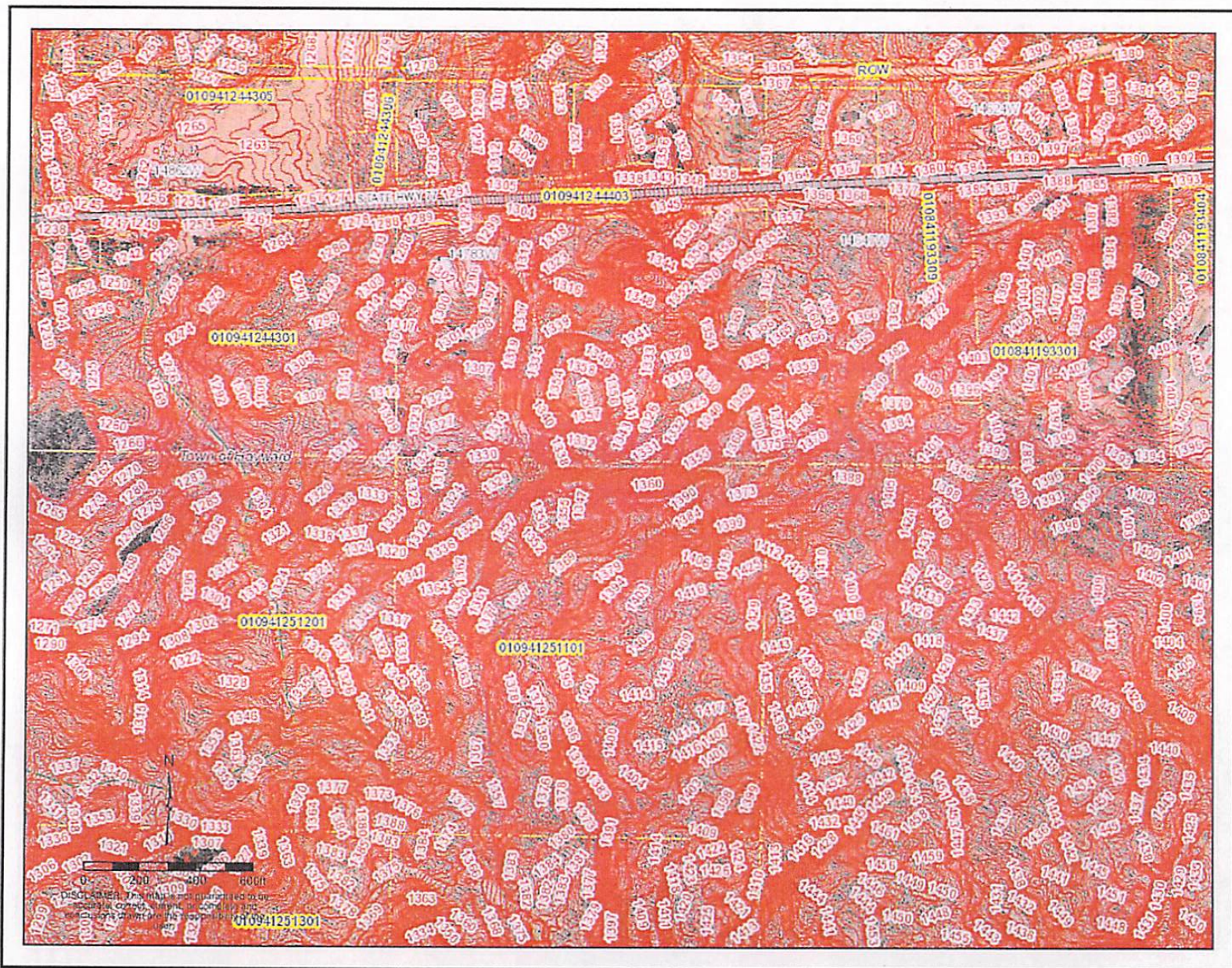
 Parents Children

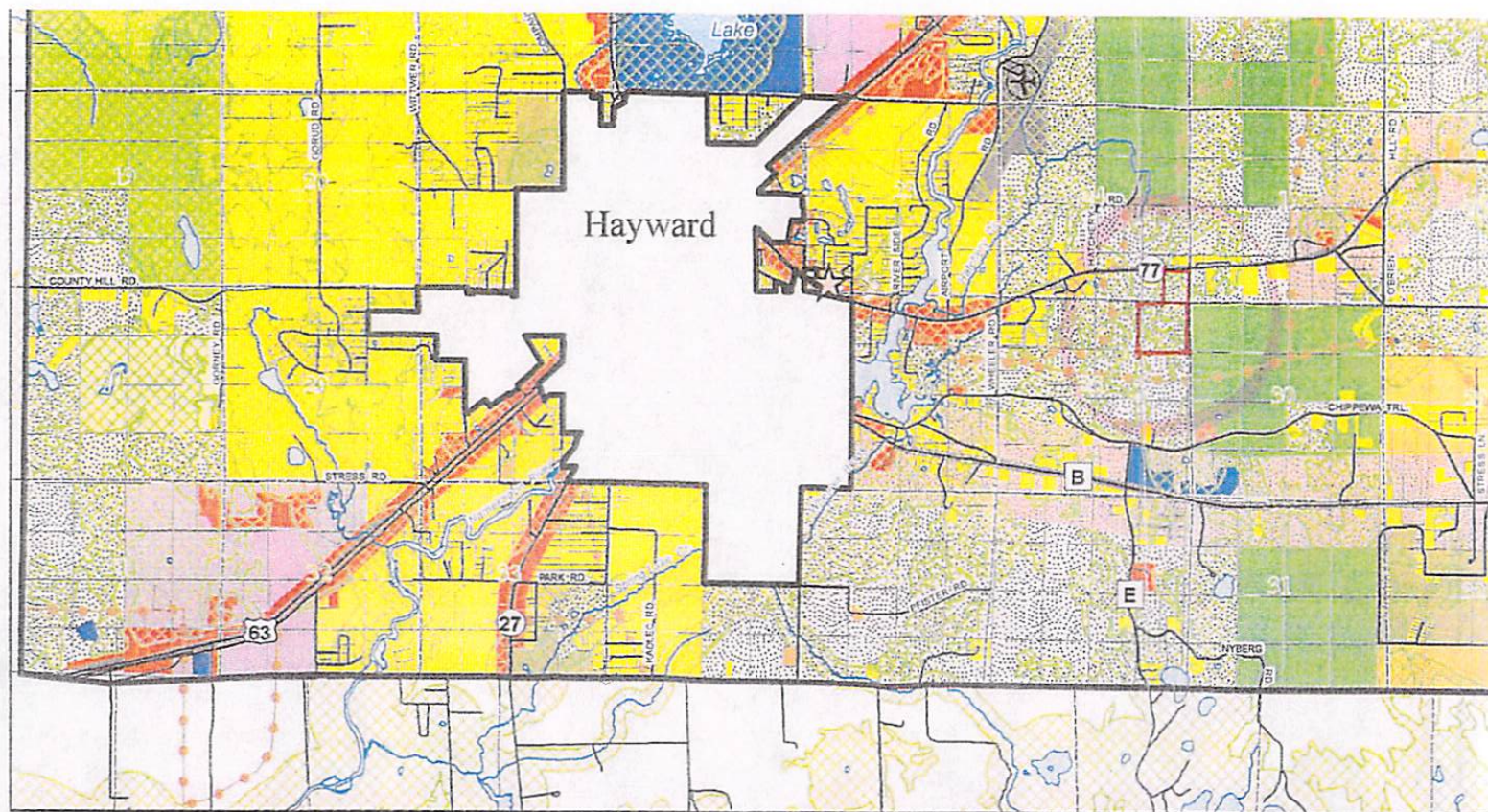












Town of Hayward Sawyer County, Wisconsin Map 6 B: Future Land Use



0 2,000 4,000



Sources:
 - Base data created by Sawyer
 - Soil data provided by NRCS
 - Wetland data provided by W
 - Floodplain data provided by
 WAD Other photography

