



Sawyer County

Agenda

County Board of Supervisors Meeting
Thursday, August 19, 2021 @ 6:30 PM
Large Courtroom; Sawyer County
Courthouse/Virtual Meeting

Page

1. CALL TO ORDER

- a. To view or participate in the **virtual meeting** from a computer, iPad, or Android device please go to <https://zoom.us/j/95015680309>. You can also use the dial in number for listening only at **1-312-626-6799** with the Webinar ID: 950 1568 0309. If additional assistance is needed please contact the County Clerk's Office at 715-634-4866 prior to the meeting. This meeting will be recorded and will be available on our website at: <https://sawyercountygov.org>.

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. CERTIFICATION OF COMPLIANCE WITH THE OPEN MEETINGS LAW

5. MEETING AGENDA

6. PUBLIC COMMENTS

- a. At this time, members of the public will be given the opportunity to address the Board on items not on the agenda. Please adhere to the following when addressing the Board:
 - Comments will be limited to 3 minutes or less per individual.
 - Comments should be directed to the Board as a whole and not directed to individual Board members.
 - The Board cannot respond to your comments during this time.
 - Please sign in and fill out a public comment sheet if you wish to speak on an item.

7. CONSIDER APPROVAL OF MINUTES FROM PREVIOUS MEETING

- a. [7.15.21 Minutes DRAFT](#)

8. COVID UPDATE

9. ZONING COMMITTEE CHAIR REPORT

- 7 - 23 a. Zone District Map Amendment RZN #21-003
 [Staff Report for RZN #21-003](#)
 [Resolution RZN#21-003](#)
- 24 - 38 b. Zone District Map Amendment RZN #21-005
 [Staff Report for RZN #21-005](#)
 [Resolution RZN #21-005](#)
- 39 - 51 c. Zone District Map Amendment RZN #21-006
 [Staff Report for RZN #21-006](#)
 [Resolution RZN #21-006](#)
- 52 - 64 d. Zone District Map Amendment RZN #21-007
 [Staff Report for RZN #21-007](#)
 [Resolution RZN #21-007](#)
- 65 - 77 e. Zone District Map Amendment RZN #21-008
 [Staff Report for RZN #21-008](#)
 [Resolution RZN #21-008](#)
- f. Sawyer County Comprehensive Plan Update-Public Hearing Date
 to be set (discussion/action)
 Draft version is located at nwrpc.com/991/Sawyer-County-Comprehensive-Plan-Update
 The Sawyer County Comprehensive Planning and Development
 Committee makes the recommendation to the Sawyer County Board of
 Supervisors for the Public Hearing date to be set as a **standalone**
 Public Hearing for Monday, October 4, 2021 at 6PM in the Large
 Courtroom of The Sawyer County Courthouse.

10. PUBLIC SAFETY COMMITTEE CHAIR REPORT

- a. Criminal Justice Coordinating Council Update

11. PUBLIC WORKS COMMITTEE CHAIR REPORT

- 78 - 119 a. Courthouse Remodeling Update
- b. Review of Courthouse Schematic Design (discussion and
 possible action)
 [1\) 21.08.04 SD Drawings for 8.5.21 Construction Ad Hoc Mtg.](#)
 [2\) 21.08.11 Basis of Design-revised](#)

- 120 - 121 c. Airport 2024 Runway Project (discussion and possible action)
[2021-08-06 Resolution RE Airport Consultant](#)

12. LAND, WATER, AND FOREST RESOURCES COMMITTEE CHAIR REPORT

- 122 - 124 a. OTC Land Sale Town of Bass Lake #002-103-17-3900
[OTC Land Sale Town of Bass Lake ID# 002-103-17-3900](#)

13. HEALTH AND HUMAN SERVICES BOARD CHAIR REPORT

- 125 - 132 a. Northwest Oasis Group Home (discussion and possible action)
[1\) 2021-08-12 Resolution RE Separation Agreement-Oasis-NWP](#)
[2\) 2021-08-12 Oasis Separation Agreement - Sawyer County](#)

14. FINANCE COMMITTEE CHAIR REPORT

- 133 a. Finance Committee Roles & Responsibilities (discussion and possible action)
[Finance Com Roles and Responsibility Rev 2](#)
- 134 b. Resolution Adopting Finance Committee Roles & Responsibilities (discussion and possible action)
[RES 2021-Adopting Finance Committee Roles & Responsibilities](#)
- c. County Board Per Diem Rates (discussion and possible action)
- d. 2022 Budget Public Hearing Date

15. ECONOMIC DEVELOPMENT & UW EXTENSION COMMITTEE CHAIR REPORT

16. REDISTRICTING UPDATE

- a. Public Hearings
- 135 - 136 b. Number of Supervisory Seats (discussion and possible action)
[Resolution RE Number of Supervisors in Redistricting](#)

17. COUNTY ADMINISTRATOR'S REPORT

18. CORRESPONDENCE, REPORTS FROM CONFERENCES AND MEETINGS, OTHER MATTERS FOR DISCUSSION ONLY

DISCLAIMER:

Copy sent via email to: County Clerk and News Media. Note: Any person wishing to attend whom, because of a disability, requires accommodation should call the Sawyer

County Clerk's Office (715.634.4866) at least 24 hours before the scheduled meeting so appropriate arrangements can be made.

Mission Statement: *The Sawyer County Board of Supervisors will strive to provide excellent services and responsible leadership to protect and enhance Sawyer County citizens, businesses, and resources, while preserving our unique heritage.*

**Minutes of the July 15th meeting of the Sawyer County
Board of Supervisors
Large Courtroom; Sawyer County Courthouse/Virtual**



Voting Committee

Members Present (X)	District	Wards
☒ Dale Schleeter	01	T Lenroot W-1, T Hayward W-7, C Hayward W-5 & 6
☒ Jesse Boettcher-Virtual	02	T Lenroot W-2, T Round Lake W-1
☒ Tweed Shuman	03	T Hayward W-1 & 2
☒ Stacey Hessel	04	T Hayward W-1 & 3
☒ James H. Schlender, Jr.	05	T Hayward W-5 & 6
☒ Marc D. Helwig - Virtual	06	C Hayward W-1 & 2
☐ Thomas W. Duffy	07	C Hayward W-3 & 4
☒ Bruce Paulsen	08	T Bass Lake W-1 & 2
☐ Brian Bisonette	09	T Bass Lake W-3 & 4
☒ Chuck Van Etten	10	T Sand Lake, T Edgewater W-1
☐ Dale Olson leaving	11	T Edgewater W-2, T Bass Lake W-5, T Hayward W-8, T Meteor, T Couderay, V Couderay
☐ Dawn Petit	12	T Spider Lake, T Round Lake, W-2, T Winter W-1
☒ Ron Kinsley	13	T Hunter, T Radisson W-1, T-Ojibwa W-1, V Radisson
☒ Ron Buckholtz	14	T Radisson W-2, T Ojibwa W-2, T Weirgor, V Exeland, T Meadowbrook
☒ Ed Peters	15	T Winter W-2, T Draper, V Winter

Call to Order/Pledge of Allegiance— Chair Tweed Shuman called the meeting to order at 6:30 pm. Roll Call taken; quorum met.

Certification of Compliance with the open meeting law was met.

Public Comments – Public comments: James Paine

Minutes – A motion was made by Mr. Buckholtz to approve the minutes of June 17, 2021, meeting; second by Mr. Kinsley. Motion carried without negative vote.

Zoning Committee Chair Report –

Covid-19 Update

Public Safety Committee Chair Report – Mr. Schlender reported that jail staff is at critical staffing levels with much overtime being used both in the jail and patrol. JusticePoint is nearing triple capacity in monitoring case load. The ambulance staffing is currently filled.

Mr. Paulsen made a motion to discuss the July 2020 Sawyer County Hazard Mitigation Plan that was recently updated. The Plan provides funding for hazard mitigation issues. Since the review did not go through the Public Safety Committee, a two-thirds roll-call vote was required to discuss. Mr. Boettcher seconded the motion; roll call vote passed 12-0 with all members present voting “aye”. A motion to approve the Resolution adopting the Sawyer County Hazard Mitigation Plan was made by Mr. Peters; second by Mr. Kinsley. Motion carried without negative vote.

Public Works Committee Chair Report – Mr. Kinsley reported that three construction planning meetings have taken place to date; minutes provided. He advised that the Miron Construction contract presented today has been approved at both Courtroom Construction Ad Hoc committee and Public Works. A motion was made by Mr. Paulsen; second by Mr. Schlender to approve the resolution for the Miron Construction contract. Motion carried without negative vote.

An ordinance for the Couderay River repair was presented. The DNR would like to commence repair work on the Bridge on Highway E in August. Since the request arrived after the committee meeting date, a two-thirds roll-call vote was required to discuss. Mr. Schlender made a motion; second by Mr. Buckholtz to allow County Board to discuss the ordinance request. A roll call vote was taken; the motion carried 12-0 with twelve “aye” votes. A motion was made by Mr. Olson to approve the resolution for the Couderay River with a correction on the document to read “CTH E” instead of “CTH B”. Mr. Peters seconded the motion. Motion carried without negative vote.

Land, Water, and Forest Resources Committee Chair Report – Mr. Paulsen advised there were no action items at the July LWFR meeting. Members discussed potential uses of ARPA funds and broadband expansion and enhancements to Hatchery Creek Park were suggested.

Health and Human Services Board Chair Report – Mr. Schleeter advised the behavioral health budget is on target to be an expense of approximately \$1.6M for out-of-county placements by the end of the year. Action regarding Oasis Group Home is still in progress.

Economic Development and UW-Extension Committee Chair Report – Mr. Schlender advised that funding requests from outside agencies will be reviewed during the budget process. He recognized the work Supervisor Hessel did in getting the two large murals done in downtown Hayward.

Letter of Support for Mosaic – Mr. Paulsen presented a letter supporting a broadband grant project for Mosaic expanding services from Lake Chetac to Stone Lake. No county funds are being requested. A motion was made by Mr. Kinsley; second by Mr. Peters to approve the letter of support. Motion carried without negative vote and without Mr. Olson being present for the vote between 6:59 pm and 7:01 pm.

Review of Virtual Meetings Policy – Ms. Roeker provided several options for the Board to consider regarding Rule 2(10) in the Meetings and Quorum section of Board Plans and Policies. A motion was made by Ms. Hessel; second by Mr. Peters to extend the virtual meeting option until September 16, 2021, and remand the topic to the Administration Committee for review and suggestions. Motion carried 11-1 with one nay vote by Mr. Helwig.

County Administrator’s Report – Mr. Hoff advised that the Governor has vetoed the bill to postpone redistricting until 2022. Ms. Fitch reported that the new timeline is now condensed from 180 days to approximately 90+, which will be a difficult in rural communities where many clerks work only one day a week and newspapers are weekly versus daily. Numerous public notices and meetings need to take place before the final project is completed. Governor Evers has signed the state budget, and the County budget process is underway. The Municode project is nearly ready and department heads are going to review ordinances and accuracy.

Correspondence, Reports from Conferences and Meetings, Other Matters for Discussion --

Meeting Date/Time – The next meeting of the County Board of Supervisors will be Thursday, August 19, at 6:30 pm in the Large Courtroom.

Meeting adjourned at 7:55 pm

Minutes recorded by Lynn Fitch, County Clerk



Rezone Request STAFF REPORT FOR COUNTY BOARD

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 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.

Request:

Purpose of request is to change zone district from Agricultural One (A-1) and Residential/Recreational One (RR-1) at 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 have also applied for a conditional use permit for the campground.

Summary of Request & Project History:

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. The applicant(s) are 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. The purpose of this request would then be to apply for a Conditional Use Permit for a new campground operation which was approved by Zoning Committee on July 16, 2021.

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.

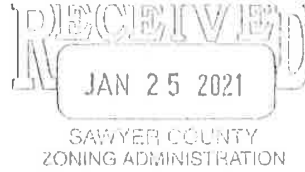
Town Board Information and Zoning Committee Public Rehearing Information:

There were 8 opinion letters sent out for this rehearing, 2 were returned both with objections and read into record

At the Town Board meeting on March 9, 2021 request was approved. The Town did not rehear this case and their initial Town approval would stand.

At the Sawyer County Zoning Committee public rehearing meeting on July 16, 2021 there was additional testimony taken from both those in support and opposition of the proposed request. Zoning Committee made a recommendation for approval to the County Board of Supervisors by a vote of 5-0 with the findings of facts as:

1. It would not destroy prime agricultural lands.
2. It would be good for the economy.



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 Pennsylv Rd Hayward WI 54843
Phone: 715 699 9019 Email: matthew.d.sink@gmail

Legacy PIN # 01094125101, 01094124406 Acreage: 40 acres, 18.82 acres

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

Property Description: 14703 W Hwy 77 Hayward WI 54843
SEE ATTACHED PROPERTY LISTINGS

Purpose of

Request: Intend to build a campground

Matthew David Sink Matthew Sink 1/25/2021

***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: \$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
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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

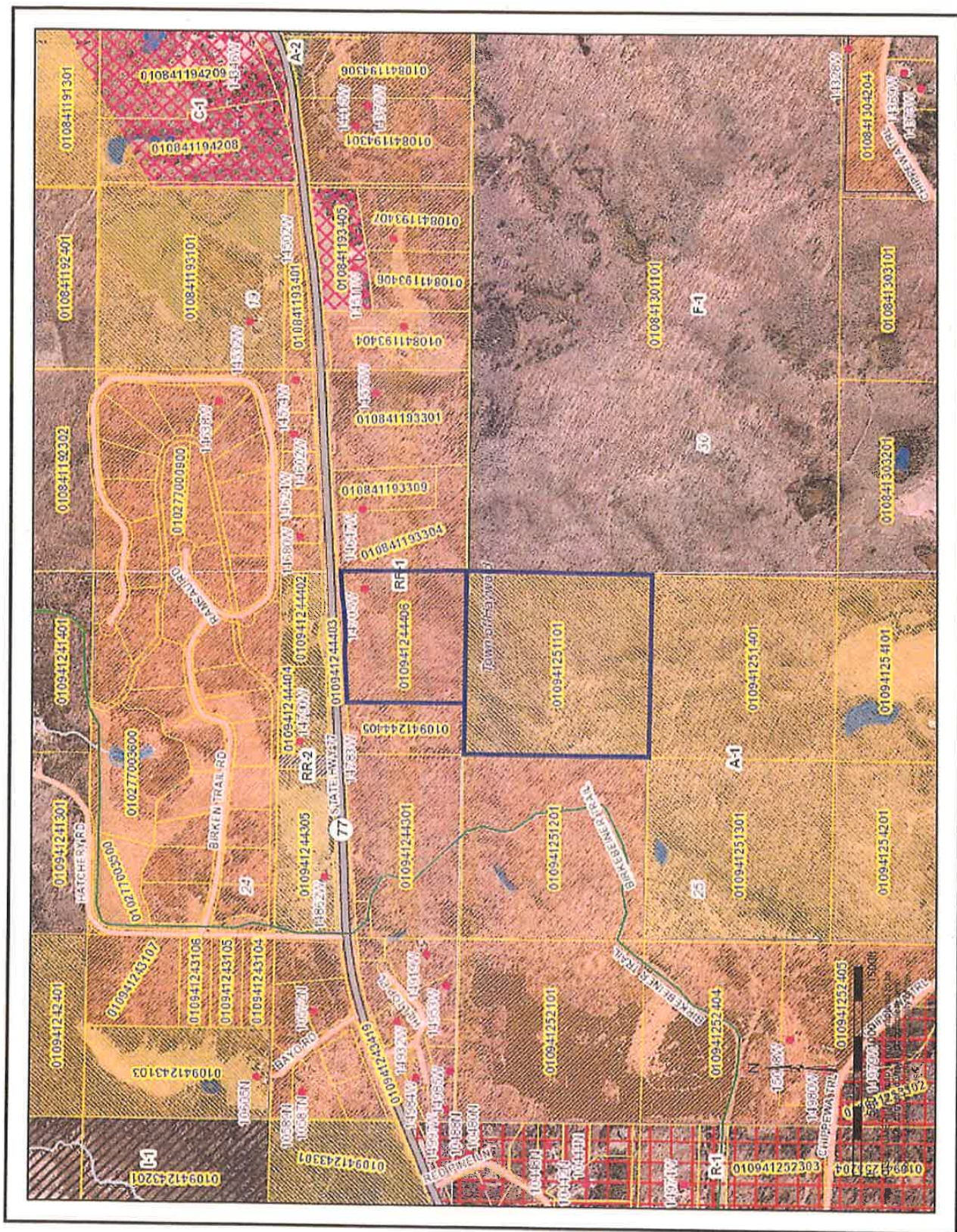
2021 Assessment Detail

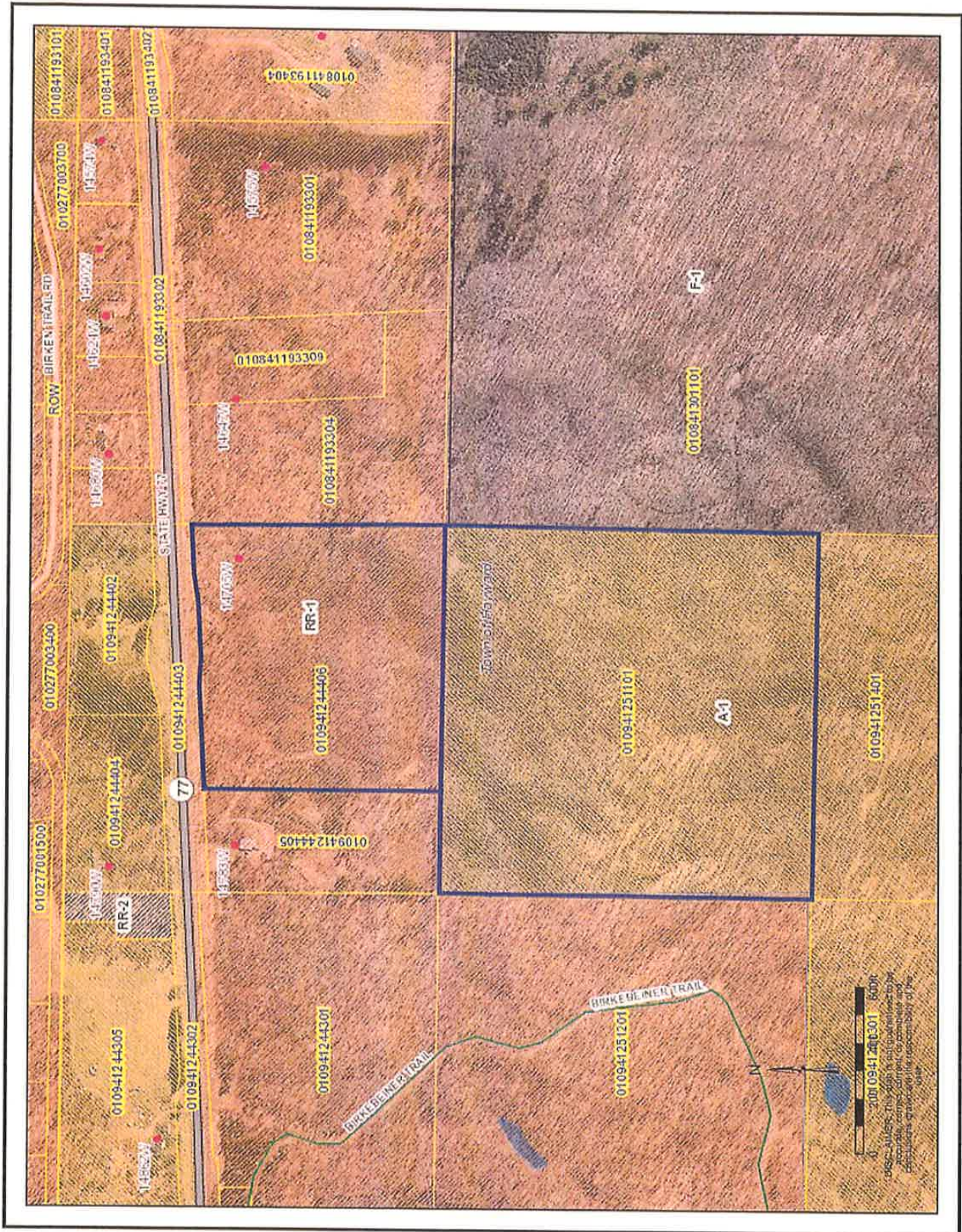
Code	Acres	Land	Imp.
W6-MFL CLOSED - AFTER 2004	40.000	68,000	0