17.3 RR-2: Residential/Recreational Two 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.

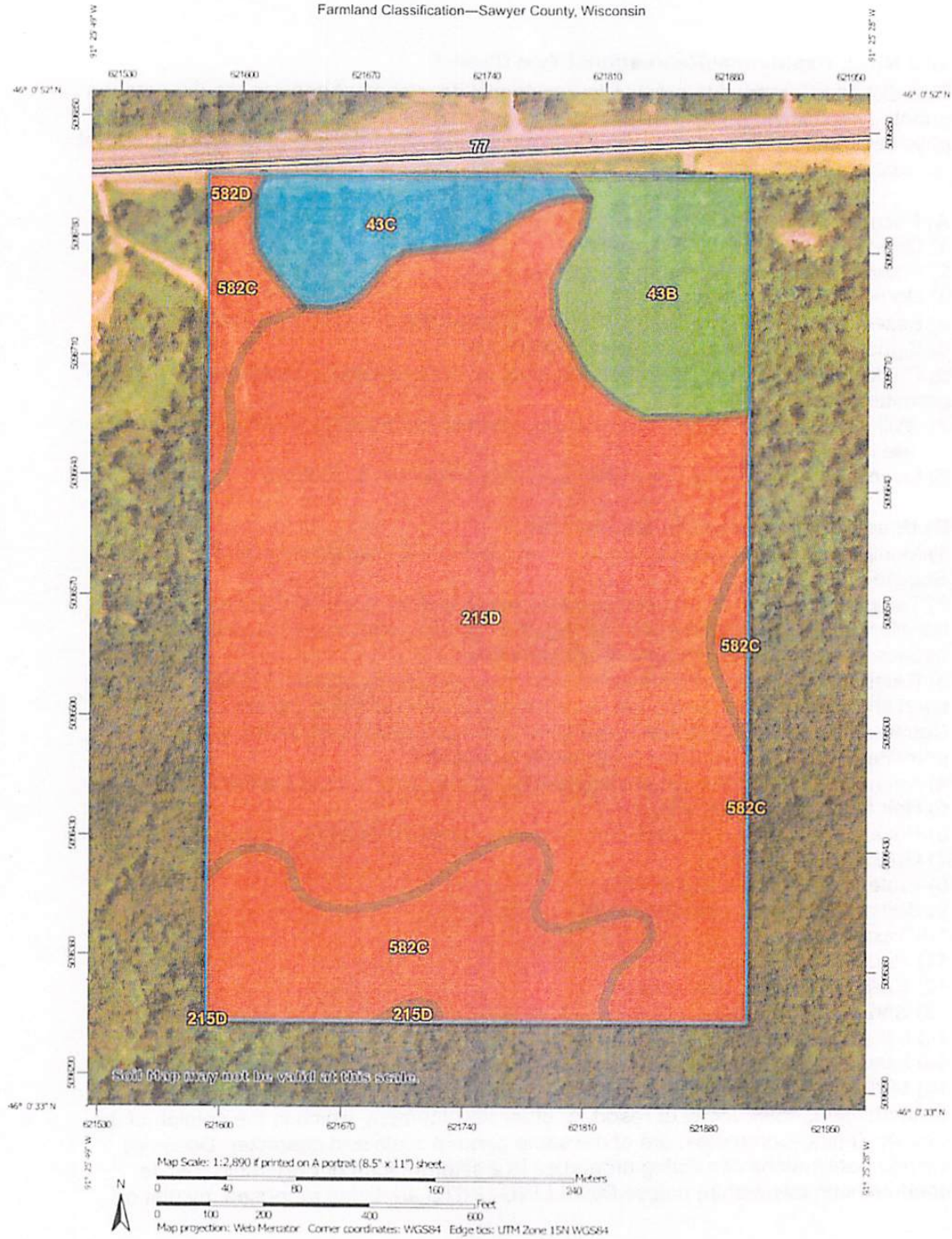
A) Permitted Uses

- 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) Will allow a cabin resort to build additional cabin(s) provided lot area requirements are met.
- 8) Licensed In-Home Day Care/Child Care (no more than 8 children)