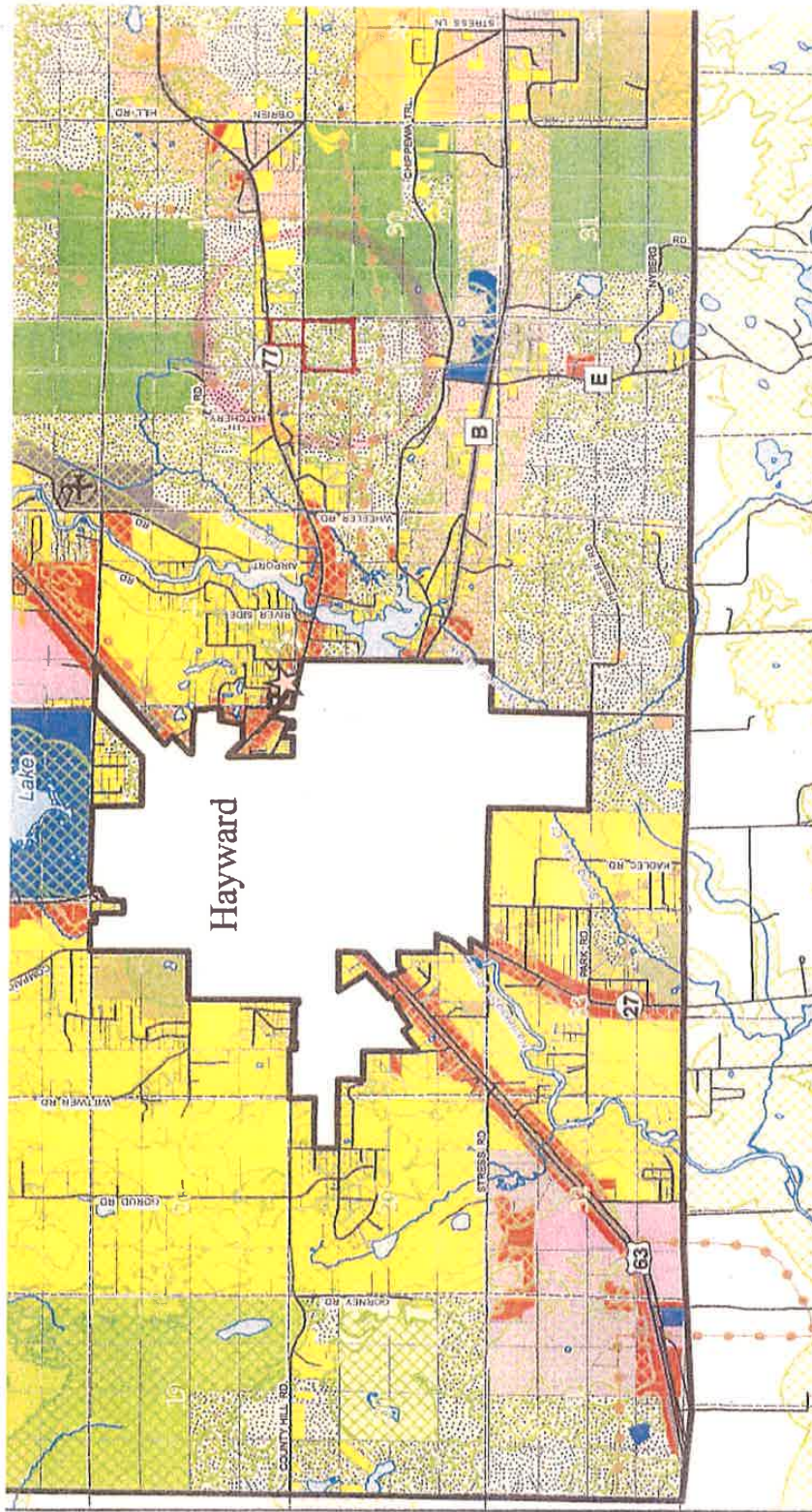
2-Year Comparison

	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



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



Nature Calls

RV RESORT AND CAMPGROUND

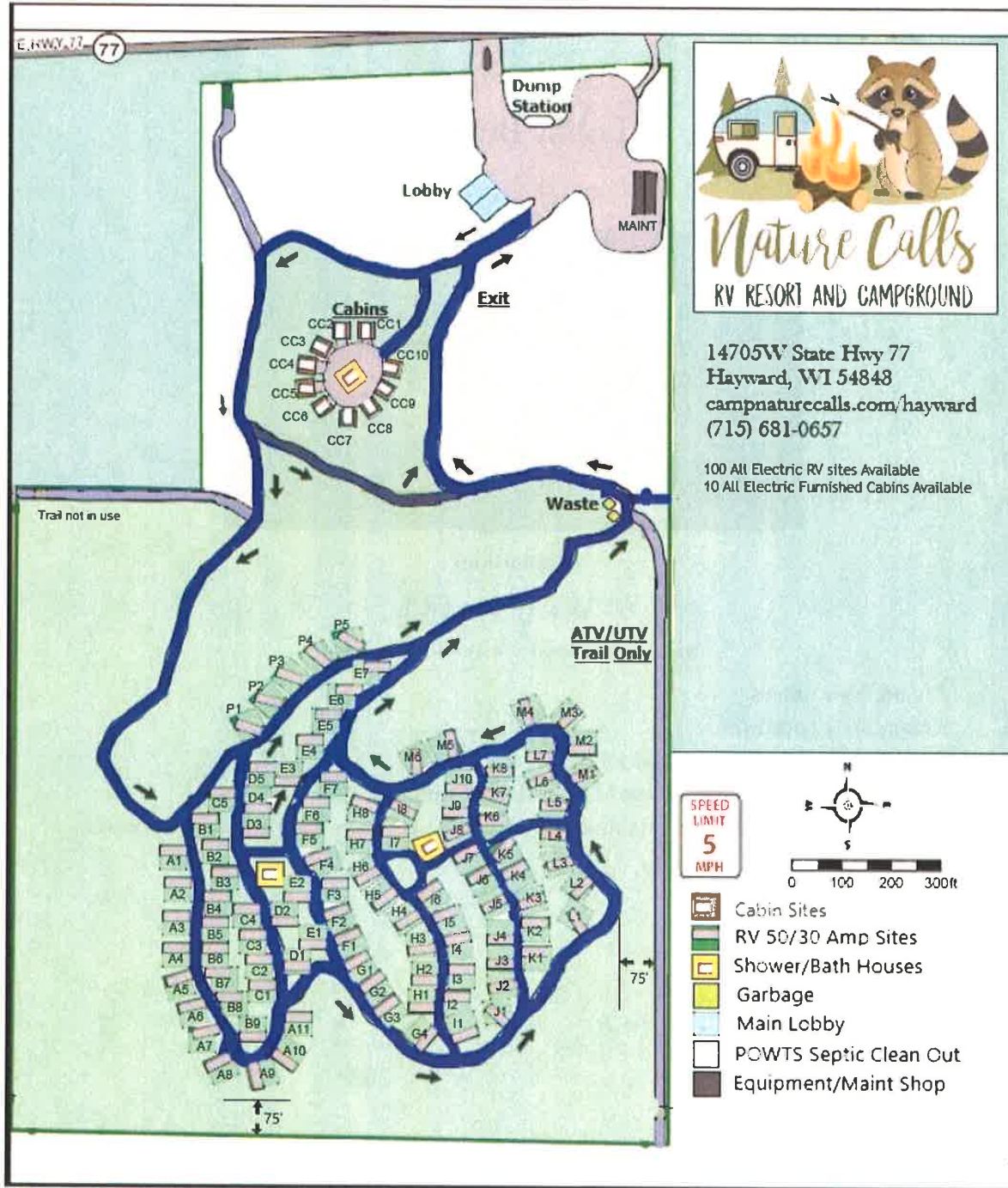
14705W State Hwy 77 Hayward, WI

(715) 681-0657

campnaturecalls.com/hayward

Rezone and Conditional Use Proposal

Campsite and Building Map



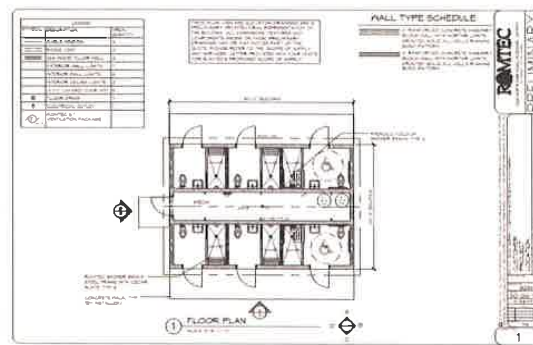
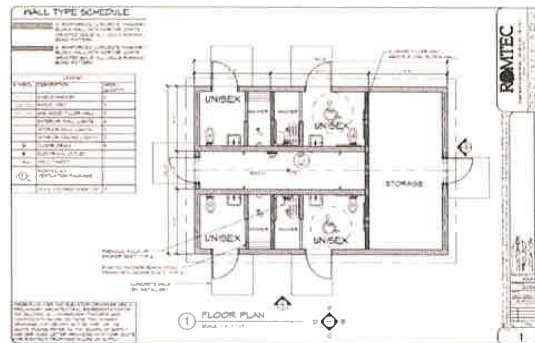
Nature Calls
RV RESORT AND CAMPGROUND

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



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

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.

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

Case #21-003 Owner Name Sinkhole Investments LLC

RESOLUTION TO AMEND SAWYER COUNTY OFFICIAL ZONING MAP

WHEREAS, Wisconsin law permits Sawyer County (the "County") to adopt certain zoning ordinances and amend its existing zoning ordinances, including amendments to the County's official zoning map;

WHEREAS, the owner of real property located at 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); 14705W State Hwy 77 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) (the "Property"), and as more fully described as set forth in Exhibit A, which is attached hereto and incorporated herein, requested a rezoning of the Property's zoning designation from Residential/Recreational One (RR-1) and Agricultural One (A-1) to Residential/Recreation Two (RR-2) (the "Zoning Designation Amendment");

WHEREAS, the Sawyer County Zoning Committee (the "Zoning Committee"), at its meeting on July 16, 2021, reviewed the proposed Zoning Designation Amendment for the Property;

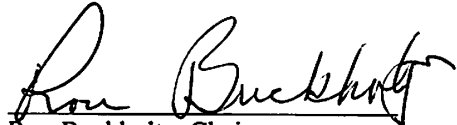
WHEREAS, the Zoning Committee voted to recommend ~~approval~~ denial of the proposed Zoning Designation Amendment to the Sawyer County Board of Supervisors ("County Board"); as determined by findings of Fact included as Exhibit B.

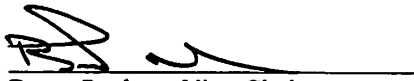
WHEREAS, the County Board determined, at its meeting on August 19, 2021, that adopting the proposed Zoning Designation Amendment for the Property is warranted to protect the health, welfare and safety of its citizens.

NOW, THEREFORE BE IT RESOLVED, by the Sawyer County Board of Supervisors approves the following:

1. Amendment to Official Zoning Map. The Property's zoning designation shall be amended to Residential/Recreational Two (RR-2).
2. Additional Actions. The Sawyer County Department of Zoning and Conservation Administrator (or his/her designee) shall take all necessary steps to ensure that the amendment adopted herein is completed.

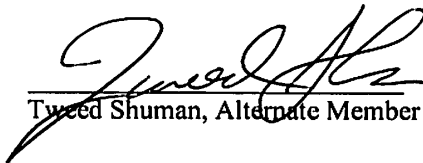
This Resolution is recommended for adoption by the Sawyer County Board of Supervisors at its meeting on August 19, 2021 by this Sawyer County Zoning Committee on this July 16, 2021.

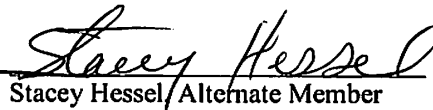

Ron Buckholtz, Chairman


Bruce Paulsen, Vice-Chairman

Dawn Petit, Member

Jesse Boettcher, Member


Tweed Shuman, Alternate Member


Stacey Hessel, Alternate Member

This Resolution is hereby adopted by the Sawyer County Board of Supervisors this 19th day of August 19, 2021.

Tweed Shuman,
Sawyer County Board of Supervisors Chairman

Lynn Fitch,
County Clerk

EXHIBIT A

Property Description

Case #RZN 21-003

Owner: Sinkhole Investments LLC

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); 14705W State Hwy 77 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)

Rezone Request

STAFF REPORT FOR COUNTY BOARD

Prepared By: Jay Kozlowski, Sawyer County Zoning Administrator

File: # RZN 21-005

Applicant:

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



Property Location & Legal Description:

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

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

Summary of Request & Project History:

This initial Rezone ratification case was heard at the County Board on June 17, 2021. At that time the case was postponed for 2 months to address issues of non-compliance. These issues referred to a new patio installation without permit and parking of campers at an "overflow site" that was not an approved site. Since June 17th, 2021 the owner has submitted and had been issued a permit for the new patio installation and no complaints and observations of additional site rentals have been observed.

This rezone case is now back for ratification for the County Board of Supervisors. Back in July of 2020 the Sawyer County Zoning Department observed what appeared to be new sites being created at the property listed above. After discussion with the applicant they agreed that some new sites were being cleared but not rented yet. At that point Sawyer County Zoning issued an order for correction letter with a cease a desist order for no additional clearing for sites without being approved a zone district change and a CUP for the campground expansion. Initially, The Sawyer

County Zoning Department had an order for correction timeline set for November of 2020 to apply for the appropriate rezone and CUP. The applicant had applied for a request at that time for a proposed 31.3 acre rezone and a 150 site CUP which included land North of HWY CC along Lady Lake. This request was ultimately denied at The Town of Hunter level and subsequently was withdrawn prior to being heard at the Sawyer County Zoning Committee level. We now have a new request for the 16.21 acre rezone (not including land North of Hwy CC) with a total of 71 sites (37 new).

Additional Information/details:

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

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

Zoning Committee Public Hearing Information:

There were 4 opinion letters sent to property owners within 300'. 3 letters were returned, 2 with objections and 1 with no-objections, and read into record. There were several other individuals outside off the 300' area and several in attendance at the Zoning Committee Public Hearing that voiced their objections to the proposed rezone.

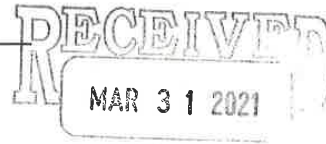
The Town of Hunter approved the rezone request on May 12, 2021 at The Town Board Meeting.

At the Sawyer County Zoning public hearing meeting on May 21, 2021 it was recommended for approval to County Board by a vote of 5-0 with the findings of facts determined as:

- 1) It would not be damaging to the rights of others or property values.
- 2) It would not destroy prime agricultural lands.
- 3) It would not create an objectionable view.
- 4) It complies with the Town Comprehensive Plan for Resort Recreational.

Rezone Application # 21-005

Town of Hunter
Sawyer County



Return Original

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

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

Owner: Pinewood Properties LLC

Address: 15437W County Rd. B Hayward, WI 54843

Phone: 715-638-2345 Email: bodie@chequamegon.net

Legacy PIN # 43575, 43574, 15224, + Partial 15227 Acreage: 15.5 Approx

Change from District RR1 to RR2

Property Description: Existing Resort + Campground/RV Park

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

Pinewood Properties LLC (Adam Badenscheitz) 122

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

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

Name, Address, Phone & Email of Agent:

Phone: _____ Email: _____

Office Information: Fee: \$400.00

Date of Public Hearing 5-21-21

Rev. 1/2020

Real Estate Sawyer County Property Listing

Today's Date: 4/5/2021

Property Status: Current

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

**Description**

Updated: 4/16/2020

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

**Tax Districts**

Updated: 2/6/2007

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

**Recorded Documents**

Updated: 4/16/2020

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

**Ownership**

Updated: 7/30/2019

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

Billing Address:

PINEWOOD PROPERTIES LLC
15437 COUNTY HWY B
HAYWARD WI 54843

Mailing Address:

PINEWOOD PROPERTIES LLC
15437 COUNTY HWY B
HAYWARD WI 54843

**Site Address** * indicates Private Road

N/A

**Property Assessment**

Updated: 9/26/2016

2021 Assessment Detail

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

2-Year Comparison

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

**Property History**

N/A

Real Estate Sawyer County Property Listing

Today's Date: 4/5/2021

Property Status: **Current**

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

**Description**

Updated: 4/16/2020

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

**Tax Districts**

Updated: 2/6/2007

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

**Recorded Documents**

Updated: 4/16/2020

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

**Ownership**

Updated: 7/30/2019

PINEWOOD PROPERTIES LLC HAYWARD WI**Billing Address:**

PINEWOOD PROPERTIES LLC
15437 COUNTY HWY B
HAYWARD WI 54843

Mailing Address:

PINEWOOD PROPERTIES LLC
15437 COUNTY HWY B
HAYWARD WI 54843

**Site Address** * indicates Private Road

N/A

**Property Assessment**

Updated: 9/26/2016

2021 Assessment Detail

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

2-Year Comparison

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

**Property History**

N/A

Real Estate Sawyer County Property Listing

Today's Date: 4/5/2021

Property Status: Current

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



Description

Updated: 6/19/2019

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



Tax Districts

Updated: 6/19/2019

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



Recorded Documents

Updated: 7/30/2019

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



Ownership

Updated: 7/30/2019

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

Billing Address:

PINEWOOD PROPERTIES LLC
15437 COUNTY HWY B
HAYWARD WI 54843

Mailing Address:

PINEWOOD PROPERTIES LLC
15437 COUNTY HWY B
HAYWARD WI 54843



Site Address * indicates Private Road

8677N COUNTY HWY CC	HAYWARD 54843
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Property Assessment

Updated: 7/9/2020

2021 Assessment Detail

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

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



Property History

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

HISTORY [Expand All History](#)

White=Current Parcels

Pink=Retired Parcels

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

43574

This Parcel



Parents



Children

Real Estate Sawyer County Property Listing

Today's Date: 4/5/2021

Property Status: Current

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



Description

Updated: 7/31/2020

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



Tax Districts

Updated: 6/19/2019

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



Recorded Documents

Updated: 7/31/2020

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



Ownership

Updated: 7/31/2020

PINEWOOD PROPERTIES LLC HAYWARD WI

Billing Address:

PINEWOOD PROPERTIES LLC
 15437 COUNTY HWY B
 HAYWARD WI 54843

Mailing Address:

PINEWOOD PROPERTIES LLC
 15437 COUNTY HWY B
 HAYWARD WI 54843


Site Address * indicates Private Road

N/A



Property Assessment

Updated: 7/9/2020

2021 Assessment Detail

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

2-Year Comparison

	2020	2021	Change
Land:	143,600	143,600	0.0%
Improved:	0	0	0.0%
Total:	143,600	143,600	0.0%



Property History

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

HISTORY [Expand All History](#)

White=Current Parcels Pink=Retired Parcels

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

43575

This Parcel

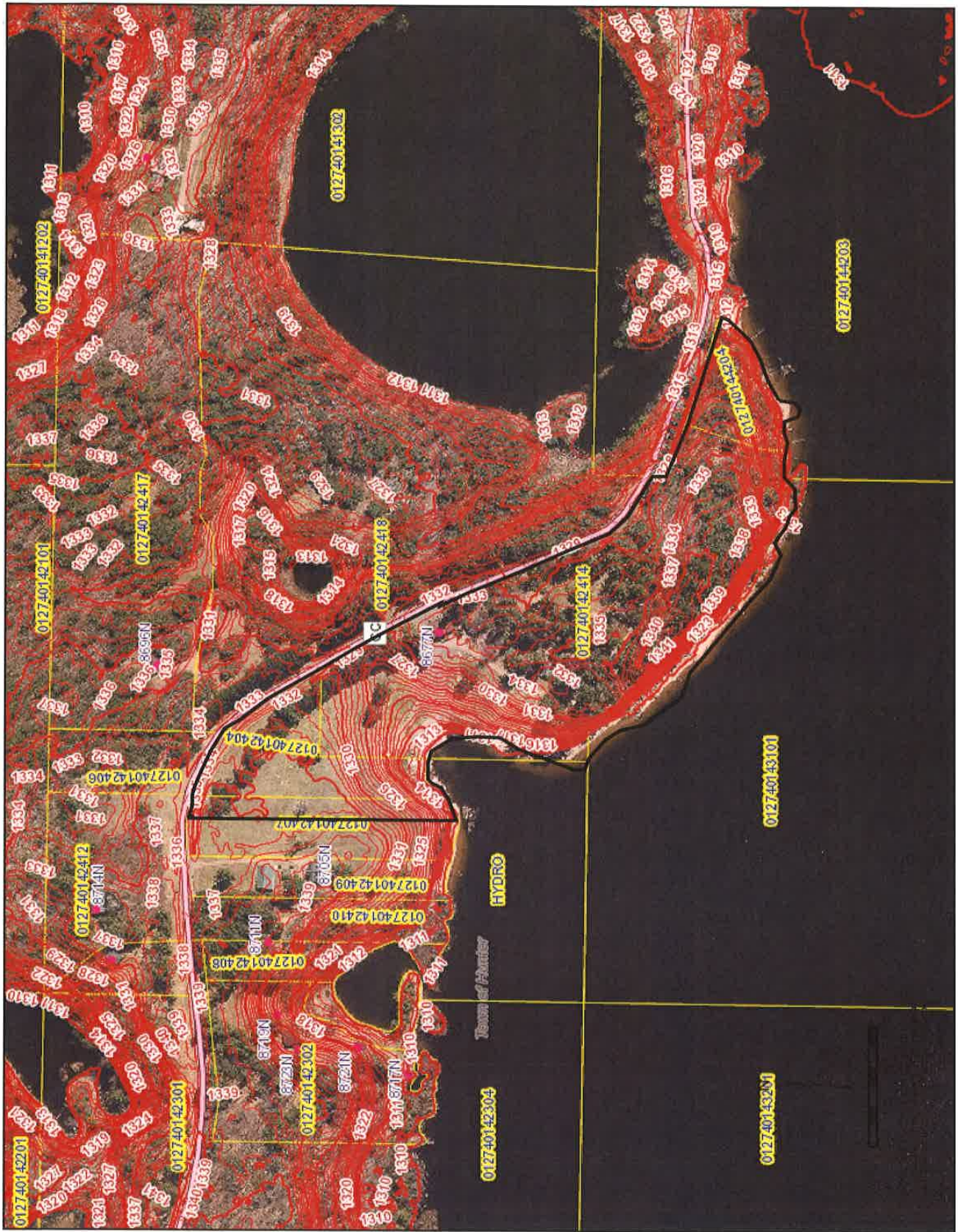


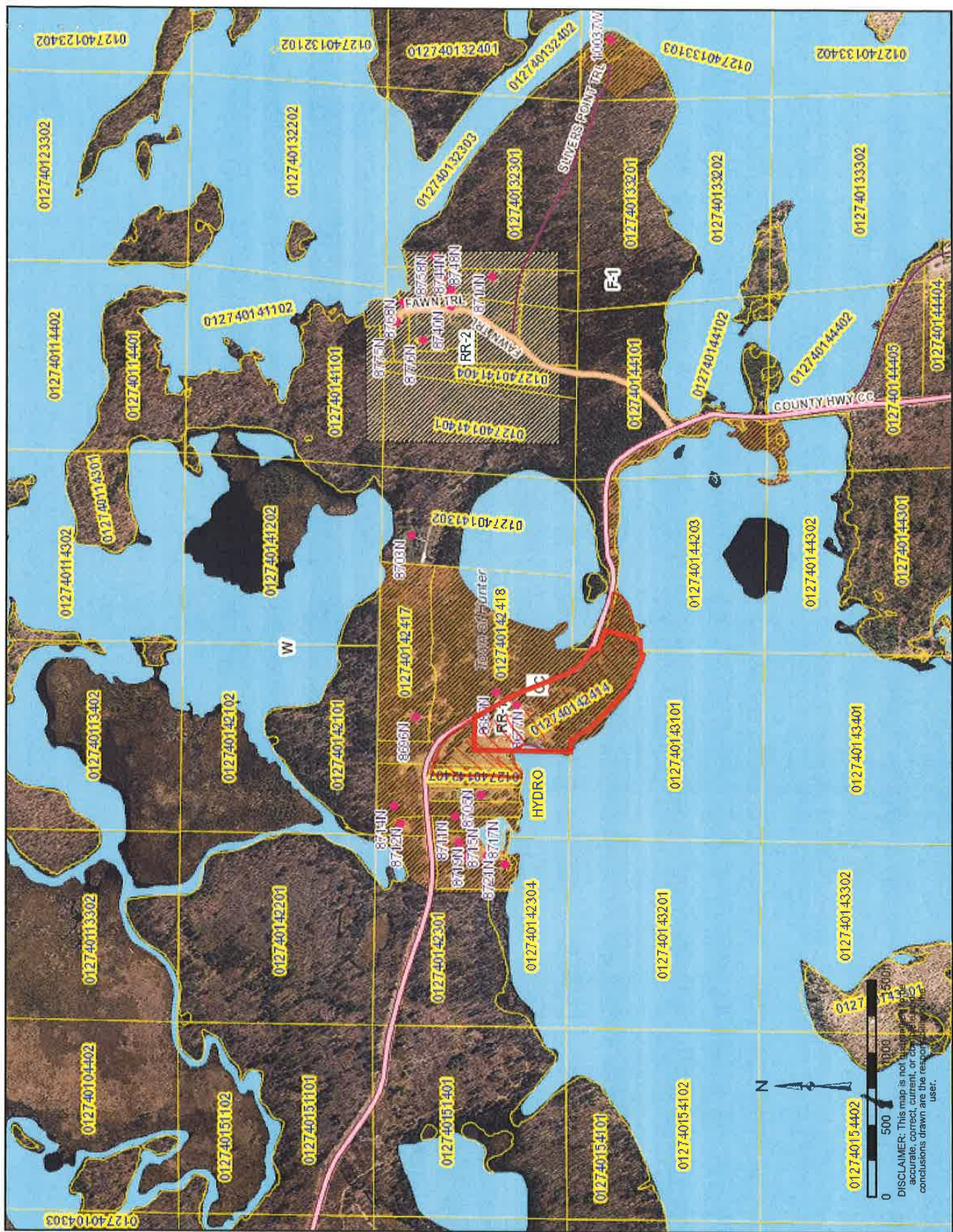
Parents



Children







Anter, Sawyer County, Wisconsin



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

Case # RZN #21-005 Owners Name: Pinewood Properties LLC

RESOLUTION TO AMEND SAWYER COUNTY OFFICIAL ZONING MAP

WHEREAS, Wisconsin law permits Sawyer County (the "County") to adopt certain zoning ordinances and amend its existing zoning ordinances, including amendments to the County's official zoning map;

WHEREAS, the owner of real property located at Part of the SE ¼ of the NW ¼; Parcel #012-740-14-2407. Part of the SE ¼ of the NW ¼; Parcel #012-740-14-2404. Part of the SE ¼ NW ¼, Part of the NE ¼ of the SW ¼, Part NW ¼ SE ¼ Lot 1 CSM 36/43 #8376; Parcel #012-740-14-2414. Part of the NW ¼ of the SE ¼, Lot 2 CSM 36/43 #8376; Parcel #012-740-14-4204. (the "Property"), and as more fully described as set forth in Exhibit A, which is attached hereto and incorporated herein, requested a rezoning of the Property's zoning designation from Residential/Recreational One (RR-1) to Residential/Recreational Two (RR-2) (the "Zoning Designation Amendment");

WHEREAS, the Sawyer County Zoning Committee (the "Zoning Committee"), at its meeting on May 21, 2021, reviewed the proposed Zoning Designation Amendment for the Property;

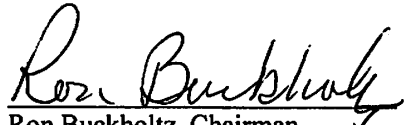
WHEREAS, the Zoning Committee voted to recommend ~~approval~~ denial of the proposed Zoning Designation Amendment to the Sawyer County Board of Supervisors ("County Board"); and

WHEREAS, the County Board determined, at its meeting on June 17, 2021 that adopting/denying the proposed Zoning Designation Amendment for the Property is warranted to protect the health, welfare and safety of its citizens.

NOW, THEREFORE BE IT RESOLVED, by the Sawyer County Board of Supervisors approves/denies the following:

1. Amendment to Official Zoning Map. The Property's zoning designation shall be amended to RR-2.
2. Additional Actions. The Sawyer County Department of Zoning and Conservation Administrator (or his/her designee) shall take all necessary steps to ensure that the amendment adopted herein is completed.

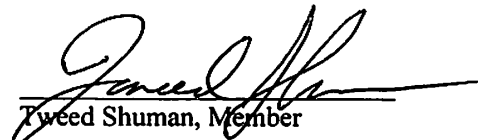
This Resolution is recommended for adoption/disapproval by the Sawyer County Board of Supervisors at its meeting on June 17, 2021 by this Sawyer County Zoning Committee on this May 21, 2021.

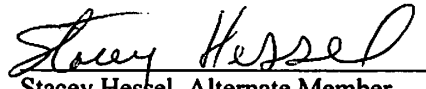

Ron Buckholtz, Chairman

Bruce Paulsen, Vice-Chairman

Dawn Petit, Member

Jesse Boettcher, Member


Tweed Shuman, Member


Stacey Hessel, Alternate Member

This Resolution is hereby adopted/disapproved by the Sawyer County Board of Supervisors this 17th day of June 2021.

Tweed Shuman,
Sawyer County Board of Supervisors Chairman

Lynn Fitch
County Clerk

EXHIBIT A

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

Case #21-005

Owners Name: Pinewood Properties LLC



Rezone Request STAFF REPORT for CB

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.

Zoning Committee Public Hearing Information:

There were 9 opinion letters sent to property owners within 300'. 1 letter was returned with no-objections, and read into record.

The Town of Hayward approved the rezone request on July 13, 2021 at The Town Board Meeting.

At the Sawyer County Zoning public hearing meeting on July 16, 2021 it was recommended for approval to County Board by a vote of 5-0 with the findings of facts determined as:

- 1) It would not be detrimental to ecology, wilfing, wetlands, or shoreland.
- 2) It would not destroy prime agricultural lands.



Rezone 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)**

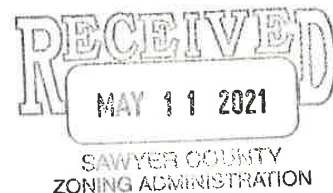
The above hereby make application for a rezone. The above certify that the listed information and intentions are true and correct. The above person(s) hereby give permission for access to the property for onsite inspection by Municipal Officials.

Name, Address, Phone & Email of Agent:

Phone: _____ Email: _____

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

Date of Public Hearing 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	
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

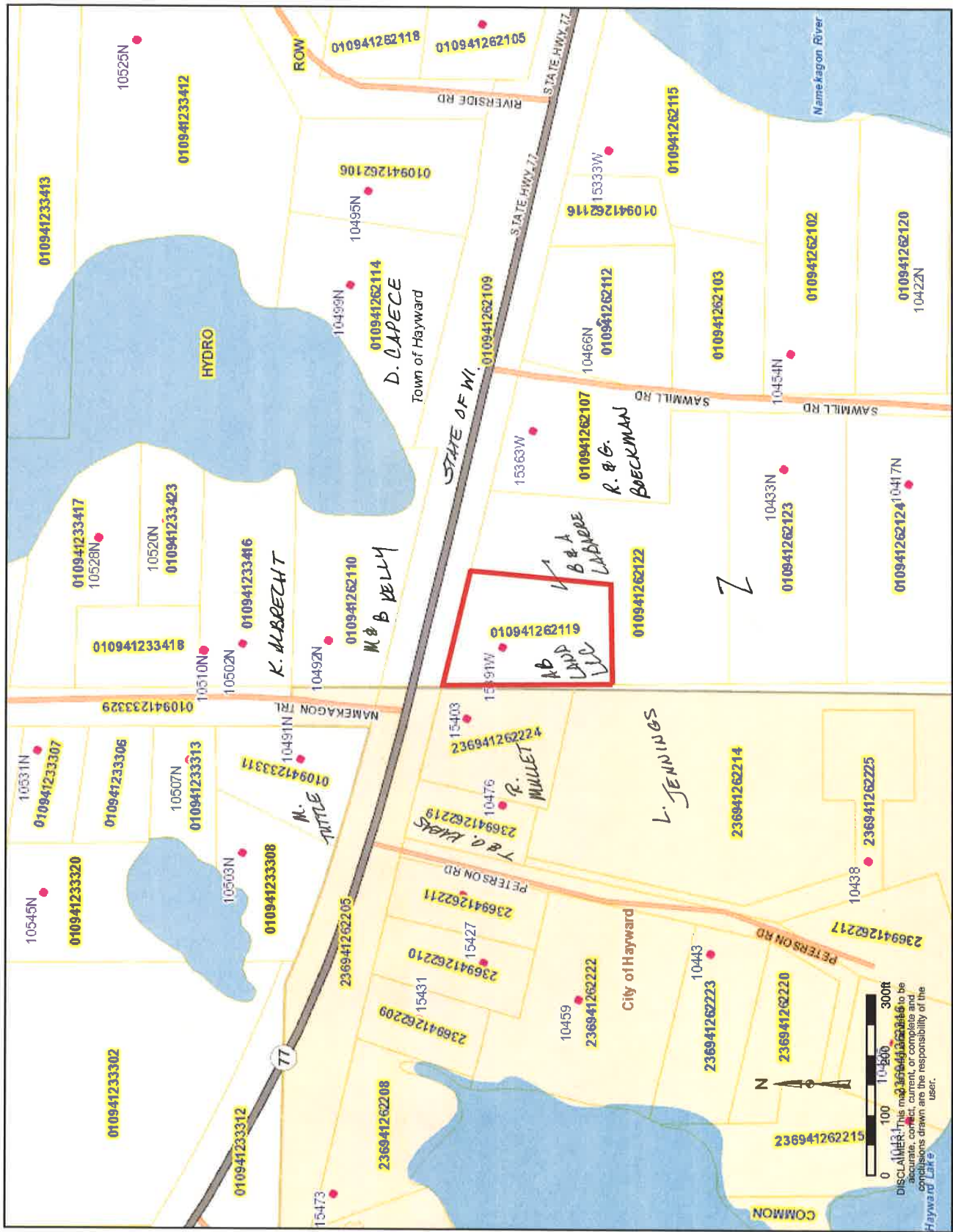


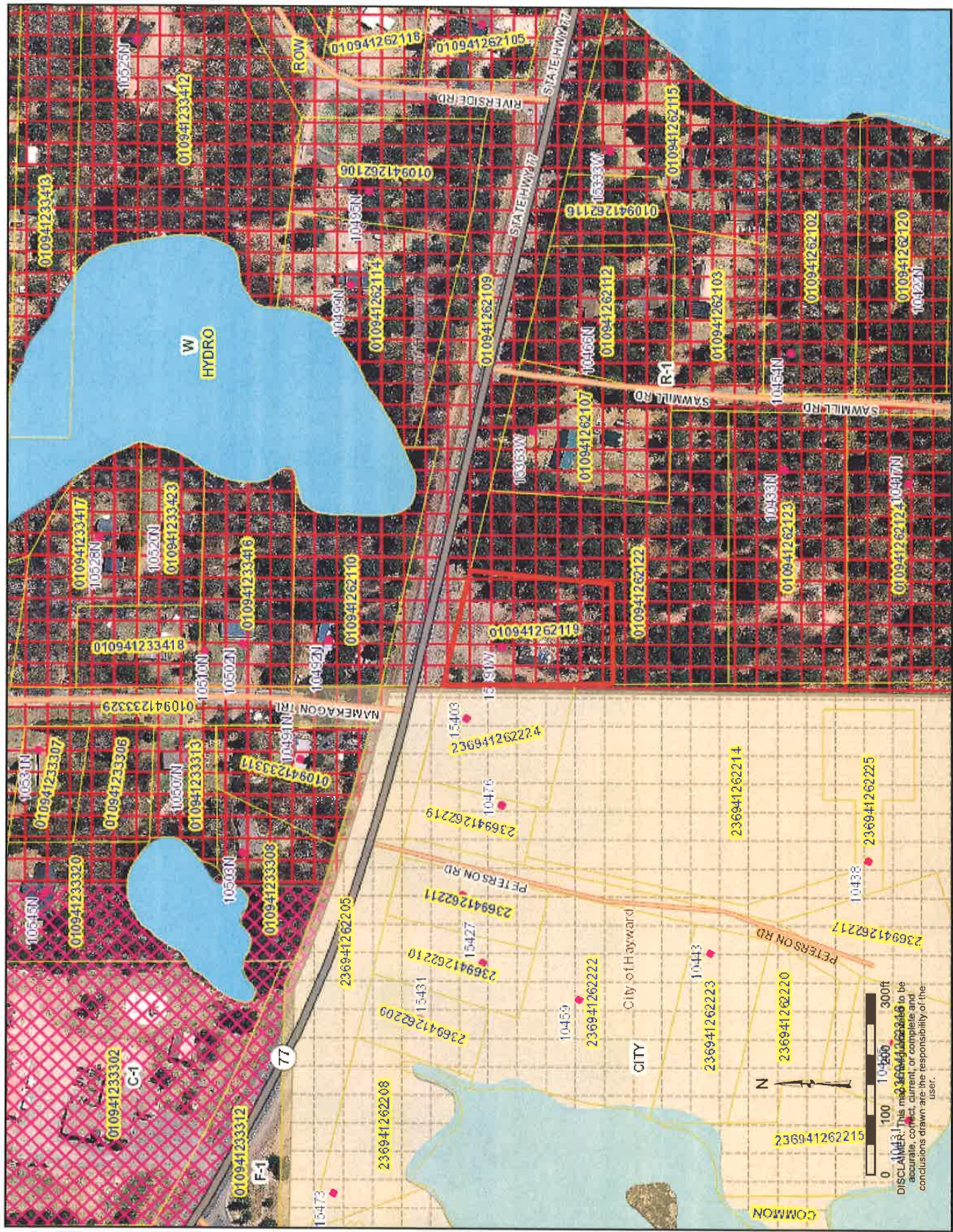
Tentative Style of Building

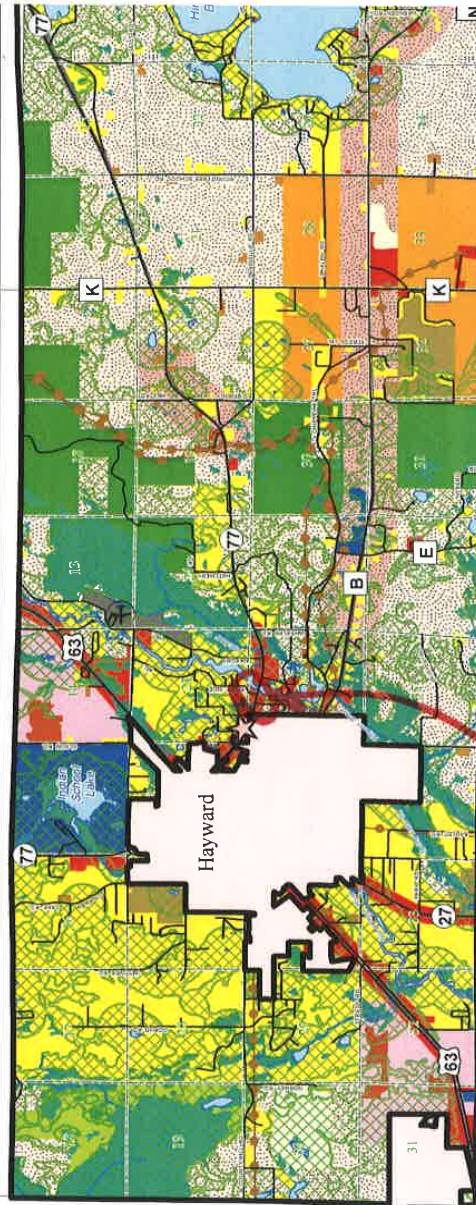
LB HOMES
NEW • AFFORDABLE • EFFICIENT

15391W State Road 77
CSM #2929 1.04 Acres









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

Future Land Use

- Commercial
- Farmstead
- Industrial
- Parks and Recreation
- Rural Preservation
- Low Density Residential
- State Lands
- County Lands
- RURALTRANS
- Public / Institutional
- Quarry
- Communications
- Wetlands
- Transportation
- Recreational Commercial
- Medium Density Residential
- Lac Courte Oreilles Reservation

- Fee Simple Parcels
- Airport
- Town Hall
- CountyRoadLayer
- Town of Hayward
- City of Hayward
- Lakes
- Rivers
- Sections
- Trails
- Resource Protection Area

Sources:
- Base data created by Sawyer Co./MSA
- Updated by NWRPC in 2016
- Wetland data provided by WDNR



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

Case #21-006

Owner(s) Name AB Land LLC

RESOLUTION TO AMEND SAWYER COUNTY OFFICIAL ZONING MAP

WHEREAS, Wisconsin law permits Sawyer County (the "County") to adopt certain zoning ordinances and amend its existing zoning ordinances, including amendments to the County's official zoning map;

WHEREAS, the owner of real property located at Part of the NE ¼ of the NW ¼; Lot 1 CSM 12/160 #2929; Parcel #010-941-26-2119 Zoned Residential One (R-1), 1.04 Total Acres; (the "Property"), and as more fully described as set forth in Exhibit A, which is attached hereto and incorporated herein, requested a rezoning of the Property's zoning designation from Residential One (R-1) to Commercial One (C-1) (the "Zoning Designation Amendment");

WHEREAS, the Sawyer County Zoning Committee (the "Zoning Committee"), at its meeting on July 16, 2021, reviewed the proposed Zoning Designation Amendment for the Property;

WHEREAS, the Zoning Committee voted to recommend approval/denial of the proposed Zoning Designation Amendment to the Sawyer County Board of Supervisors ("County Board"); as determined by findings of Fact included as Exhibit B.

WHEREAS, the County Board determined, at its meeting on August 19, 2021, that adopting the proposed Zoning Designation Amendment for the Property is warranted to protect the health, welfare and safety of its citizens.

NOW, THEREFORE BE IT RESOLVED, by the Sawyer County Board of Supervisors approves the following:

1. Amendment to Official Zoning Map. The Property's zoning designation shall be amended to Commercial One (C-1).
2. Additional Actions. The Sawyer County Department of Zoning and Conservation Administrator (or his/her designee) shall take all necessary steps to ensure that the amendment adopted herein is completed.

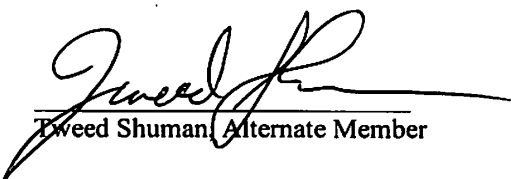
This Resolution is recommended for adoption by the Sawyer County Board of Supervisors at its meeting on August 19, 2021, by this Sawyer County Zoning Committee on this July 16, 2021.

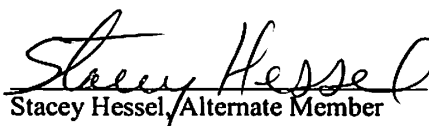

Ron Buckholtz, Chairman


Bruce Paulsen, Vice-Chairman

Dawn Petit, Member

Jesse Boettcher, Member


Tweed Shuman, Alternate Member


Stacey Hessel, Alternate Member

This Resolution is hereby adopted by the Sawyer County Board of Supervisors this 19th day of August, 2021.

Tweed Shuman,
Sawyer County Board of Supervisors Chairman

Lynn Fitch,
County Clerk

EXHIBIT A
Property Description

Case # 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; Zoned Residential One (R-1), 1.04 Total Acres.



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 has been approved at the Zoning Committee level.

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.

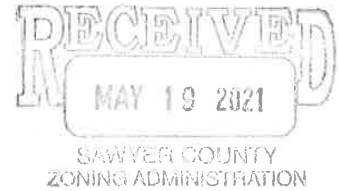
Zoning Committee Public Hearing Information:

There were 3 opinion letters sent to property owners within 300'. 2 letters were returned with no-objections, and read into record.

The Town of Draper approved the rezone request on July 12, 2021 at The Town Board Meeting.