B) Uses Authorized by Conditional Use

- 1) Mobile home parks and campgrounds subject to the provisions of Section 6.5 and Section 6.6.
- 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, sport shops, bait sales, and other recreational services which in the opinion of the County Zoning Committee are of the same general character or clearly incidental to a permitted use or use authorized by conditional permit.
- 4) Kennel for small domestic animals subject to the provisions of Section 6.8.
- 5) Hair salon and barber shop.
- 6) Private or wholesale carpentry or woodworking shop; limited to property owner.
- 7) Greenhouse and florist.
- 8) Professional offices and studios.
- 9) Bed and Breakfast establishments.
- 10) Taxidermy.
- 11) Real estate offices.
- 12) Childcare center, play school.
- 13) Shrub, tree nursery.
- 14) Lake access subject to provisions of Section 4.412.
- 15) Lake access for island development subject to provisions of Section 4.413.
- 16) MULTI-DWELLING DEVELOPMENT or other similar development including a condominium, hotel, motel or resort, or other development, which in the opinion of the County Zoning Committee, are of the same general scale and character. Does not include conversions of existing properties to a different form of ownership (i.e., to condominium ownership) unless DWELLING UNITS are being proposed by plat or

Farmland Classification—Sawyer County, Wisconsin



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

3/11/2021
Page 1 of 5



Nature Calls

RV RESORT AND CAMPGROUND

14705W State Hwy 77 Hayward, WI

(715) 681-0657

campnaturecalls.com/hayward

Rezone and Conditional Use Proposal

Nature Calls Camping Rules

RV park/Campground Hours: (subject to change)

- 7 days a week May 15th - Oct 1st
- Open to noncampers Sun-Thursday 8:00am-10:00pm, Fri-Sat 7:00am - 11:00pm (normal operating hours)
(A Nature Calls manager or designee will always be available during our advertised business hours)
- Our quiet hours are: Sun-Thursday 10:00pm - 8:00am, Fri-Sat 11:00pm - 7:00am
- Any "after normal hours" guest needs can always reach Nature Calls Management at **(715) 681-0657**
- We know camping is fun but disturbing your neighbors is not, Nature Calls staff will warn first then eject without refund if campsite guest treats their neighbors with disrespect

CHECK-IN/CHECK-OUT:

- Make reservations at: campnaturecalls.com/hayward or Call: **(715) 681-0657**
- Please give 48hrs notice before time of check in for cancellations to receive full refunds
- Note: No Refunds will be issued for Holiday Weekends
- Reservations are required, even if that reservation is made the same day of stay
- Stays are not to exceed 21 consecutive days maximum.
- Changing sites is allowed but only if approved by Nature Calls staff
- Extending a stay is also allowed but only if approved by Nature Calls staff
- Site check-in is at 3:00pm / check-out time is 1 p.m. If previously arranged, guests may check in earlier or checkout later but only with written consent from Nature Calls staff.
- If an emergency happens that delays your checkout, please contact the Nature Calls staff to obtain consent and avoid any additional charges

OCCUPYING THE CAMPSITE

- Guests must occupy a reserved campsite by 3 p.m. on the second day of the reservation and be present for the duration of the reservation. If you do not check-in and occupy your reserved site before 3 p.m. the day after the scheduled arrival date and remain for the duration of the reservation, you will forfeit the site without refund
- Non-Reservation Guests are to make a request for their stay as if it was a same day registration
- Each site with minors must be occupied by at least one adult that is the Parent(s) or legal guardian(s) and not more than two additional minor guests in their care
- Maximum occupancy of each site is not to exceed 8 people
- No more than one Motorhome (RV), Camping trailer, or Truck Camper per site. An additional vehicle/motorcycle/UTV trailer is allowed
- Motor vehicles are allowed on designated site parking areas. A maximum of two non-camping vehicles are allowed per campsite, exceptions can be made for ATV/UTV's and/or motorcycles