At the Sawyer County Zoning public hearing meeting on July 16, 2021 it was recommended for approval to County Board by a vote of 5-0 with the findings of facts determined as:

- 1) It would not be damaging to the rights of others or property values



Rezoning 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 TAX ID # 43683

Linda Dezotell

***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:

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

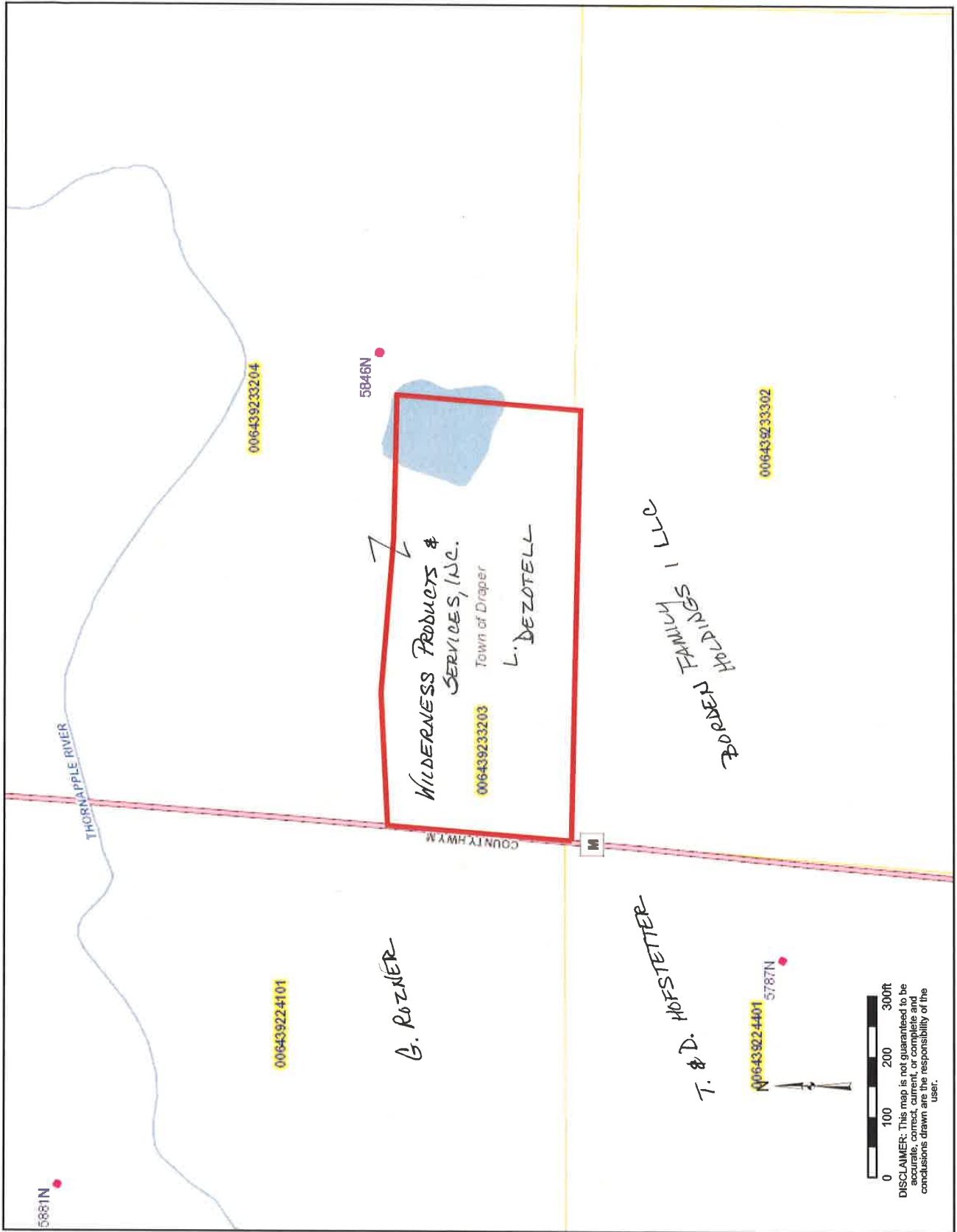


Parents



Children











Town of Draper

Sawyer County Map 13 - Future Land Use

Hydrography



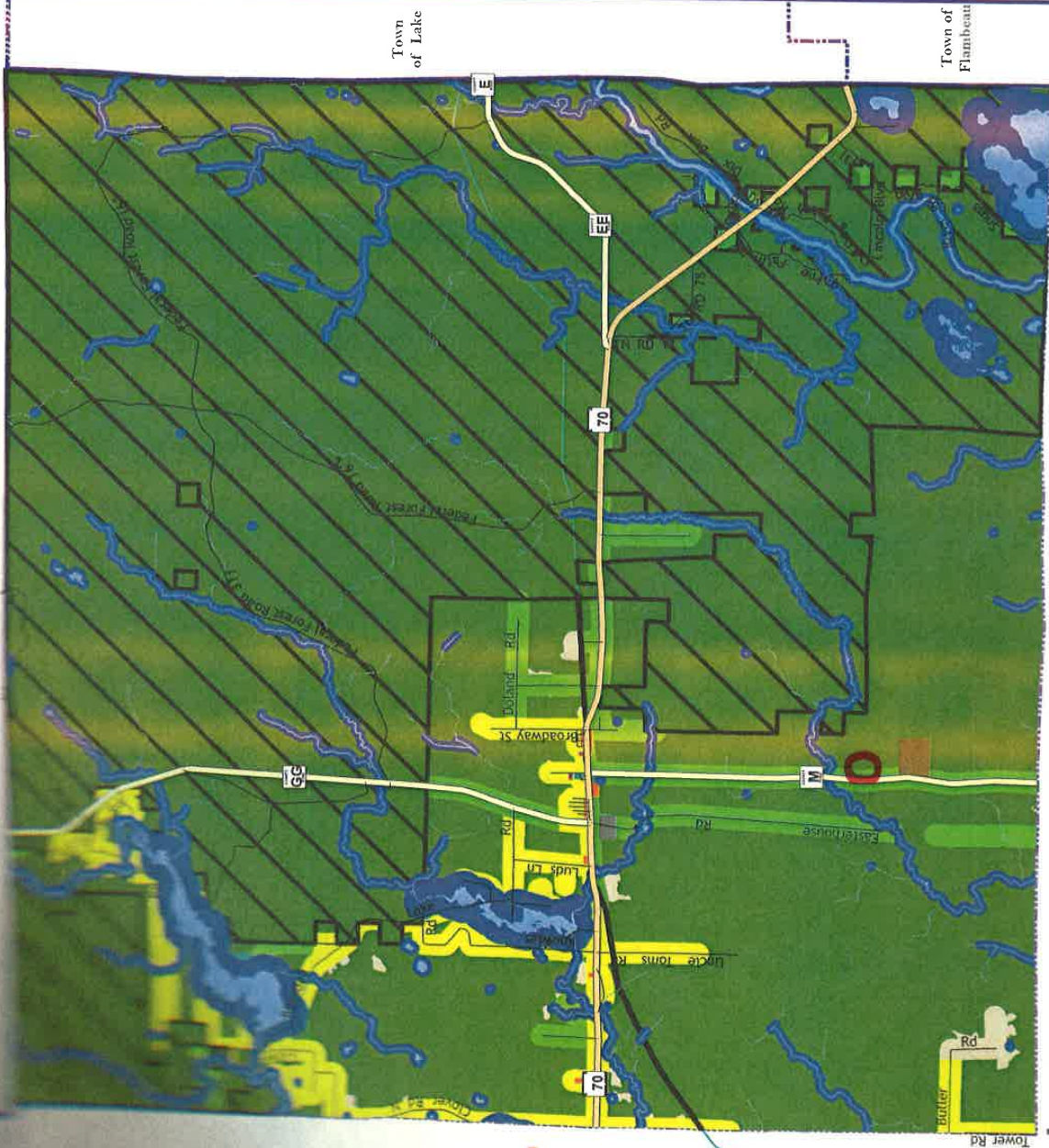
Intermittent Stream

Perennial River/Stream

Future Land Use

- Agriculture
- Commercial
- Extraction
- Industrial
- Government/Institutional
- Forest Residential
- Outdoor Recreation
- Forestry
- Shoreland
- Rural Residential
- Public Lands

Town of Chippewa



Town of Winter

12/14/2009, NWRPC

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

Case #21-007 Owner Name Wilderness Products & Services, Inc.

RESOLUTION TO AMEND SAWYER COUNTY OFFICIAL ZONING MAP

WHEREAS, Wisconsin law permits Sawyer County (the "County") to adopt certain zoning ordinances and amend its existing zoning ordinances, including amendments to the County's official zoning map;

WHEREAS, the owner of real property located at (the "Property"), 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) and as more fully described as set forth in Exhibit A, which is attached hereto and incorporated herein, requested a rezoning of the Property's zoning designation from Forestry One (F-1) to Residential/Recreational Two (RR-2) (the "Zoning Designation Amendment");

WHEREAS, the Sawyer County Zoning Committee (the "Zoning Committee"), at its meeting on July 16, 2021, reviewed the proposed Zoning Designation Amendment for the Property;

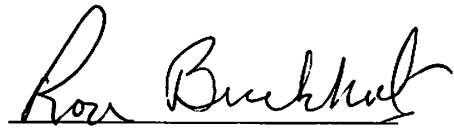
WHEREAS, the Zoning Committee voted to recommend approval/denial of the proposed Zoning Designation Amendment to the Sawyer County Board of Supervisors ("County Board"); as determined by findings of Fact included as Exhibit B.

WHEREAS, the County Board determined, at its meeting on August 19, 2021, that adopting the proposed Zoning Designation Amendment for the Property is warranted to protect the health, welfare and safety of its citizens.

NOW, THEREFORE BE IT RESOLVED, by the Sawyer County Board of Supervisors approves the following:

1. Amendment to Official Zoning Map. The Property's zoning designation shall be amended to Residential/Recreational Two (RR-2).
2. Additional Actions. The Sawyer County Department of Zoning and Conservation Administrator (or his/her designee) shall take all necessary steps to ensure that the amendment adopted herein is completed.

This Resolution is recommended for adoption by the Sawyer County Board of Supervisors at its meeting on August 19, 2021 by this Sawyer County Zoning Committee on this July 16, 2021.



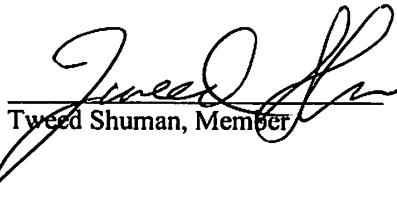
Ron Buckholtz, Chairman



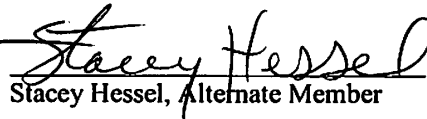
Bruce Paulsen, Vice-Chairman

Dawn Petit, Member

Jesse Boettcher, Member



Tweed Shuman, Member



Stacey Hessel, Alternate Member

This Resolution is hereby adopted by the Sawyer County Board of Supervisors this 19th day of August, 2021.

Tweed Shuman,
Sawyer County Board of Supervisors Chairman

Lynn Fitch,
County Clerk

EXHIBIT A
Property Description

Case # RZN 21-007

Owner: Wilderness Products & Services, Inc.

Property Description: 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).



Rezone Request STAFF REPORT for CB

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.

Zoning Committee Public Hearing Information:

There were 8 opinion letters sent to property owners within 300'. 0 letters were returned.

The Town of Hayward approved the rezone request on July 13, 2021 at The Town Board Meeting.

At the Sawyer County Zoning public hearing meeting on July 16, 2021 it was recommended for approval to County Board by a vote of 5-0 with the findings of facts determined as:

- 1) It would not be damaging to the rights of others or property values



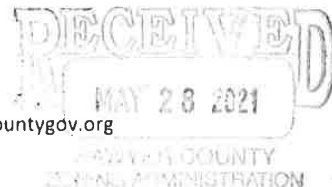
Rezoning Application # 21-008

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



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: Rezoning 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 AUs 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 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 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

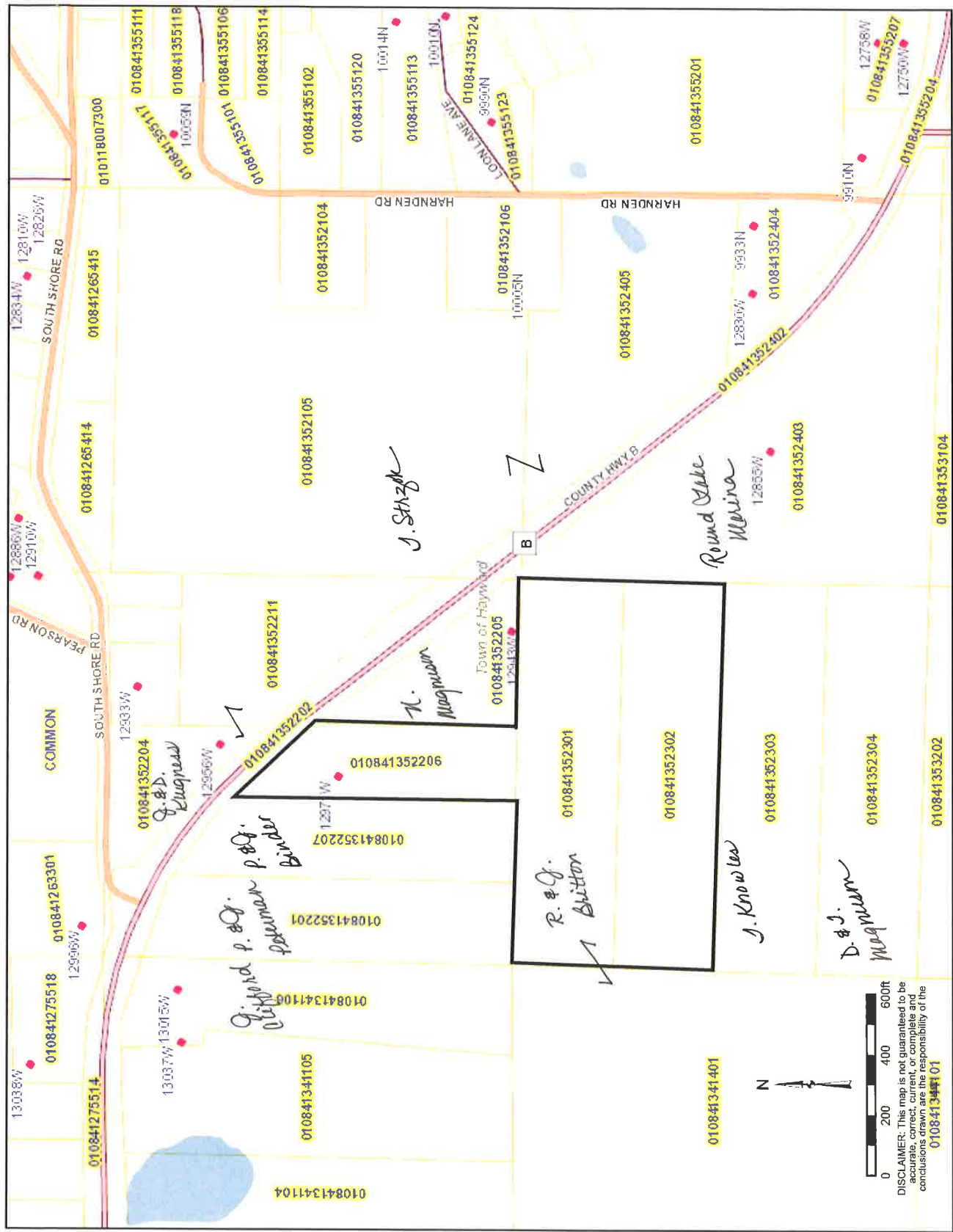
This Parcel



Parents



Children



010841344101

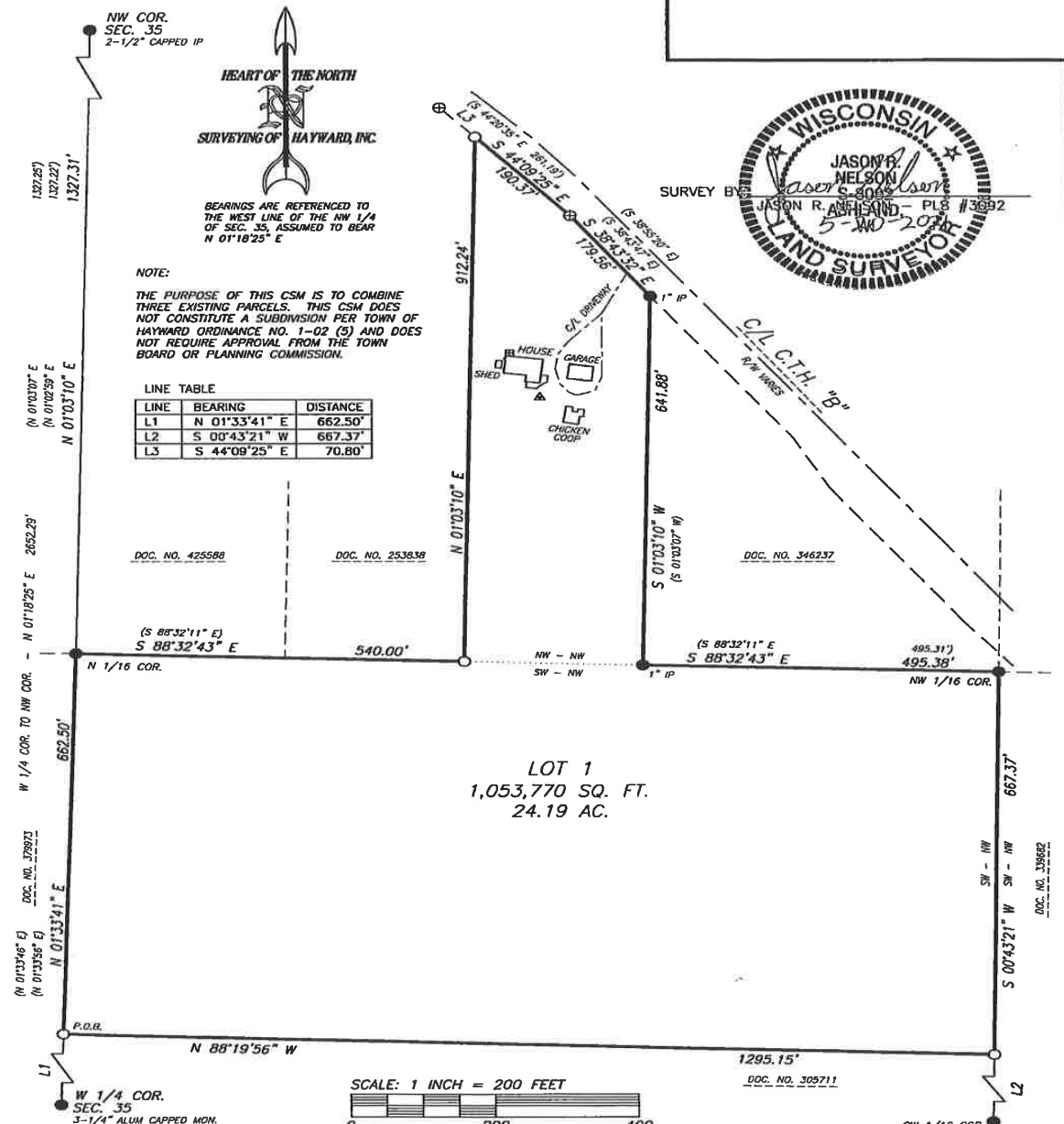
0 200 400 600ft

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



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

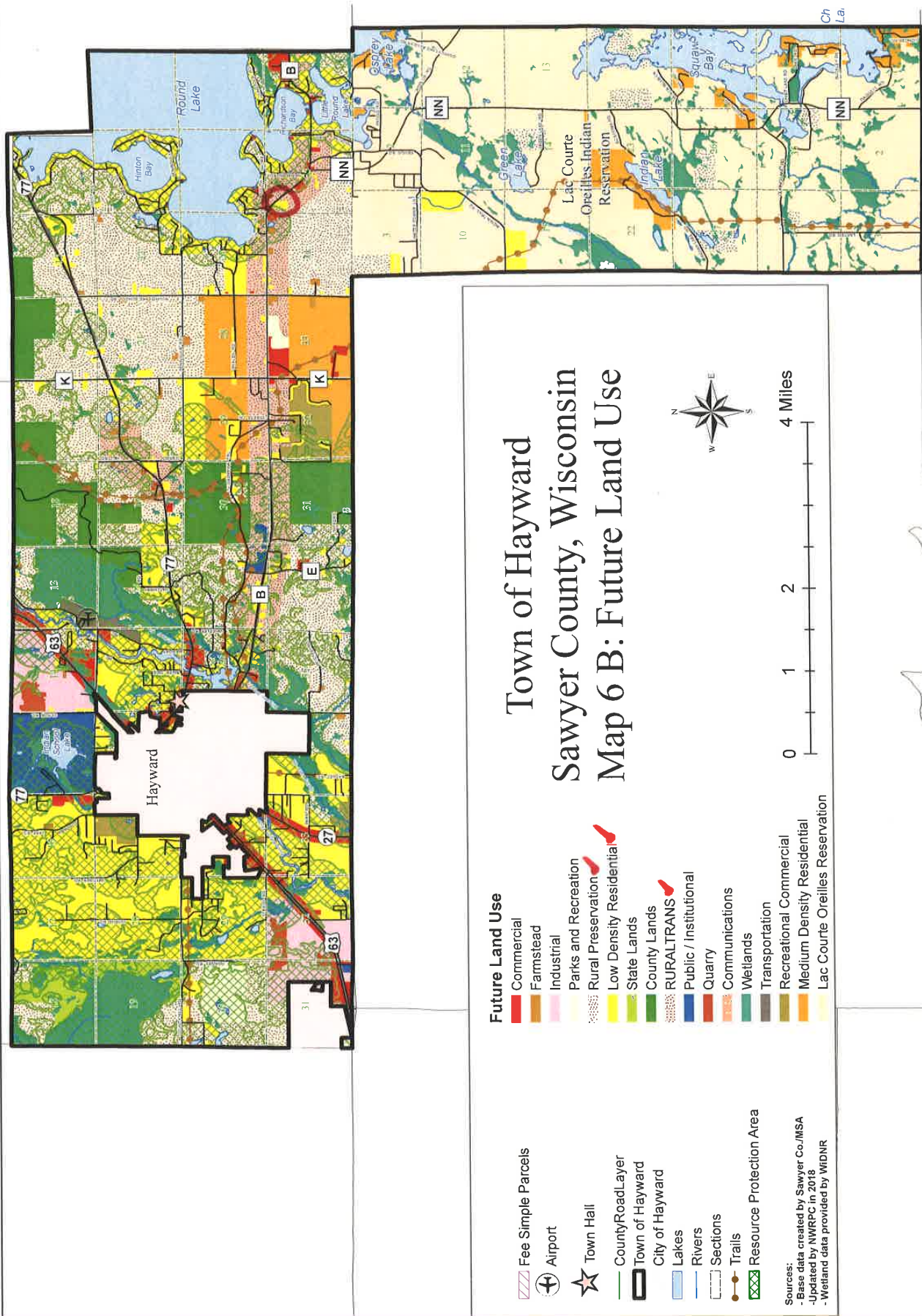
SAWYER COUNTY CERTIFIED SURVEY MAP
LOCATED IN THE NW 1/4 - NW 1/4 AND SW 1/4 - NW 1/4 OF
SECTION 35, T. 41 N., R. 8 W., IN THE TOWN OF HAYWARD,
SAWYER COUNTY, WISCONSIN



LEGEND
● FOUND 2-1/2" IRON PIPE(IP), UNLESS NOTED
⊕ FOUND 5/8" IRON BAR
○ SET 1"(OD) X 18" IRON PIPE, WT.=1.13#/FT.
() RECORDED DATA
⊕ SEPTIC VENT
⊕ WELL

CLIENT: JEANETTE BRITTON
JOB NO. H21/ FILE: T41NRBW/SEC35
SCALE: 1" = 200' ACAD: H21_BRITTON
NB. S-428/P. 75 COORD: BRITTON
SHEET 1 OF 2 SHEETS
FILED WORK COMPLETED: 4/26/21

HEART OF THE NORTH
SURVEYING OF HAYWARD, INC.
PH: 715/634-2442 10339 N. DUFFY ROAD
FAX: 715/634-6444 HAYWARD, WI. 54843
WWW.HONSURVEYING.COM



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

Case #21-008 Owner Name Ryleigh & Jeanette Britton

RESOLUTION TO AMEND SAWYER COUNTY OFFICIAL ZONING MAP

WHEREAS, Wisconsin law permits Sawyer County (the “County”) to adopt certain zoning ordinances and amend its existing zoning ordinances, including amendments to the County’s official zoning map;

WHEREAS, the owner of real property located at Part of the NW ¼ of the NW ¼ and the SW ¼ of the NW ¼, Lot 1 CSM 37/117 #8554; S35, T41N, R08W; Parcel #010-841-35-2212; 24.19 total acres; Zoned Residential/Recreational One. (the “Property”), and as more fully described as set forth in Exhibit A, which is attached hereto and incorporated herein, requested a rezoning of the Property’s zoning designation from Residential/Recreational One (RR-1) to Agricultural Two (A-2) (the “Zoning Designation Amendment”);

WHEREAS, the Sawyer County Zoning Committee (the “Zoning Committee”), at its meeting on July 16, 2021, reviewed the proposed Zoning Designation Amendment for the Property;

WHEREAS, the Zoning Committee voted to recommend ~~approval~~ denial of the proposed Zoning Designation Amendment to the Sawyer County Board of Supervisors (“County Board”); as determined by findings of Fact included as Exhibit B.