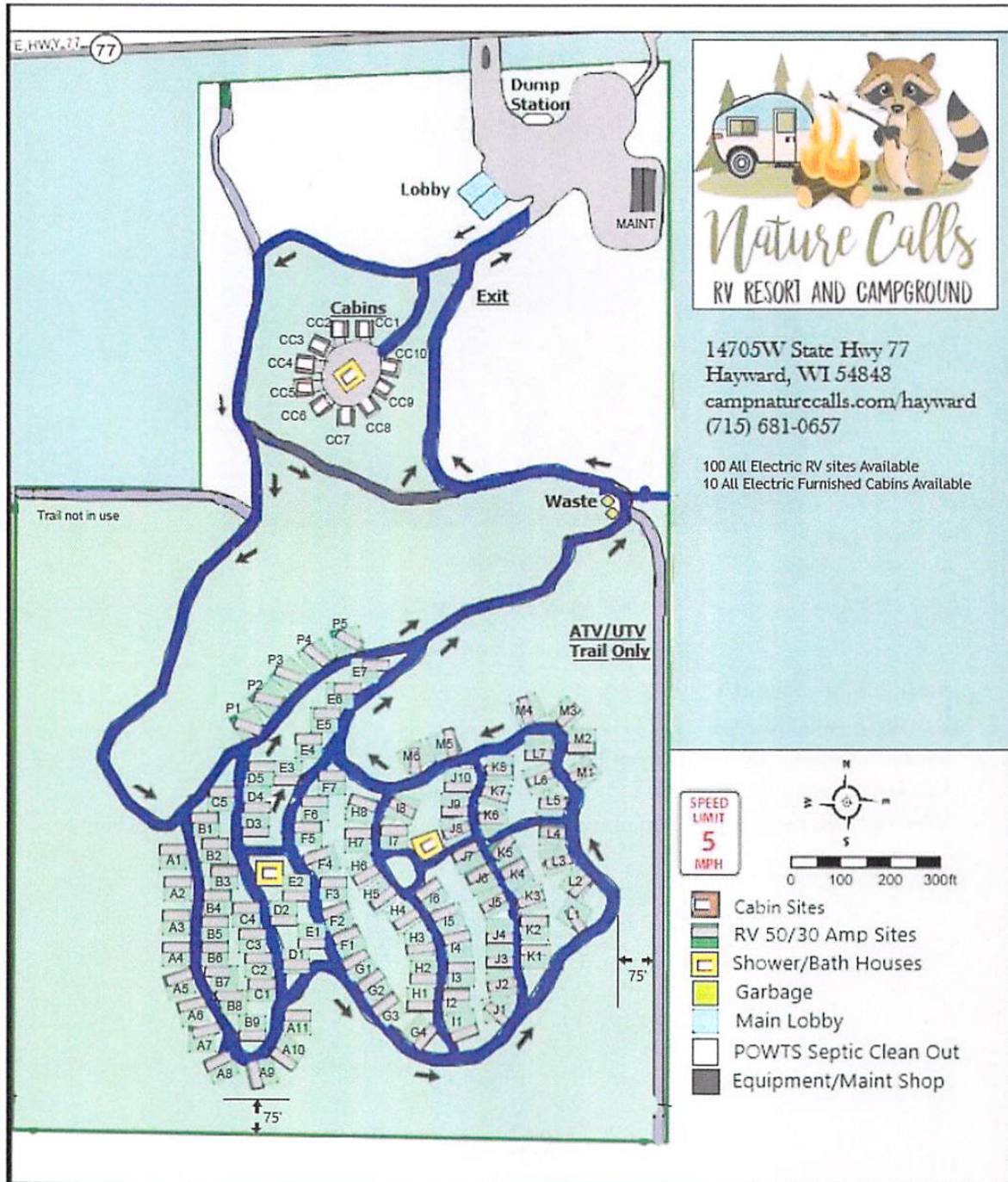
Fires/Firewood

- Camping/Cooking Fires are only allowed in fire rings and are never to be left unattended, only burn wood purchased locally and only when the Wisconsin DNR Fire Danger Burning Restrictions are not in place.
- Put the fire out if wind direction and intensity become even the slightest concern. Roast Marshmallows, not our forests
- No Fireworks of any type are allowed at Nature Calls

Wastewater and Sanitation

- Please do not dump any "grey water" on the ground, utilize our dump stations located near Nature Calls exit to properly dispose of any water you wish to dispose of
- Dumpsters and trash cans are for registered guests only and placed throughout the camping area, please use them and keep in mind your garbage may attract unwanted wildlife.