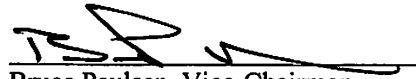
WHEREAS, the County Board determined, at its meeting on August 19, 2021, that adopting the proposed Zoning Designation Amendment for the Property is warranted to protect the health, welfare and safety of its citizens.

NOW, THEREFORE BE IT RESOLVED, by the Sawyer County Board of Supervisors approves the following:

1. Amendment to Official Zoning Map. The Property’s zoning designation shall be amended to Agricultural Two (A-2).
2. Additional Actions. The Sawyer County Department of Zoning and Conservation Administrator (or his/her designee) shall take all necessary steps to ensure that the amendment adopted herein is completed.

This Resolution is recommended for adoption by the Sawyer County Board of Supervisors at its meeting on August 19, 2021 by this Sawyer County Zoning Committee on this July 16, 2021.

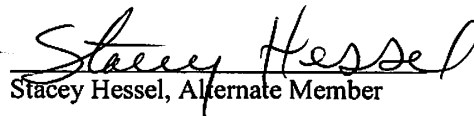

Ron Buckholtz, Chairman


Bruce Paulsen, Vice-Chairman

Dawn Petit, Member

Jesse Boettcher, Member


Tweed Shuman, Member


Stacey Hessel, Alternate Member

This Resolution is hereby adopted by the Sawyer County Board of Supervisors this 19th day of August, 2021.

Tweed Shuman,
Sawyer County Board of Supervisors Chairman

Lynn Fitch,
County Clerk

EXHIBIT A

Property Description

Case #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.

Sawyer County, Wisconsin

Sawyer County Courts Addition & Remodeling

10610 Main St, Hayward, WI 54843

WISCONSIN MAP

VICINITY MAP

SITE MAP

<Address>

SD Package

OWNER: <Agency> <Department> <Address> Phone: xxx.xxx.xxxx	CIVIL Harwood Engineering 255 North 21st Street Milwaukee, Wisconsin 53233 Phone: 414.475.5554	ARCHITECT Venture Architects 212 North 25th Street Milwaukee, Wisconsin 53233 Phone: 414.271.3359	STRUCTURAL Harwood Engineering 255 North 21st Street Milwaukee, Wisconsin 53233 Phone: 414.475.5554	PLUMBING / FIRE PROTECTION Somerville Inc. 2100 Riverside Drive Green Bay, Wisconsin 54301 Phone: 920.437.8136	HEATING, VENTILATING AND AIR CONDITIONING Somerville Inc. 2100 Riverside Drive Green Bay, Wisconsin 54301 Phone: 920.437.8136	ELECTRICAL / TELECOMMUNICATIONS / SECURITY ELECTRONICS Harwood Engineering 255 North 21st Street Milwaukee, Wisconsin 53233 Phone: 414.475.5554

SHEET INDEX



- ARCHITECTURAL
- 101 - LIFE SAFETY
 - 102 - OVERALL FIRST FLOOR PLAN
 - 103 - ENLARGED FIRST FLOOR PLAN
 - 205 - ROOF PLAN
 - 401 - EXTERIOR ELEVATIONS
 - 501 - BUILDING SECTIONS
 - 1101 - NORTH COURTROOM
 - 1102 - SOUTH COURTROOM
 - 1103 - COUNTY BOARDROOM
- MECHANICAL
- PRELIMINARY DUCT MAINS
 - SD ZONING
- STRUCTURAL
- STRUCTURAL FRAMING PLAN
- CIVIL
- CONCEPTUAL CIVIL & LANDSCAPE PLAN

Venture Architects

212 NORTH 25TH STREET
MILWAUKEE, WI 53233
TEL: 414.271.3359
www.venturearchitects.com

Consultants:

Reference:

Sawyer County, Wisconsin
Sawyer County Courts Addition & Remodeling
10610 Main St, Hayward, WI 54843

Sheet Title
COVER SHEET / INDEX

Revisions:

No.	Date:	Description:

Graphic Scale

Project Number

Set Type

Date Issued

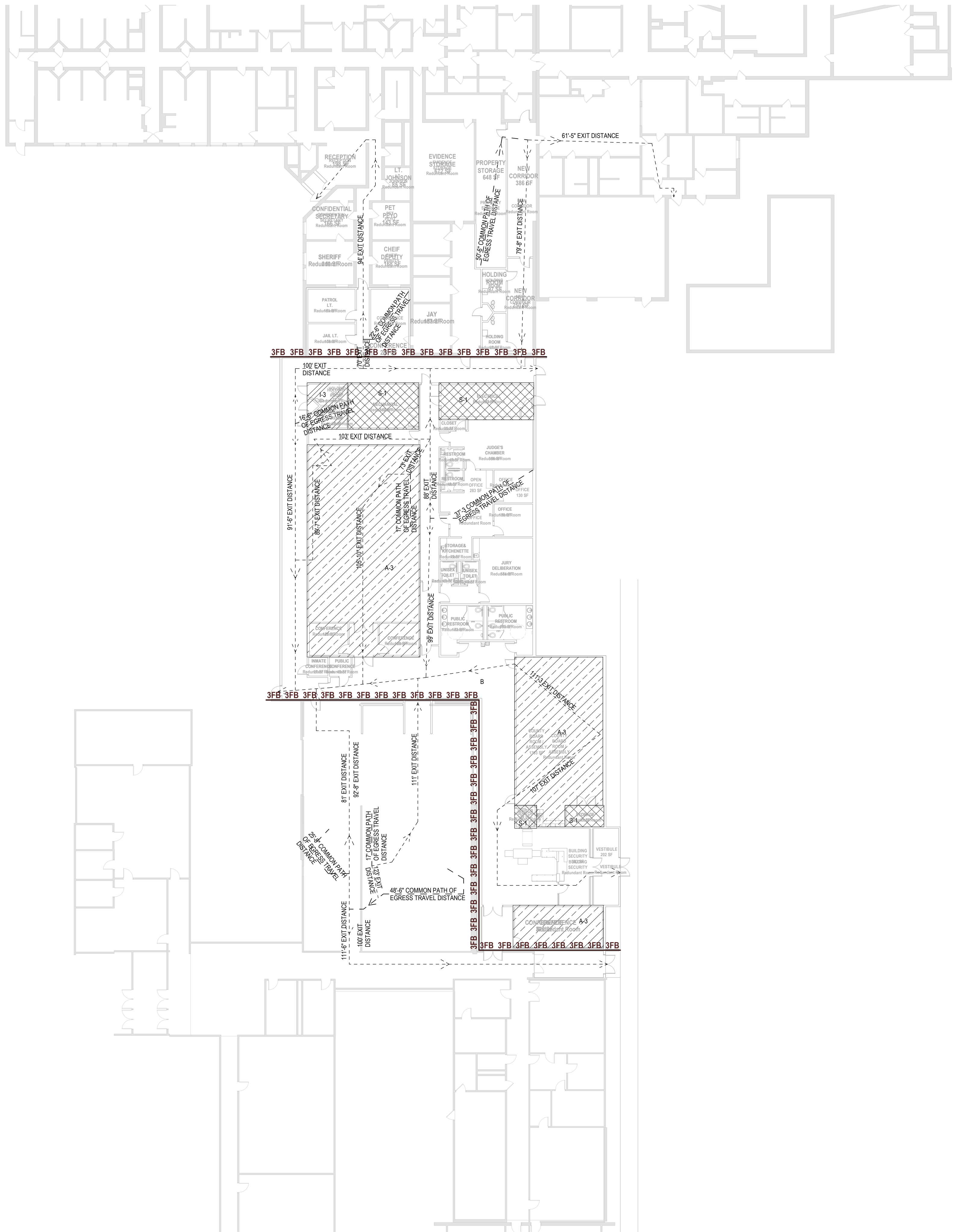
Sheet Number

210032.00

SD Package

08-04-2021

T001



1 Building Plans
1"=1'-0"

LIFE SAFETY INFORMATION
CONSTRUCTION DOCUMENTS PREPARED USING THE WISCONSIN COMMERCIAL BUILDING CODE UTILIZING THE 2015 INTERNATIONAL BUILDING CODE.

CHAPTER 3. USE AND OCCUPANCY CLASSIFICATION

GROUP B	BUSINESS
GROUP A3	ASSEMBLY
GROUP I3	INSTITUTIONAL
GROUP S1	STORAGE

FIRST FLOOR		
ASSEMBLY		
COURTROOM - FIXED SEATING	80 OCCUPANTS	
COURTROOM	1,771.95 SF/400	44.29 OCCUPANTS
BOARDROOM - FIXED SEATING	19 OCCUPANTS	
BOARDROOM	1,083.25 SF/115	72.21 OCCUPANTS
BUSINESS	7,502 SF/100	75.02 OCCUPANTS
INSTITUTIONAL	2 OCCUPANTS	
STORAGE	823.57 SF/300	2.74 OCCUPANTS
TOTAL OCCUPANT LOAD=	296.26 OCCUPANTS	

CHAPTER 5. BUILDING HEIGHTS AND AREAS

TABLE 504.4 AND 506.2	
GROUP B - BUSINESS	
TYPE IIB	
UNSPRINKLED	
1 STORY - UNPROTECTED	
ALLOWABLE AREA - 23,000 SF	
NEW ADDITION BUILDING AREA = 12,753.74 SF	

TABLE 508.4	
OCCUPANCY SEPERATION EXTENDS TO ROOF DECK	
BETWEEN B, A3, I3 AND S1 - 2 HOUR	
EXCEPTION - B TO S1 - NO SEPERATION	

CHAPTER 7. FIRE AND SMOKE PROTECTION

NEW ADDITION IS NOT SPRINKLED AND IS ATTACHING TO TWO NON SPRINKLED BUILDINGS. THEREFORE FIRE WALL SEPERATION IS NEEDED.

TABLE 706.4 - FIRE WALL FIRE RESISTANCE RATINGS	
BETWEEN NEW ADDITION "B" AND EXISTING BUILDINGS "B"	
3 HOUR FIRE WALL	

CHAPTER 9. FIRE PROTECTION SYSTEMS

FIGURE 903.2 SPRINKLER THRESHOLDS	
B FLOOR LEVEL ABOVE ≥ 55 FEET AND OCCUPANT LOAD ≥ 300	NO, BLDG OK
A3 FIRE AREA > 12,000SF OR OCCUPANT LOAD > 300	4,235.37 SF < 12,000 SF 215.5 OCC < 300 OCC
I3 SPRINKLERS REQUIRED	TO BE DETERMINED
S1 FIRE AREA > 12,000 SF	823.57 SF < 12,000 SF
NEW ADDITION IS ACCEPTABLE FOR NON-SPRINKLED	

CHAPTER 10. MEANS OF EGRESS

TABLE 1004.1.2 - OCCUPANT LOAD	
ASSEMBLY - COURTROOM	40 SF/PERSON
ASSEMBLY - UNCONCENTRATED	15 SF/PERSON
BUSINESS	100 SF/PERSON
INSTITUTIONAL	BED COUNT
STORAGE	300 SF/PERSON

TABLE 1006.2.1 - COMMON PATH OF EGRESS TRAVEL	
NONSPRINKLED BUILDING	
ASSEMBLY	75 FEET
BUSINESS	75 FEET
INSTITUTIONAL	NP
STORAGE	75 FEET

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE	
NONSPRINKLED BUILDING	
ASSEMBLY	200 FEET
BUSINESS	200 FEET
INSTITUTIONAL	NP
STORAGE	200 FEET

FIRE RESISTIVE LEGEND

- = CORRIDOR - EXIT ACCESS
- = SUITE EGRESS
- = SHAFT / STAIRWELL
- = HAZARDOUS AREA
- = 3 HOUR FIRE BARRIER
- = 2 HOUR FIRE BARRIER
- = 1 HOUR FIRE BARRIER
- = 2 HOUR SHAFT ENCLOSURE
- = 2 HOUR FIRE / SMOKE BARRIER
- = 1 HOUR FIRE / SMOKE BARRIER
- = SMOKE TIGHT TO DECK
- = SUITE BOUNDARY
- = DELAYED EGRESS DOOR DEVICE



212 NORTH 25th STREET
SUITE 200
MILWAUKEE, WI 53212
TEL 414.571.3289
www.venturearchitects.com

Consultants:

Reference:

Sawyer County, Wisconsin
Sawyer County Courts Addition & Remodeling
10610 Main St, Hayward, WI 54843

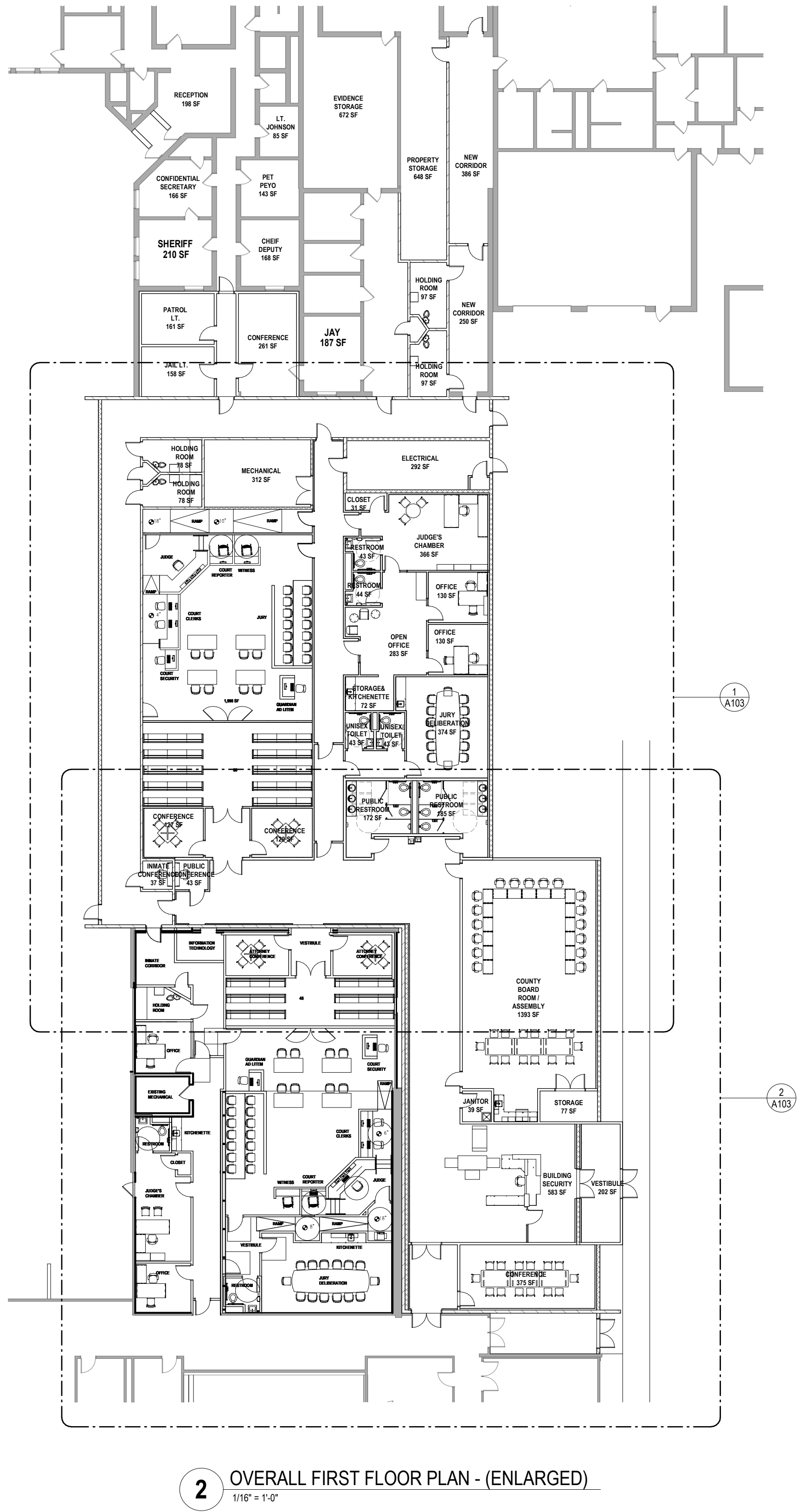
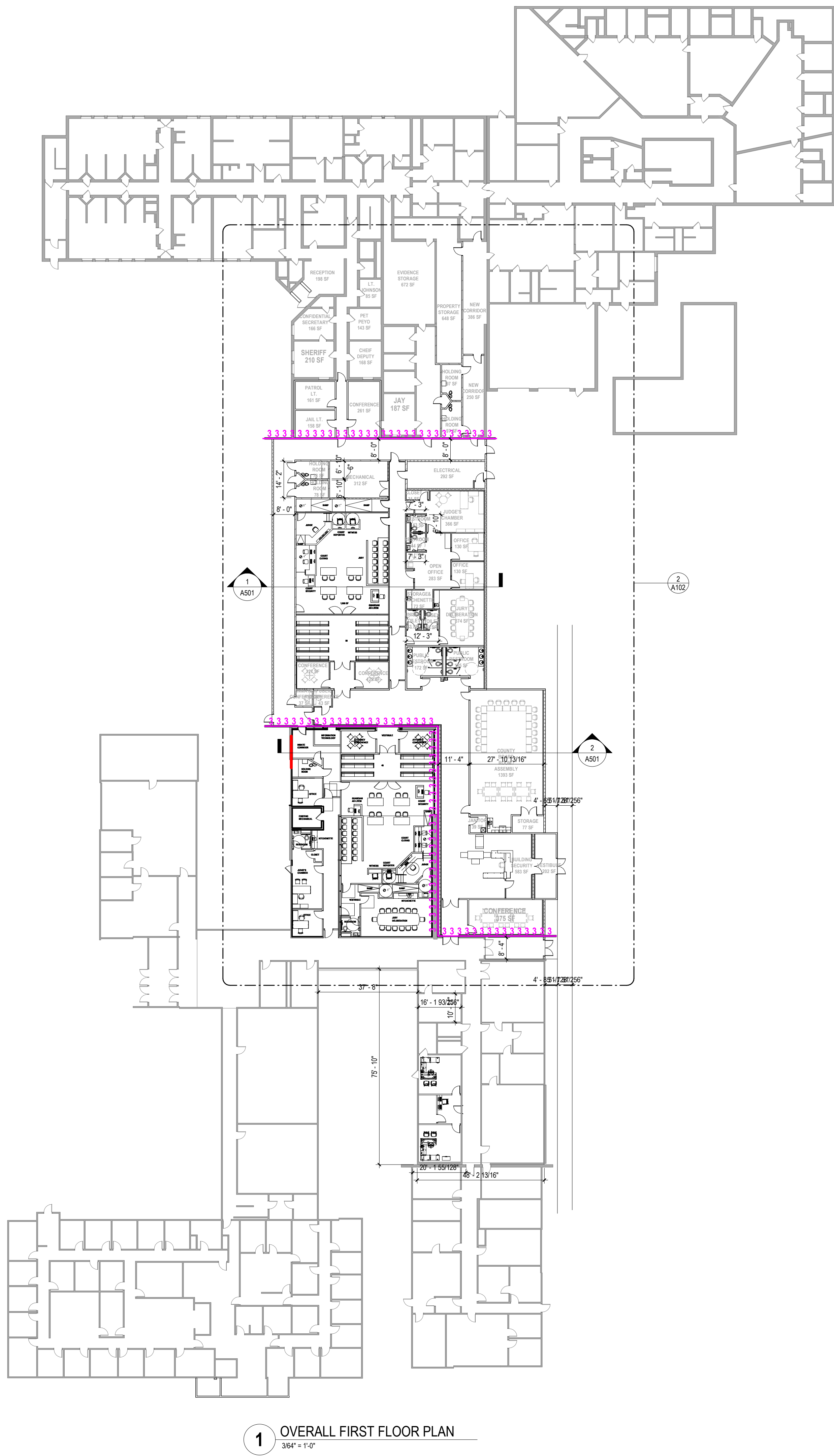
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LIFE SAFETY

Revisions:

No.	Date:	Description:

Graphic:

Scale:	
Project Number:	210032.00
Set Type:	SD Package
Date Issued:	08-04-2021
Sheet Number:	G0.1



GENERAL CONSTRUCTION NOTES	
1.	WALLS ARE TO BE PARALLEL AND PERPENDICULAR TO ADJACENT WALLS UNLESS OTHERWISE NOTED. ALIGN WALLS WHERE APPARENT.
2.	SEE FLOOR PLANS AND SHEET 1-1002 FOR WALL TYPES.
3.	DOORS ARE TO HAVE A TYPICAL 4" OFFSET FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
4.	PROVIDE BLOCKING AT ALL WALL HUNG EQUIPMENT AND FURNITURE AS REQUIRED.
5.	ALL FLOORS ARE TO BE LEVEL AND CLEAN PRIOR TO INSTALLATION OF NEW FLOOR COVERINGS. ALL FLOOR SURFACES AND TRANSITIONS BETWEEN SURFACE TYPES SHALL COMPLY WITH ADA GUIDELINES.
6.	MINIMUM CLEAR DIMENSIONS INDICATED ON PLANS ARE MINIMUM ACCEPTABLE. CONTACT ARCHITECT IF THERE IS A CONFLICT.
7.	COORDINATE THIS PROJECT WITH OWNER TO DETERMINE INTERIM LIFE SAFETY ROUTES IF APPLICABLE. CONFIRM ANY CONFLICTS WITH ARCHITECT/OWNER PRIOR TO CONSTRUCTION.