Campsite and Building Map



Nature Calls
RV RESORT AND CAMPGROUND

14705W State Hwy 77
Hayward, WI 54848
campnaturecalls.com/hayward
(715) 681-0657

100 All Electric RV sites Available
10 All Electric Furnished Cabins Available

Lobby Building



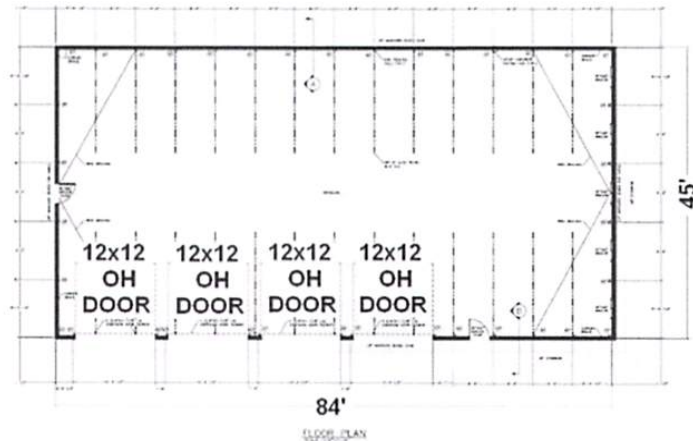
Dimensions

60' W x 10' H x 68' L

(Manufacture example photo Worldwide Steel Buildings)

- 2 main floor offices.
- 2 main floor bathrooms.
- Customer service desk in open lobby.
- Walkout main floor wrap around covered deck with forest view overlook.
- Walkout basement with entertainment room, guest laundry, bathrooms, and showers.

Equipment Storage Maintenance Building



Cabins

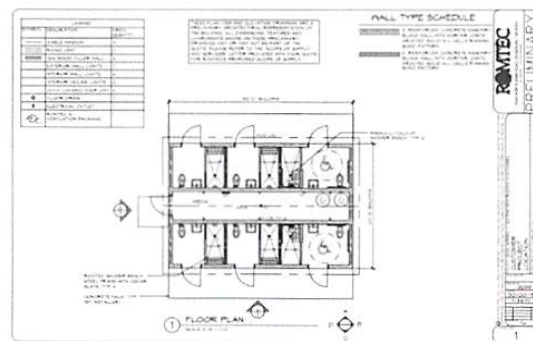
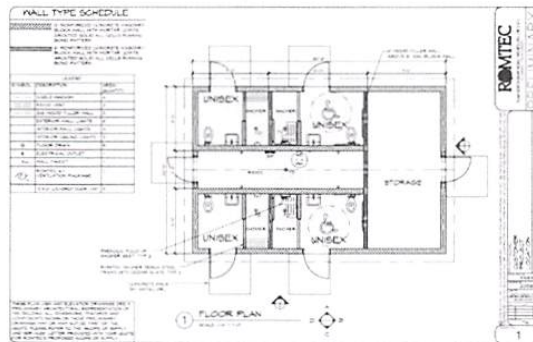
"Cape Cod Cabins" sold by Northwoods Outdoor



Electric Only cabins, 10-20 will be built

- 12'x24' to not exceed the 300sqft rule
- 110vac electric
- Air Conditioned
- Wi-Fi Internet
- Fully Furnished/Insulated (Bed/Desk/Couch)
- No water, gas, or sewer hookups allowed

Bath/Shower houses



- (2) 4 person multi user unisex shower/bathrooms in the RV campground area
- 6 person multi user unisex shower/bathrooms in the Cabin Rental area
- Satisfies the 400' or less distance required from site to bathroom rules
- Each Bathroom allows a hub to distribute electricity and well water to guests and sites

Building a new Hayward area Campground

- We feel that Hayward's existing campgrounds are mainly tailored to stays at lake resorts that have a sole focus on boating and fishing and some would argue contributes to overcrowding our lakes; Nature Calls will be there to attract a different kind of tourism adventure with how well developed our ATV, hiking, and cycling trail systems are.
- As a modern campground, Nature Calls will be built on a much larger property than most (58 acres) with around 100 well-spaced Electric hookup RV sites, 10 small cabins at first, 3 unisex multi room lockable stall bath/shower houses, a lobby building, and an equipment storage post frame building.
- We also hope to create more employment opportunities for the area, at Nature Calls there will be one full time business manager, one full time groundskeeping manager, several seasonal equipment maintenance/groundskeepers, several seasonal customer service members to cover hours of operation, seasonal cleaning staff of 2 for cabins and lobby building.
- All of the RV sites will be built on the south 40 Acres, far away from the only two neighboring houses and bordering undeveloped and county forest land
- Other services to support our guests to be developed: on property hiking/cycling trails, laundry service, campground Wi-Fi internet, entertainment/activity area and many of these future services would be offered to the public as well, not just registered guests.
- The main focus will be to bring the public into the woods using our existing trail systems, our location is the closest stay to Hatchery Creek trail head, and has an opportunity to connect to the ATV/Snowmobile trail 31 if easement access is approved through utilizing the county land that borders the east of our property. (there is already a preexisting unmarked trail at the southeast corner of this property)
- The potential to attract up to 100 new families every weekend (seasonally) will bring money into local businesses like our restaurants, shops, and ATV/cycling rentals businesses.
- With both Spooner and Cable announcing much larger campgrounds in the works, any further delays might lose those potential tourists to areas outside of our county.

Notable Rules, Regulations, Requirements

Wisconsin State: (referencing ATCP 79.12)

- A campground plan approval application is required to be completed by the operator and submitted with a map of the new or expanded campground to DATCP or the local public health department. The map is not required to be created by an architect or engineer.
- Issued licenses expire June 30 annually
- No operator may allow a campsite to be occupied by the same individual for more than 8 continuous months in any 12 month period
- The operator shall maintain a current and accurate map of the campground
- An operator may designate no more than 20 individual campsites per acre of campground
- An operator may allow no more than 80 campers per acre in a group campsite
- Access to a campground shall be designed to minimize congestion and hazards at the entrance and exit
- All roads within the campground shall be graded and maintained to provide drainage.
- The operator shall require a minimum distance of 10 feet between camping units measured from the outside edge of one camping unit to the outside edge of another camping unit, excluding slide outs
- If the campground operates seasonally, the operator shall provide the water system bacteriological analysis report to the department or its agent before the season begins
- The operator shall provide a stand-alone outlet that supplies potable water under pressure within 400 feet walking distance from each campsite
- No stand-alone outlet for potable water may be located fewer than 50 feet from the outside edge of a sanitary dump station
- The plumbing system for the water service and water distribution system for a toilet building, shower building, privately owned camping unit, or operator-provided camping unit shall comply with chs. SPS 382 and 384
- Water service connections shall be provided with approved backflow prevention devices
- The operator shall provide a sanitary dump station in the ratio of 1 for every 300 independent campsites
- Design standards. Sanitary dump stations shall conform to the requirements in s. SPS 382.37 (2)
- A toilet building shall comply with chs. SPS 361 to 365 as enforced by the department of safety and professional services. In addition, the toilet building shall have impervious floors and doors equipped with self-closing devices. Toilet buildings shall be fly-tight, vermin-proof, and maintained in clean and good repair.
- Except as provided in subd. 2., the operator shall provide a backup toilet for each sex for every 100 independent campsites (The operator may use unisex toilets if the total number of required toilets for both male and female is the same or higher than specified in Table ATCP 79.16)
- The operator shall provide a sufficient number of garbage, refuse, and recyclables containers for use by campers
- Except as specified in par. (b), a campfire shall be contained in a campfire ring and located a minimum of 5 feet away from all camping units, building structures, and motor vehicles
- Campground register. The operator shall maintain a written or electronic campground register that contains the name of each principal campsite occupant

County:

- Requires zoning changed to RR2 with Licensed Campgrounds as conditional use
- We meet both the existing 5 acre minimum and the proposed 10 acre minimum
- Each site and parking area will be plainly marked and properly surfaced
- Proposed campsites are well beyond 50' of the property lines
- No water features exist on the property
- There will be no long-term camping allowed, season pass camping will not be an offered option.