FLOOR PLAN KEYNOTES	
KEY	KEYNOTE DESCRIPTION



212 NORTH 25th STREET
SUITE 200
MILWAUKEE, WI 53212
TEL: 414.571.3333
www.venturearchitects.com

Consultants:

Reference:

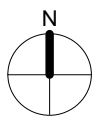
Sawyer County, Wisconsin
Sawyer County Courts Addition & Remodeling
10610 Main St, Hayward, WI 54843

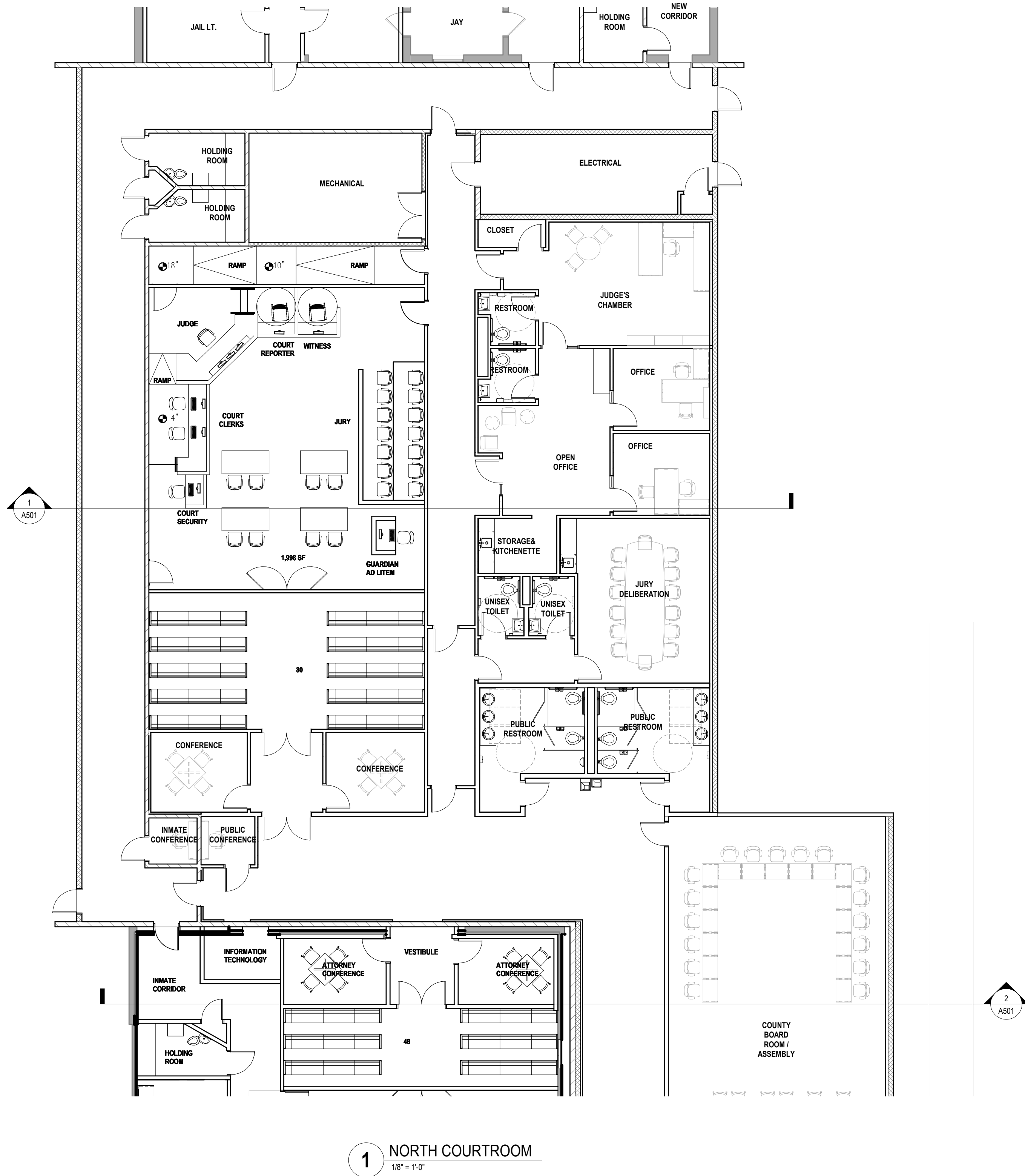
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OVERALL FIRST FLOOR PLAN

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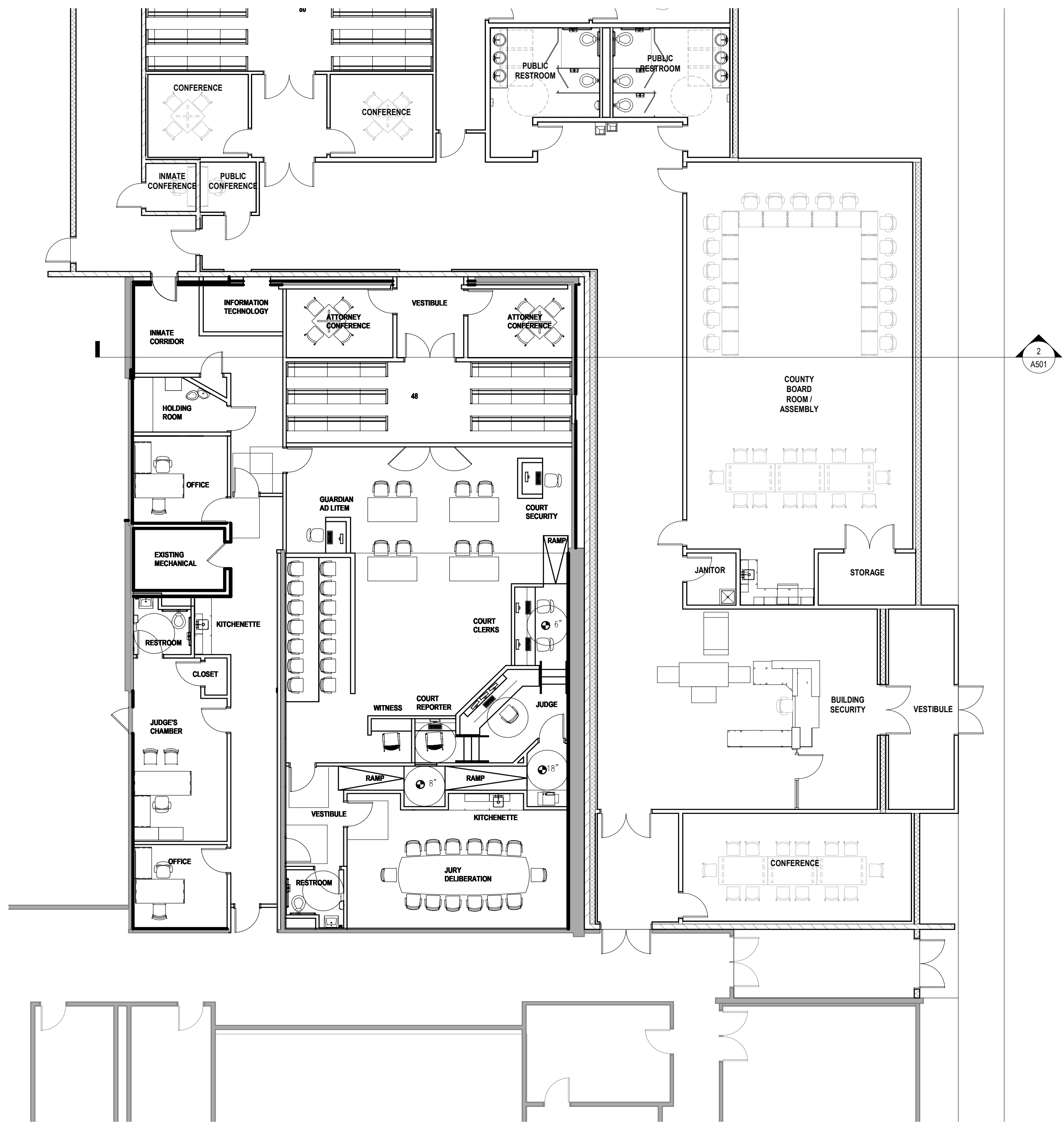
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Graphic Scale	
Project Number	210032.00
Set Type	SD Package
Date Issued	08-04-2021
Sheet Number	A102





1 NORTH COURTROOM
1/8" = 1'-0"



2 SOUTH COURTROOM
1/8" = 1'-0"

GENERAL CONSTRUCTION NOTES

1. WALLS ARE TO BE PARALLEL AND PERPENDICULAR TO ADJACENT WALLS UNLESS OTHERWISE NOTED. ALIGN WALLS WHERE APPARENT.
2. SEE FLOOR PLANS AND SHEET 1-1002 FOR WALL TYPES.
3. DOORS ARE TO HAVE A TYPICAL 4" OFFSET FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
4. PROVIDE BLOCKING AT ALL WALL HUNG EQUIPMENT AND FURNITURE AS REQUIRED.
5. ALL FLOORS ARE TO BE LEVEL AND CLEAN PRIOR TO INSTALLATION OF NEW FLOOR COVERINGS. ALL FLOOR SURFACES AND TRANSITIONS BETWEEN SURFACE TYPES SHALL COMPLY WITH ADA GUIDELINES.
6. MINIMUM CLEAR DIMENSIONS INDICATED ON PLANS ARE MINIMUM ACCEPTABLE. CONTACT ARCHITECT IF THERE IS A CONFLICT.
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FLOOR PLAN KEYNOTES

KEY	KEYNOTE DESCRIPTION
-----	---------------------

Venture Architects

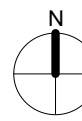
212 NORTH 25th STREET
SUITE 200
MILWAUKEE, WI 53212
TEL: 414.521.3389
www.venturearch.com

Consultants:

Reference:

Sawyer County, Wisconsin
Sawyer County Courts Addition & Remodeling

10610 Main St, Hayward, WI 54843

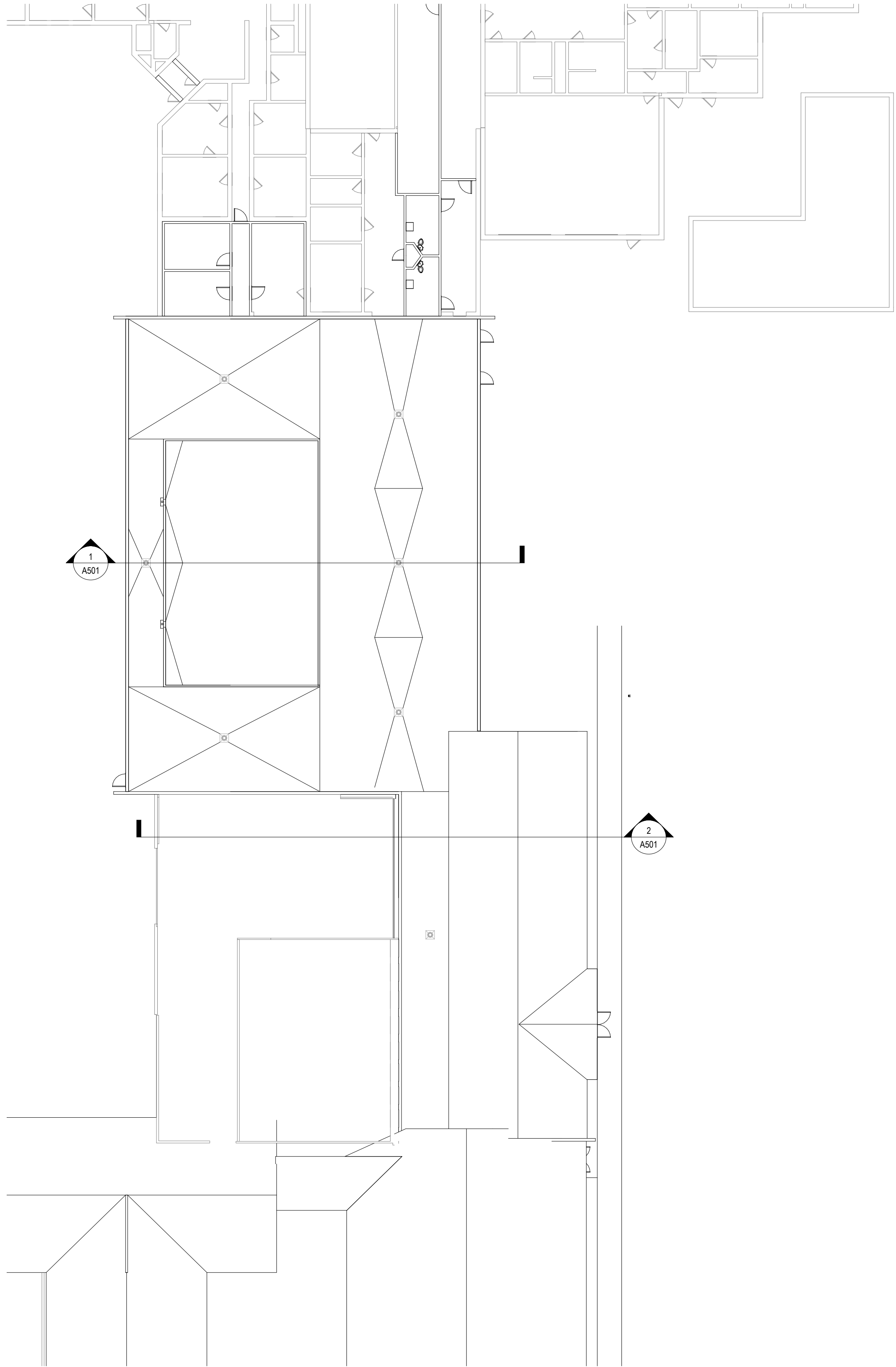


Sheet Title
ENLARGED FIRST FLOOR PLAN

Revisions:

No.	Date:	Description:

Graphic Scale	
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Date Issued	08-04-2021
Sheet Number	A103



ROOF PLAN KEYNOTES	
KEY	DESCRIPTION

1 Roof Plan
1/16" = 1'-0"



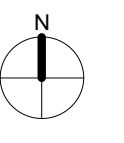
212 NORTH 29th STREET
SUITE 200
MILWAUKEE, WI 53212
TEL 414.571.3389
www.venturearch.com

Consultants:

Reference:

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Sawyer County Courts Addition & Remodeling

10810 Main St., Hayward, WI 54843



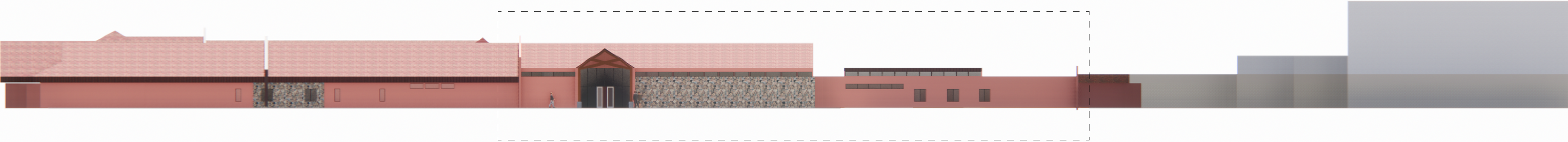
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ROOF PLAN

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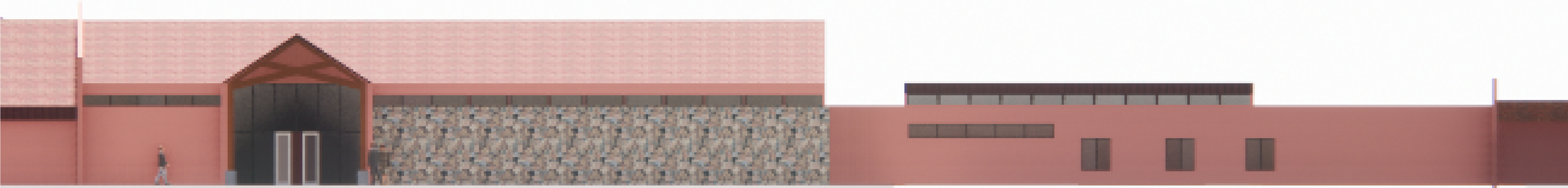
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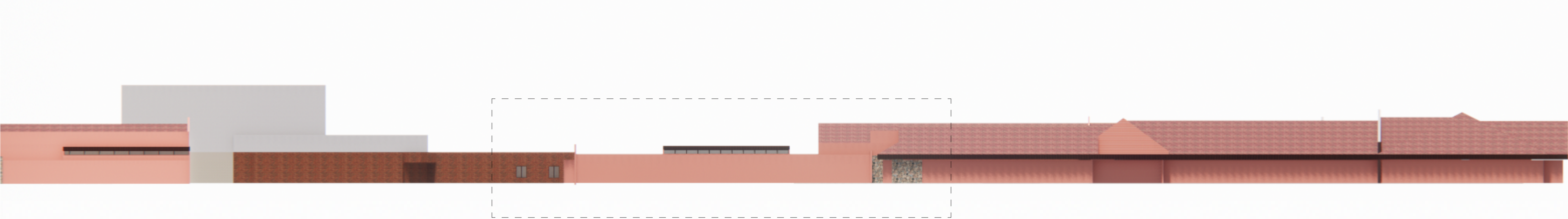
South-West Elevation

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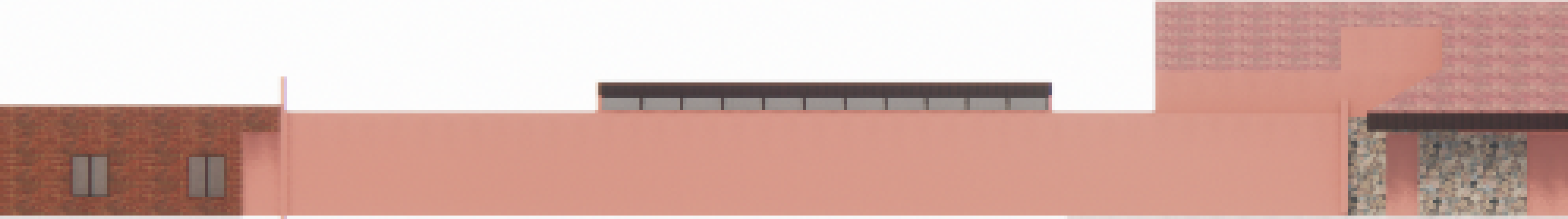
South-West Elevation (Enlarged)

3



North-East Elevation

4



North-East Elevation (Enlarged)

EXTERIOR ELEVATION KEYNOTES

KEY	KEYNOTE DESCRIPTION
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Venture

Architects

212 NORTH 29th STREET
SUITE 200
MILWAUKEE, WI 53212
TEL: 414.571.3389
www.venturearch.com

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Sheet Title

EXTERIOR ELEVATIONS

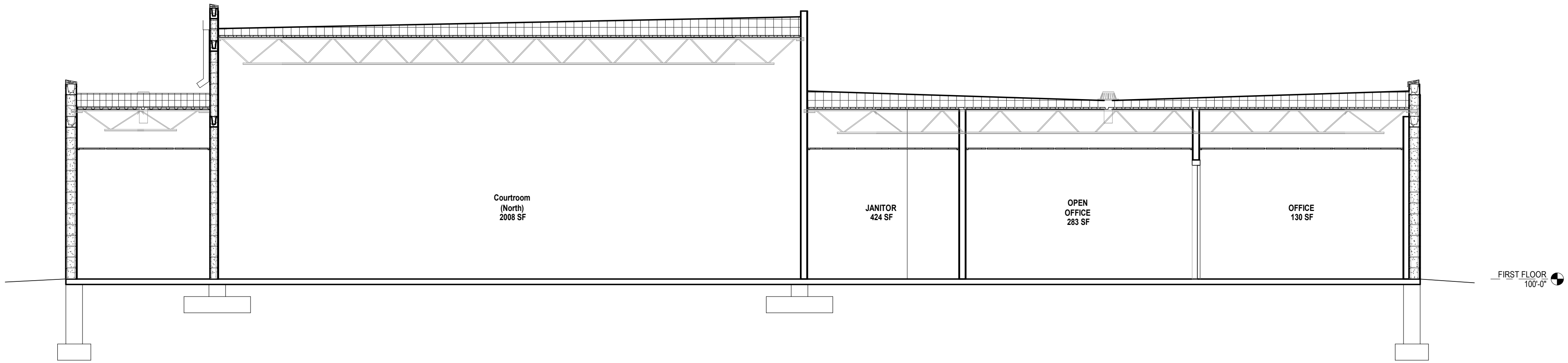
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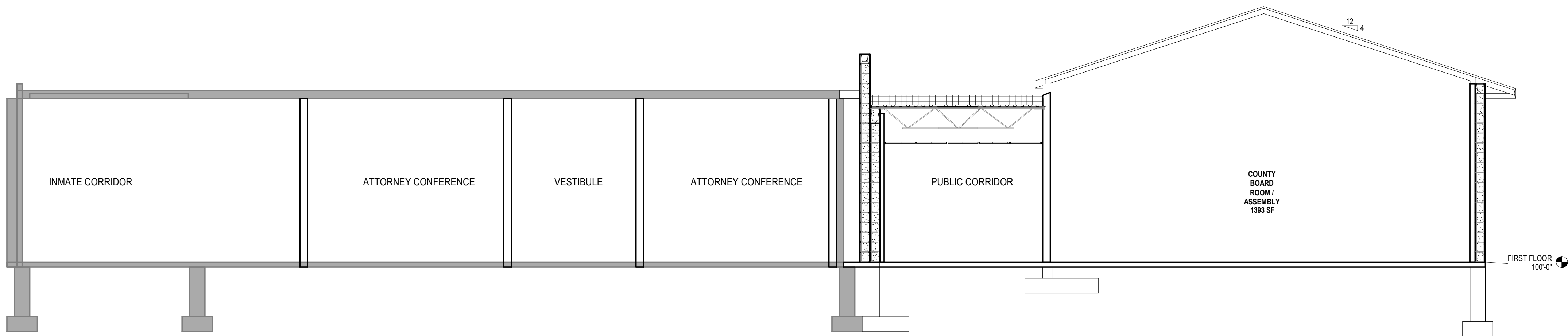
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SECTION KEYNOTES	
KEY	DESCRIPTION



1 SECTION THROUGH NEW COURTROOM
1/4" = 1'-0"



2 SECTION THROUGH BOARD ROOM
1/4" = 1'-0"



Venture Architects
212 NORTH 29th STREET
MILWAUKEE, WI 53212
TEL 414.571.3389
www.venturearch.com

Consultants:

Reference:

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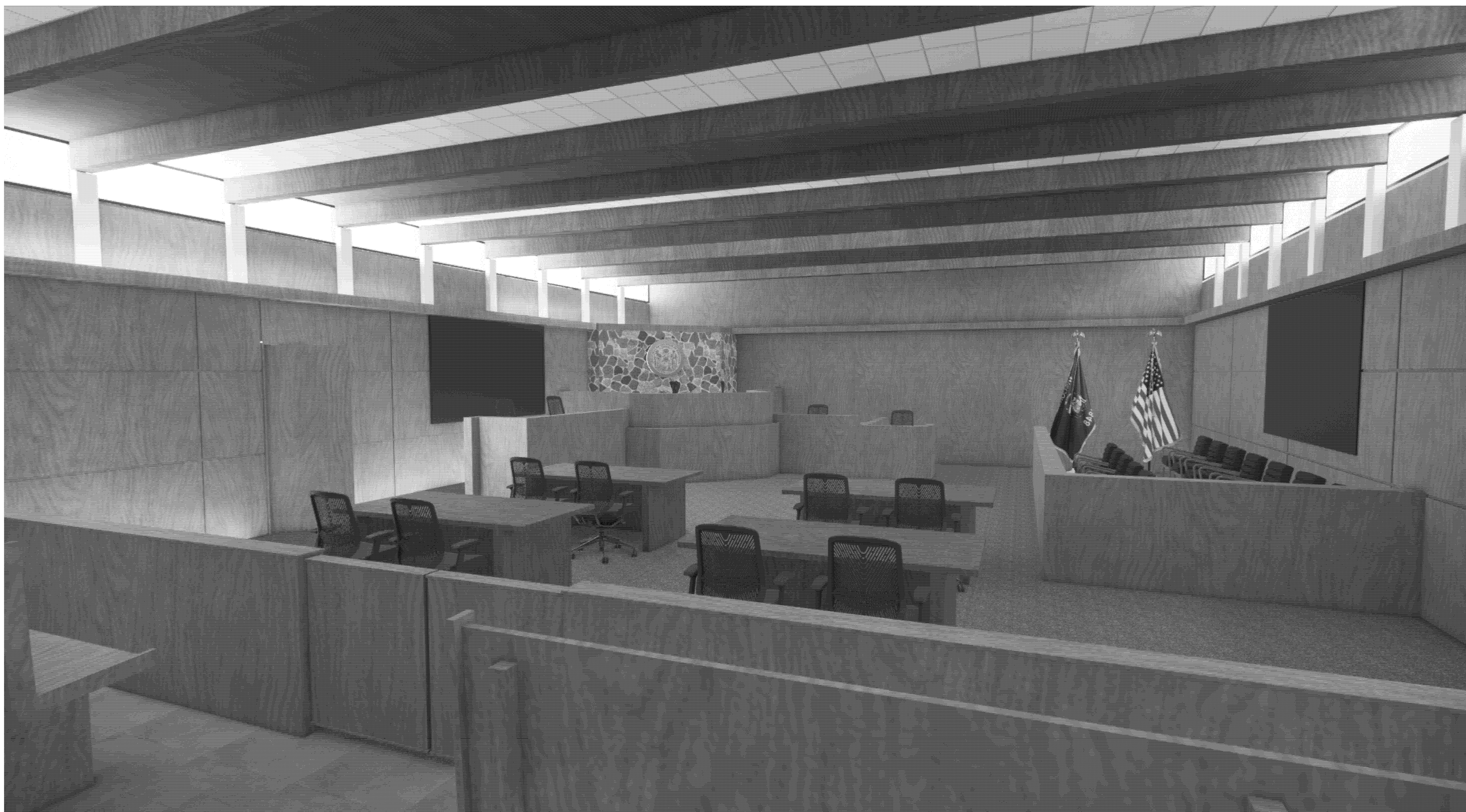
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BUILDING SECTIONS

Revisions:

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Sheet Number	A501



Consultants

Reference:

Sawyer County, Wisconsin
Sawyer County Courts Addition & Remodeling

10610 Main St, Hayward, WI 54843

North Courtroom

[illegible]



Consultants:

References:

Sawyer County, Wisconsin
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SOUTH COURTROOM

[illegible]

Graphic Scale	
Project Number	210032.00
Set Type	SD Package
Date Issued	08-04-2021
Sheet Number	A1102



VentureArchitects

212 NORTH 29th STREET
SUITE 200
MILWAUKEE, WI 53212
TEL 414.271.2889
www.venturearch.com

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COUNTY BOARDROOM

Revisions:

No.	Date:	Description:

Graphic:
Scale:

Project
Number:

Set
Type:

Date
Issued:

Sheet
Number:

210032.00

SD Package

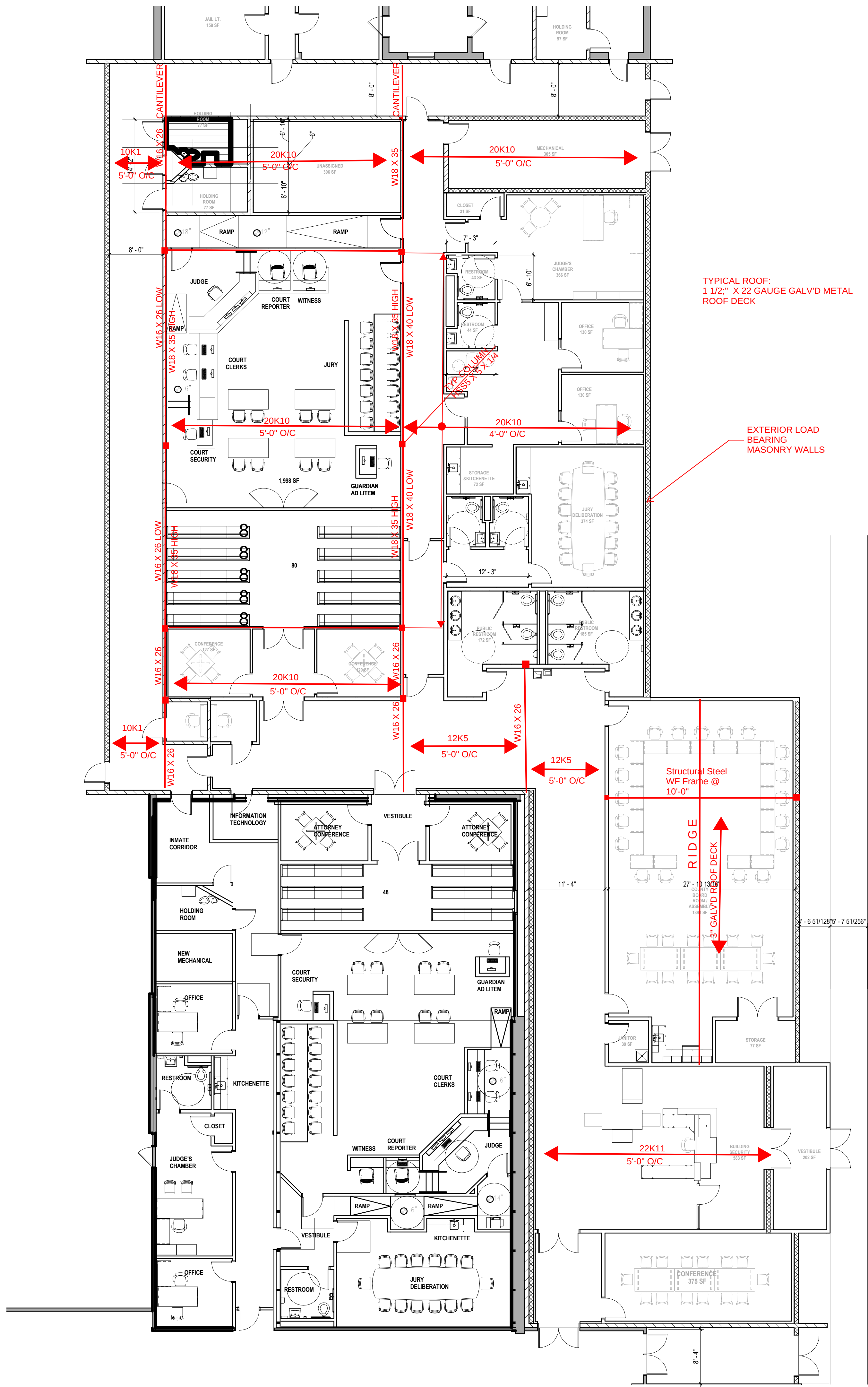
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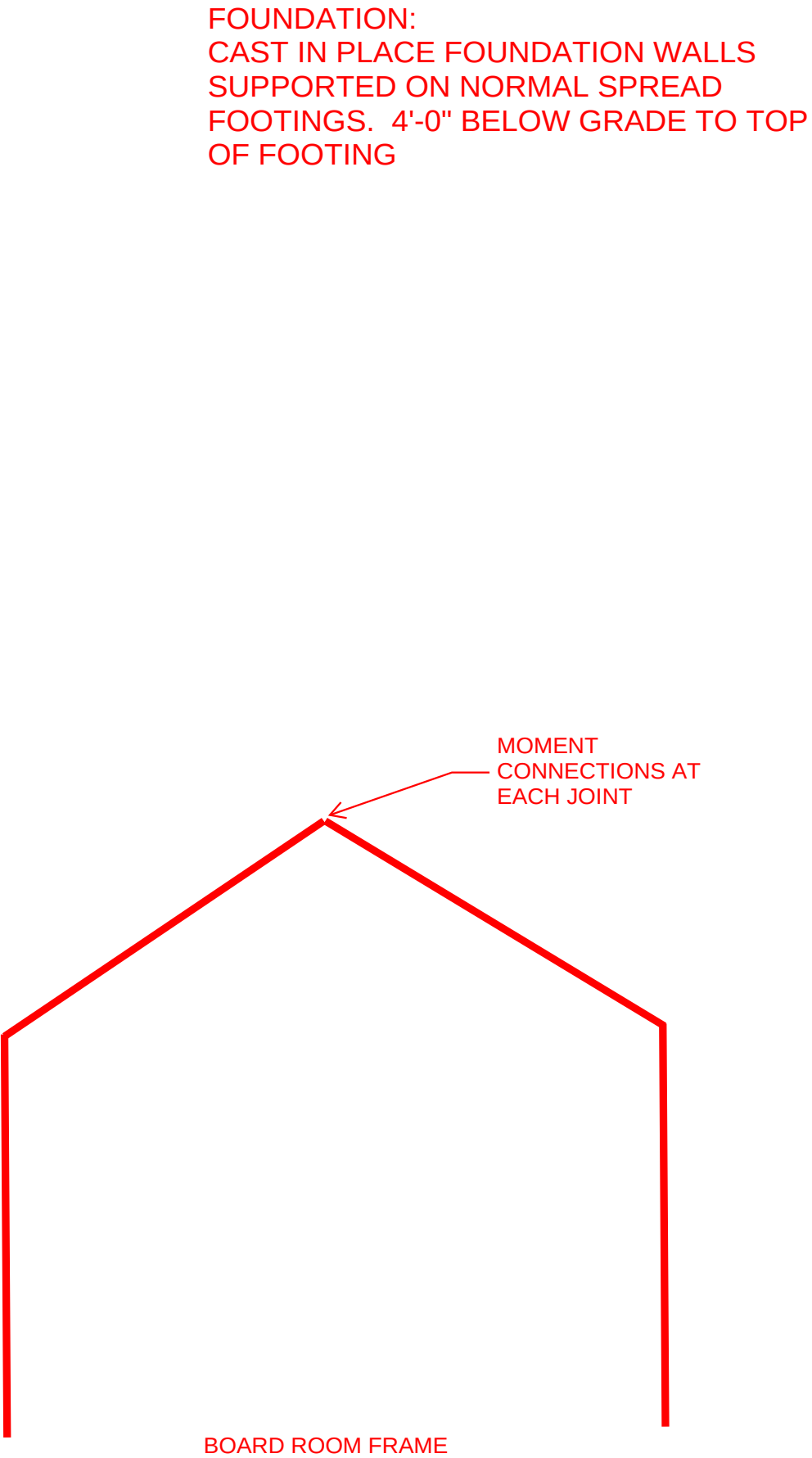
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STRUCTURAL ROOF FRAMING PLAN





212 NORTH 29th STREET
SUITE 200
MILWAUKEE, WI 53212
TEL 414.571.3189
www.venturearchitects.com

Consultants:



HARWOOD
ENGINEERING
CONSULTANTS, LTD.
212 North 21 Street, Milwaukee, Wisconsin 53203
414.478.1414, 414.478.0777, www.harwoodeng.com

Reference:

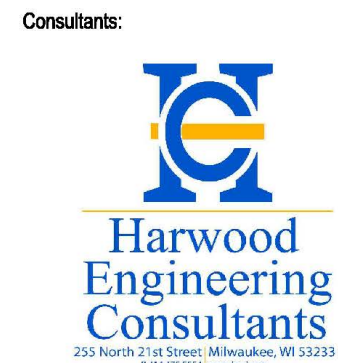
Sawyer County, Wisconsin
Sawyer County Courts Addition & Remodeling

Sheet Title

STRUCTURAL ROOF FRAMING PLAN

Revisions:		
No.	Date:	Description:

Graphic Scale	
Project Number	210032.00
Set Type	SD Package
Date Issued	08-04-2021
Sheet Number	S1.0



Sawyer County, Wisconsin
Sawyer County Courts Addition & Remodeling

10810 Main St, Hayward, WI 54843

Sheet Title
**CONCEPTUAL
SITE, LANDSCAPE & UTILITY PLAN**

Revisions:		
No.	Date:	Description:

Graphic Scale:	SCALE: 1" = 20'	North
Project Number:	210032.00	
Set Type:	SD Package	
Date Issued:	08-04-2021	

Sheet Number
C1.10



Sawyer County – Courts Addition & Remodeling

Basis of Design

HVAC, Electrical, Telecommunications, Lighting, Plumbing,
Fire Protection, Civil and Landscape Architecture

Venture Project No. 210032.00

August 4, 2021 (Revised 8/11/21)

Prepared by

Venture Architects

212 North 25 St., Milwaukee, WI 53233
414.271.3359 • www.ventarch.com

Harwood Engineering Consultants

255 North 21st Street, Milwaukee, WI 53233
414.475.5554 • www.hecl.com

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C. Electrical Systems	13
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E. Lighting	17
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H. Civil	24
I. Landscape Architecture	27
Appendix A – Interiors General Narrative	
Appendix B – Mechanical Cut Sheets	
Appendix C – Lighting Cut Sheets	



**Sawyer County
Courthouse Addition**

Architectural Basis of Design

10 PROJECT DESCRIPTION

1010 Project Summary

- A. The project is to construct an approximately 12,755 square foot addition to the existing Courthouse Building. The addition will include an added Courtroom, a new Board Room, a conference room and associated spaces. A portion of the existing building and jail will be altered; this includes the existing courtroom and support spaces and jail spaces. The addition will connect the Courthouse with the Jail and close the street. The location of the building is 10610 Main Street in Hayward, Wisconsin.

20 PROPOSAL, BIDDING AND CONTRACTING

2010 Delivery Method

- A. Venture Architects has been selected as the Designer of Record. Miron Construction has been hired as the Construction Manager At Risk.

A SUBSTRUCTURE

- A. This system includes all work below the lowest floor construction and the enclosing horizontal and vertical elements, together with the necessary mass excavation and backfill.

A10 Foundations

A1010 Standard Foundations

- A. Continuous wall footings around the perimeter of the building and full foundations at exterior stoops.

A1030 Slab on Grade

- A. Standard 5" slab on grade supported by fill with minimum 15 mil. heavy vapor barrier.

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B SHELL

- A. This system includes all structural slabs, and decks and supports above grade. Note that the structural work will include both horizontal items (slabs, decks, etc.) and vertical structural components (columns and interior structural walls). Exterior load bearing walls are not included in this system; see B2010, Exterior Walls. **8/11/21 CMU load bearing walls will be considered as an alternative shell.**

B10 Superstructure

B1010 Floor Construction

- A. Since the building is single-story slab on grade, the floor construction is indicated in A1030.

B1020 Roof Construction

- A. The structural frame consists of sloping steel trusses, joists and deck, except over the Board Room, which is sloped beams and deck.

B20 Exterior Enclosure

B2010 Exterior Walls

- A. The exterior enclosure will include a cementitious lap siding field with accent areas of **natural** stone veneer (to match the existing building).
- B. The exterior wall back up construction will be steel studs. **8/11/21 CMU load bearing walls will be considered as back wall construction.**
- C. The perimeter wall construction will consist of rigid polyisocyanurate foam throughout. The system will be based on the Dow Thermax wall system.
- D. Prefinished extruded aluminum copings will be provided at the edges of the entire perimeter roof.

B2020 Exterior Windows

- A. Fixed anodized aluminum storefront windows with thermal break and 1" high-shaded thermal, triple pane glazing, based on Wausau Windows InVent.

B2030 Exterior Doors

- A. Anodized aluminum storefront doors with anodized aluminum frames (based on Special Lite SL-17) at public and staff entrances.
- B. FRP panel doors with anodized aluminum frames at all other perimeter doors.
- C. Exterior door hardware to be standard. Provide continuous hinges on high frequency exterior doors.
- D. Hardware to conform to Sawyer County standards.
- E. Where indicated, center mullions to be keyed removable.



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B30 Roofing

B3010 Roof Coverings

- A. White or gray fully adhered EPDM roof system on minimum of 6 inches of polyisocyanurate insulation.
Insulation slopes at perimeter areas and drains.

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C INTERIORS

C10 Interior Construction

C1010 Partitions

- A. Fire Ratings: a 2-hour fire rating is required at separated areas indicated in the floor plans.
- B. Fixed Partitions: 3-5/8" metal studs with 5/8" mold-resistant gypsum board throughout. Partitions to include batt insulation between studs. Gypsum board to extend to roof deck throughout.
- C. 8/11/21 Acoustic considerations will be considered where court rooms and judicial offices are adjacent to public areas.

C1020 Interior Doors

- A. Standard interior door to be stained solid core flush doors (species to be determined) with hollow metal frames and standard hardware. Select doors may have narrow vision lite.
- B. Some closed offices to have transoms in frames to allow for exterior daylight infiltration.

C1030 Specialties

- A. Standard soap dispensers, toilet paper holders, paper towel dispensers and ~~electric hand dryers~~, grab bars, mirrors and solid plastic toilet partitions and urinal screens.
- B. Soap dispensers, toilet paper holders and paper towel dispensers to be Owner provided, Contractor installed.
- C. Interior directional and per-room signage with interchangeable signage at offices.
- D. Semi-recessed fire extinguisher cabinets throughout.
- E. Solid plastic corner guards with aluminum mounting channels at all drywall outside corners.

C20 Stairs

C2010 Stair Construction

- A. As a single-story building, stairs are not included.

C30 Interior Finishes

C3010 Wall Finishes

- A. Gypsum Wallboard Finishes (GWB)
 - 1. 5/8" mold resistant GWB throughout.
 - 2. Level 4 finish.
 - 3. One coat primer and two coats paint throughout.
- B. All other interior finishes are included in Appendix A (Interiors General Narrative)



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E EQUIPMENT AND FURNISHINGS

E10 Equipment

E1090 Other Equipment
A. None.

E20 Furnishings

E2010 Fixed Furnishings
A. Manual roller shades in windows that are not clerestory; powered if clerestory.

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Mechanical (HVAC) Basis of Design

M1. System Description

- A. Building Automation System (BAS) shall be Automated Logic Direct Digital Control (DDC) to be integrated into County's current network. High quality thermostats +/- 2-degree accuracy will be used. Control of the thermostats will be through the BAS system and not at the individual thermostats.
- B. Air Handlers will be designed based on custom equipment with service vestibule.
- C. Boilers shall be designed based on Cleaver Brooks and Lochinvar heavy commercial high efficiency equipment.
- D. There will be no humidification for the facility. Air conditioning equipment will dehumidify the facility.
- E. Commissioning of all systems will be performed by third party prior to turning systems over to the County.
- F. There will be no compressed air requirements for the HVAC Control System.
- G. Roll up or double wide doors will be inside equipment room, to allow equipment access in and out.
- H. Will look into Energy Recovery Unit as an option. Will implement system if payback is 7 years or less.

M2. Design Parameters

- A. Building Envelope, Temperatures and Ventilation Rates
 - 1. Inside Winter Design Temperature: 70°F
 - 2. Inside Summer Design Temperature: 72°F in air-conditioned areas.
 - 3. Outside Design Temperatures in accordance with Wisconsin State Code
 - a. Summer: 86°F DB, 75°F WB
 - b. Winter: -25°F
 - 4. Outdoor Ventilation Rates based Wisconsin State Code; demand-controlled ventilation where dictated by code.
 - 5. Indoor Relative Humidity:
 - a. Summer: 50% to 55% RH Design target
 - b. Winter: Building is not humidified in winter.
 - 6. A sound NC level of 30 – 35 shall be maintained in occupied areas.
 - 7. U-Values
 - a. Roof: 0.028 Btu/h*ft²*F
 - b. Exterior Walls: 0.051 Btu/h*ft²*F
 - c. Doors: 0.37 Btu/h*ft²*F
 - d. Windows: 0.29 Btu/h*ft²*F, 0.45 SHGC
- B. Piping
 - 1. Size piping for 300 to 400 mil in per foot, 2.5 to 3.5 ft. pressure drop per 100 linear feet.

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2. All control valves to be sized at 3 psig maximum pressure drop, with CV rated at 1.5 or larger.
3. Ball valves shall be used on piping 2-1/2" and smaller. Gate valves shall be used on piping 3" and larger.
4. Isolation at each floor metal braid pump connector.
5. Hot water:
 - a. 140°F supply
 - b. 120°F return
- C. Ductwork
 1. Ductwork to be sized at 0.08" to 0.10" inch pressure drop per 100 feet.
 2. Sensitive areas and areas with combustibles in the ceiling plenum to be ducted returns. Circulation areas to be plenum.

M3. Air Distribution Systems

- A. The HVAC system will consist of one heavy commercial grade custom Roof Top Air Handling Unit double wall 3" insulation with a fan array style supply and return, with each fan array controlled via minimum two (2) variable frequency drives, face and bypass hot water heating coil and Direct Expansion Cooling along with MERV 8 & 13 filtration. Each fan in the fan array will be supplied with a backdraft damper to permit continued operation with the remaining operating fans in the event a fan goes down. AHU will be serviceable on roof through a service vestibule.
- B. Air distribution will utilize Variable Air Volume air terminals with hot water reheat coils. Multiple rooms sharing the same thermostat and having the same exposure and occupancy type will be limited to maximum of 3 rooms - see drawing for zoning layout. Rooms with exterior exposure will utilize parallel fan-powered terminals for effective heating output and efficiency.
- C. Zoning control will not utilize sensors used for lighting but will have their own dedicated monitored BAS Occupancy sensors. The control goes into unoccupied mode where the air supply terminal box will go full closed when personnel are not in the area. If the set down temperature in winter or the set-up temperature in summer is exceeded, the air terminal will go to minimum flow and maintain setpoint. When a person returns to area after a 3-minute time delay, the system returns to occupied mode. Areas will have sensor added by Mechanical Contractor. Note that rooms with exterior exposures with fan-powered VAV terminals can heat in winter when the VAV damper is closed to save energy.
- D. Data rooms will be served by the main air handling system. Each room will have ductless mini-split type standalone backup system separate from the main air handling unit. The backup system will operate during nights, weekends, or any time the main air handling systems are not operational. The main air handling system will operate at a higher efficiency and lower cost during occupied times. Based on equipment heat load, it will be determined which is required: an air transfer fan or mechanical cooling. The back-up cooling system will be on emergency power.

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- E. Provide bi-directional slot air diffusers over exterior glass near locations where people will sit. Air is directed down along the glass when in heating mode, and automatically changes to be directed across the ceiling when cooling. This will eliminate the need for finned pipe radiation at wall.
- F. Vestibules will have fan powered hot water terminals or cabinet unit heaters for heating.

M4. Heating Systems

- A. Two (2) boilers, each sized to handle 100% of the building. Pumping interface will include a primary/secondary design with a dedicated primary pump for each boiler. Secondary pumping for building terminals and radiation (i.e. unit heaters, convectors, cabinet unit heaters) shall have two pumps in parallel for 100% redundancy and variable speed drives.
- B. Hot water heating system will be high efficiency high mass condensing boilers providing approximately 96% efficiency (versus typical 80-85% efficiency). Design heating water temperatures will be designed to optimize boiler efficiency.
- C. Pumps will be Bell & Gossett.
- D. Water distribution systems shall have multiple shut off valves to allow for repair work without having to shut off or drain large sections of the building. Ball valves will be used on 3" and smaller piping, butterfly on 4" and larger. Facilities staff to confirm this.
- E. Variable Frequency drives will match all drives used in County.

M5. Temperature Controls

- A. Provide a complete system of direct digital controls. (See minimum point notes.)
- B. Incorporate new building controls into existing control overlay operated by the County.
- C. Workstation in boiler mechanical room.
- D. Minimum System Points Listing
The following minimum points shall be incorporated into the DDC Control System as a minimum basis for each custom Air Handling Unit System:
 - 1. Zone Temperature (Timed Override and Cancel)
 - 2. Supply Air Temperature
 - 3. Outdoor Air Temperature
 - 4. Return Air Temperature
 - 5. Outside Air Relative Humidity
 - 6. Return Air Relative Humidity
 - 7. Damper Position
 - 8. Local Minimum Damper Position (OA)
 - 9. Supply Air Temperature Setpoint Adjustment
 - 10. Actual Power Exhaust Setpoint
 - 11. Supply Fan Mode
 - 12. Duct Smoke Detection Alarm
 - 13. Supply Air CFM

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14. Return Air CFM
15. Hot Water Valve Position (% open)
16. Chilled Water Valve Position (% open)
- E. The following points shall be incorporated into the DDC System as a minimum basis for each Hot Water System:
 1. Supply Water Temperature
 2. Return Water Temperature
 3. Boiler Activation Sequence
 4. Pump Status
 5. Low Water Condition
 6. Boiler / Chiller Run Time
 7. Pump Flow Failure
 8. Boiler on/off status
- F. The following points shall be incorporated into the DDC Control System as a minimum basis for exhaust fan (DDC controlled) Control:
 1. Fan Mode
- G. The following points shall be incorporated into the DDC Control System as a minimum basis for the Energy Recovery Unit:
 1. Zone Temperature (Timed Override and Cancel)
 2. Supply Air Temperature
 3. Supply Air Temperature Setpoint Adjustment
 4. Exhaust Air Temperature
 5. Outside Air Temperature
 6. Supply Fan Mode
 7. Supply Air CFM
 8. Exhaust Air CFM
 9. Hot Water Valve Position (% open)
 10. Chilled Water Valve Position (% open)
- H. The following points shall be incorporated into the DDC Control System as a minimum basis for VAV terminal units:
 1. Reheat Coil Valve (% open)
 2. Damper Position (% open)
 3. Room Setpoint
 4. Discharge Temperature (°F)
 5. Supply Air CFM
 6. Occupied / Unoccupied Mode

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- I. The following points shall be incorporated into the DDC control system for the Data / Server Rooms:
 - 1. Space Temperature
 - 2. Space High Temperature Alarm
- J. The following points shall be incorporated into the DDC control system for the metering points:
 - 1. Gas Consumption
 - 2. MSB Electric Consumption
 - 3. MSB Peak Electric Demand

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Electrical Systems, Telecommunications and Lighting Basis of Design 8/11/21 E1-E6 updated

E1. Power Distribution

- A. The utility company serving power to this facility is Xcel Energy. A new oil filled utility transformer shall provide a 208Y/120V, 3 phase, 4 wire service. Surge suppression equipment shall be installed at the service entrance equipment to help protect the building's electrical system.
- B. Preliminary Electric Service size shall be 1200-1600 Amps at 208Y/120V, 3 phase, 4 wire. (Approximately 20,000 square feet of new construction.) This service will also serve the existing main distribution equipment in the existing building.
- C. Manufacturer: Square D, GE, Cutler-Hammer
- D. Mechanical, plumbing, equipment and receptacle loads shall be served from local 208Y/120V, three phase branch circuit panelboards.
- E. Aluminum conductors are acceptable for feeders larger than 100 Amps.
- F. Conduit and junction boxes will be color coded for ease of identification.
- G. Labeling of wiring devices will be provided on the front of the cover plate.

E2. Fire Alarm System

- A. An addressable Audible Fire Alarm System shall be installed per current NFPA 72 and 92 standards. The system shall include manual stations, strobes, speaker/strobes, smoke/heat detectors, and remote annunciator. Smoke duct detectors shall be provided at air handling systems where required. System will be designed to accommodate future expansion into the existing buildings.
- B. Fire Alarm System shall monitor sprinkler flow/tamper switches, standby generator, and any Fire Suppression Systems used in the building. System may be monitored by the Central Station. The Local Fire Chief/Inspector shall be contacted to determine operation and location requirements.
- C. System shall have voice capability to make (mass notification) emergency announcements, such as tornado alerts.
- D. Free-air cabling is permitted.
- E. Manufacturer: Simplex Grinnell, Siemens and EST.

E3. Generator

- A. An exterior standby generator shall provide emergency power for the entire building. Location will be determined at a later date. Life-safety branch includes egress lightings and Fire Alarm system components.
- B. All automatic transfer switches will be open transition type.
- C. The type of fuel shall be diesel.
- D. Acceptable manufacturers: Caterpillar, Onan, Generac and Kohler.
- E. A cam-lock style switch will be provided that can accommodate a connection to a portable generator, and load bank testing of the permanent generator.

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E4. Uninterruptible Power Supply (UPS)

- A. Some equipment must remain on at all times. Rack mounted UPS power will be more practical for this building. Loads that will require a UPS System and backed up by the emergency power system are the IT System and Owner's Telephone System.

E5. Wireless Clock System

- A. A wireless system shall be considered. This system would receive time information from the National GPS for accurate display of local time.
- B. Acceptable manufacturer: Primex. A pre-bid assessment may be required to evaluate the appropriate number of antennae required for proper coverage.

E6. Miscellaneous

- A. Hardwired faucets and flush valves shall be provided.

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**Telecommunications
Design Concept Narrative**

T1. General

- A. Provide/Install new telecommunications conduits and pathways for Cat.6 wiring for all new network outlets/devices. Wireless access points to be wired with Cat.6A wiring.
- B. Provide/Install copper and fiber backbone from existing Main Equipment Room (MER) to (1) new Telecommunications Room (TR). New cabling may be installed back to other existing TR's.
- C. All network appliances will be provided and installed by Owner. Examples: Routers, Switches, Phones, Computers, Wireless Access Points, TV's, Monitors, Projectors, Room Schedulers, etc.

T2. Duress

- A. Provide/Install new duress button devices and associated wiring back to existing duress system.
- B. Duress buttons will be defined by part number to match existing.
- C. Owner security company (not part of this contract) to tie in/program new duress buttons into the existing system.
- D. If allowed, we could reference the security contractor in the bid documents to have their portion of the work included in the overall project.

T3. Paging

- A. Provide/Install new paging speakers that tie into the existing building paging system. New amplification may be required.
- B. Paging speakers may be ceiling and wall mounted where required.
- C. System is based on 70 volt unless otherwise noted.
- D. Based on design requirements we may be able to have the paging system be incorporated into the fire alarm system. Additional information will be required to make this determination.

T4. Video Surveillance

- A. Provide/Install new telecommunications conduits and pathways for Cat.6 wiring for all new cameras required.
- B. Owner's security company (not part of this contract) to provide/install all security cameras and mounting hardware for a working system.
- C. Owner's security company (not part of this contract) to tie the new cameras to the existing working networked system. This includes all software and hardware recording requirements.
- D. If allowed, we could reference the security contractor in the bid documents to have their portion of the work included in the overall project.
- E. All switch ports (POE) to be provided and installed by Owner.

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T5. Access Control

- A. Provide/Install new telecommunications conduits and pathways for Cat.6 and/or multi-conductor cabling for all new access-controlled doors.
- B. Division 08 (Door Hardware) to provide/install all electrified latches.
- C. Provide/Install all conduits and pathways for all new Access Control devices. Devices: Door Strike, Card Readers, Door Status Switch, Request To Exit.
- D. Owner security company (not part of this contract) to provide/install all devices listed above in item T5-C.
- E. Owner security company (not part of this contract) to tie the new doors into the existing working networked system. This includes all software and hardware requirements.
- F. If allowed, we could reference the security contractor in the bid documents to have their portion of the work included in the overall project.

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Lighting
Design Concept Narrative

L1. General

- A. The lighting layout shall comply with the latest version of the Energy Code as adopted by Wisconsin; ASHRAE 90.1-2013 | IECC 2015.
- B. Lighting levels (measured in footcandles) shall be derived from the recommendations set by the Illuminating Engineering Society of North America (IESNA).
- C. Exterior lighting shall comply with local municipal zoning ordinances for source type, Kelvin color temperature, light levels, glare/spill light control, mounting heights, etc.
- D. In general, LED fixtures shall be utilized. These fixtures shall be of modular design, come standard with DCC dimming drivers, and follow IESNA LM-79 and LM-80 requirements. Incandescent, halogen, compact fluorescent, linear fluorescent and HID sources shall not be utilized.
- E. Light fixtures shall be specification grade or better. All fixtures shall be UL/ETL listed, and be complete with light modules, drivers, mounting hardware, accessories, etc. for a complete operating system per code and manufacturer's recommendations.
- F. Lighting shall be controlled via line voltage dimming switches with occupancy sensor override. Sensors shall be dual technology type with adjustable settings for time delay and sensitivity. Ceiling mounted occupancy sensors shall be supplied with an auxiliary set of contacts for HVAC load control as required.
- G. Control for all exterior lighting shall be via a timeclock system for time of day controls with keyed low voltage override switches. This includes all building mounted lighting and all site/roadway lighting.
- H. Dimming controls, down to a minimum of 1%, shall be provided where appropriate and/or where required by code.
- I. Provide single and double-faced LED exit signs along the path of egress as defined by the Architect, and to comply with the egress code. Signs in public spaces shall be edge-lit type; signs in back of house staff areas shall be thermoplastic type.
- J. Life Safety egress lighting shall be provided along the path of egress as defined by the Architect using normal fixtures wired to the generator for emergency backup power to achieve an average of not less than 1.0 footcandles, a minimum of not less than 0.1 footcandles, and a max:min ratio of 40:1 or better. Lighting located outside exterior doors shall be wired to the generator for exit discharge illumination, complete with redundancy (multiple fixtures, sources, drivers) as required by code.
- K. Decorative fixtures (pendants, sconces, etc.) shall be considered where appropriate.
- L. Interior accent lighting via LED adjustable recessed downlights, track lighting, and/or linear wall graze/wash fixtures shall be utilized for display walls, feature areas, signage, etc. Quantities and locations to be determined.
- M. Exterior accent lighting via LED ground and/or building mounted flood and spotlights shall be utilized to highlight unique materials, feature areas, signage, etc. Quantities and locations to be determined.
- N. LED undercabinet lighting shall be provided as required/desired by owner.

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- O. Type "RA" LED Recessed Downlights and/or Type "LA" Linear Recessed Fixtures shall be considered in courtrooms for general ambient illumination. Decorative fixtures and/or accent lighting shall also be considered where appropriate.
- P. Type "BC/AC" 2x2/2x4 Architectural LED Troffers Fixtures shall be considered for office and staff spaces.
- Q. Type "BB/AB" 2x2/2x4 Edge-Lit LED Panel Troffers shall be considered for storage rooms, electrical/mechanical rooms, and other similar type back-of-house spaces with lay-in-grid ceilings. Type "FA" LED Striplights and/or Wraparounds shall be considered for those same space types if gyp ceilings or exposed structure occurs.
- R. Type "RA" LED Downlights (Recessed or Cylindrical) shall be considered for lobbies. Decorative fixtures and accent lighting shall also be considered.
- S. Type "RA" LED Downlights or Type "BC" 2x2 LED Troffers shall be considered in corridors with decorative fixtures and/or marker lights calling out entrances to the courtrooms and other major spaces.
- T. At each stair landing, a Type "WS" ceiling or wall mounted LED linear fixture shall be considered. Fixtures shall be provided with integral occupancy sensors and step-dimming controls.
- U. 24-hour nightlights shall be provided as required/desired.
- V. Lighting circuits shall be served at 120 volts.
- W. Refer to attached packet of lighting fixture images/cut sheets. Note that fixtures provided are subject to change as the design of this project develops/progresses.

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Plumbing Basis of Design

P1. General

- A. The Plumbing Systems shall comply with the requirements of Wisconsin Administrative Code Chapters SPS 382-387 regarding materials and installation.

P2. Interior Plumbing

- A. Water Distribution
1. The existing Courts Building and Jail Building will be connected together by a common building addition.
 2. It is proposed that the water distribution for the new building addition be connected to the existing Courts Building water service at the meter location. This solution will avoid routing piping through the existing jail to avoid disruption of existing operations.
 3. Sections of existing galvanized piping at the meter will be replaced at the new connection point.
 4. Water is pre-softened by the water utility; therefore, water softener should not be required.
 5. Water pressure is approximately 65 psi; therefore, booster pumps should not be required.
 6. The new water distribution system will be routed above ceilings extended to new plumbing fixtures. Obsolete piping located below existing slabs will be drained, capped, and abandoned in place.
 7. The Water Distribution System shall be a three-pipe configuration: hot water, hot water return, and cold water systems.
 8. Hot Water Distribution will be supplied from a central sealed combustion gas fired water heater, with a distribution system designed with circulated zones where required, to maintain proper code compliant twenty-five foot maximum runs.
 - a. The water heater will be located within the new Boiler Room. Venting will be through the roof.
 9. Hot water to sensor faucets shall be tempered at the point of use with mixing valves and individual supply checks on each supply to the mixing valves.
 10. All water distribution pipe and fittings shall be insulated with fiberglass insulation and labeled.
 11. Shut off valves shall be two-piece full port valves for 2-1/2" and smaller piping. Valves 3" and larger shall be gate valve type. All valves shall be tagged and numbered. Each group of fixtures shall have isolation valves.
 12. Exterior wall hydrants shall be provided at each new building elevation as coordinated with landscaping.
 13. Cold water hose bibbs shall be provided in all Mechanical / Boiler Rooms.
- B. Sanitary Drainage
1. A new 4" lateral shall be extended to municipal sewer in the street.
 2. Sanitary drainage shall be extended to all fixtures.
 3. Floor drains shall be provided in Toilet Rooms and Mechanical / Boiler Rooms.

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- C. Storm Drainage
 - 1. Roof conductors shall be routed from new roof drains to the building storm sewer connecting to site provided lateral(s). Back water valves shall be provided at each clearwater water connection receiving HVAC condensate waste, with ample room to access to check valves for servicing. Horizontal roof conductors shall be insulated with fiberglass insulation.
- D. Plumbing Fixtures
 - 1. Stainless steel sinks shall be provided at Kitchenette and Break Rooms.
 - 2. Lavatory faucet types and locations:
 - a. Sensor Operation throughout
 - Hard wired with plug-in outlet style adapters.
 - b. Courtroom holding areas: Stainless steel penal fixtures, with electronic valves. Valve operation to be controlled with a wall switch outside of Holding Room.
 - 3. Flush valve types and locations:
 - a. Sensor Operation throughout, except holding areas.
 - Sensor type - hardwire
 - b. Courtroom holding areas: Stainless steel penal style fixtures with electronic control. Flush valve operation to be controlled with a wall switch outside of Holding Room.
 - 4. Wall hung washdown urinals.
 - 5. Floor mounted water closets.
 - 6. Lavatories shall be integral, with solid surface counters or wall hung china, as directed by Owner / Architect.
 - 7. Electric water coolers with bottle fill and water filters shall be located per architectural plans.

P3. Plumbing Specialties

- A. Floor Drains
 - 1. Manufacturers: Josam, Smith, Wade, Zurn, Sioux Chief or preapproved equal by Owners and Engineer.
 - 2. Finished Spaces: Nickel bronze strainer, Public bathrooms with tile - provide square strainers.
 - 3. Mechanical / Boiler Rooms: cast iron or ductile iron grate
- B. Cleanouts
 - 1. Manufacturers: Josam, Smith, Wade, Zurn, Sioux Chief, or preapproved equal by Owners and Engineer.
 - 2. Finished Spaces: Nickel bronze cover
 - 3. Mechanical / Boiler Rooms: Cast iron or ductile iron cover
- C. Wall Hydrants
 - 1. Manufacturers: Woodford or preapproved equal by Owners and Engineer.
 - 2. Freeze Proof automatic draining with backflow preventer outlet

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- D. Hose Bibbs
 - 1. Manufacturers: Chicago Faucet, Plumbing Creations Incorporated, Woodford, Zurn, or preapproved equal by Owners and Engineer.
 - 2. Bronze construction with backflow preventer outlet
- E. Roof Drains
 - 1. Manufacturer: Josam, Smith, Wade, Zurn, Sioux Chief, or preapproved equal by Owners and Engineer.
 - 2. Adjustable, cast iron body sump receiver with cast iron dome, under deck clamp.

P4. Valves

- A. Ball Valves (2-1/2" and smaller)
 - 1. Manufacturers: Nibco, Apollo, Hammond, or preapproved equal by Owners and Engineer.
 - 2. Three piece, full port, bronze body
- B. Gate Valves (3" and larger)
 - 1. Manufacturer: Nibco, Apollo, Hammond or preapproved equal by Owners and engineer.
 - 2. Cast iron body, stainless steel shaft, EPDM resilient seal, EPDM seals, bronze disc, lug type
- C. Balance Valves (Hot Water Return)
 - 1. Manufacturer: Bell & Gossett Circuit setter type
- D. Check Valves
 - 1. Manufacturers: Nibco, Apollo, Hammond, Zurn or preapproved equal by Owners and engineer.
 - 2. Spring loaded for domestic water supply systems only and swing type, bronze body, Y pattern, threaded ends

P5. Water Distribution Piping

- A. Type "L" copper tubing, solder joints.

P6. Sanitary, Storm and Clear Water Drainage Piping

- A. Storm, clear water and sanitary above ground shall be cast iron in plenum spaces and Schedule 40 PVC elsewhere. Storm below grade, clear water below grade, clear water vent system, and sanitary vent system shall be Schedule 40 PVC.

P7. Plumbing Equipment

- A. Water Heaters
 - 1. Manufacturers: AO Smith Cyclone type, high efficiency, sealed combustion gas
- B. Circulating Pumps
 - 1. Manufacturers: Bell & Gossett, Grundfos
 - 2. System self-lubricated type, bronze construction.

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P8. Plumbing Fixtures

A. Manufacturers

- Vitreous china type wall hung water Closets, Urinals: Kohler, American Standard
- Lavatories: Vitreous china wall hung or solid surface integral with countertop, as directed.
- Water Closet Seats: Bemis, Beneke, Olsonite
- Manual Faucets: Chicago Faucet or preapproved equal by Owners and Engineer.
- Sensor Faucets: Sloan, Chicago Faucet
- Drains: Chicago Faucet, McGuire (heavy duty type only)
- Sensor Flush Valves: Sloan, Zurn
- Traps: McGuire, Dearborn, Engineered Brass Company (17 gauge min.)
- Carriers & Supports: Josam, Smith, Wade, Watts Drainage, Zurn
- Stainless Steel Sinks: Elkay, Just
- Mop Basins: Fiat, Mustee, Kohler, American Standard, or preapproved equal by Owners and Engineer.
- Electric Water Coolers: Elkay, Haws, Acorn
- Supplies & Stops: Chicago Faucet, McGuire – heavy duty type
- Stainless Steel Penal Fixtures: Acorn, Willoughby

P9. Plumbing Sustainability

A. Water Efficiency (WE)

- Water Use Reduction
- Water Closet (low flow) 1.6 GPF
- Urinal (low flow) 0.5 GPF
- Sink (low flow aerators) 1.5 gpm



August 4, 2021

Sawyer County Courthouse Addition
Venture Project: 210032.00

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Fire Protection System
Design Concept Narrative

FP1. General

- A. All systems shall be designed and installed in accordance with applicable NFPA requirements, Authorities having Jurisdiction, the Owner's Insurance Carrier, and state and local Codes.
- B. Extend new fire protection from existing riser room in jail to provide at a minimum coverage to new holding cells within courtrooms. **Note: Venture is pursuing a variance to omit extension of system to holding cells.**

FP2. Clean Agent Fire Suppression within Critical IT Areas

- A. FM200 per NFPA 2001.

August 4, 2021

Sawyer County Courthouse Addition
Venture Project: 210032.00

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Civil Basis of Design

C1. General

- A. The Civil Engineering design concepts will comply with the requirements of the Wisconsin Department of Safety and Professional Services (DSPS), Standard Specifications for Sewer and Water Construction in Wisconsin, Municipal Codes, and Ordinances regarding materials and installations.
- B. Utility information below is based off of the survey provided by REI Engineering, Inc.

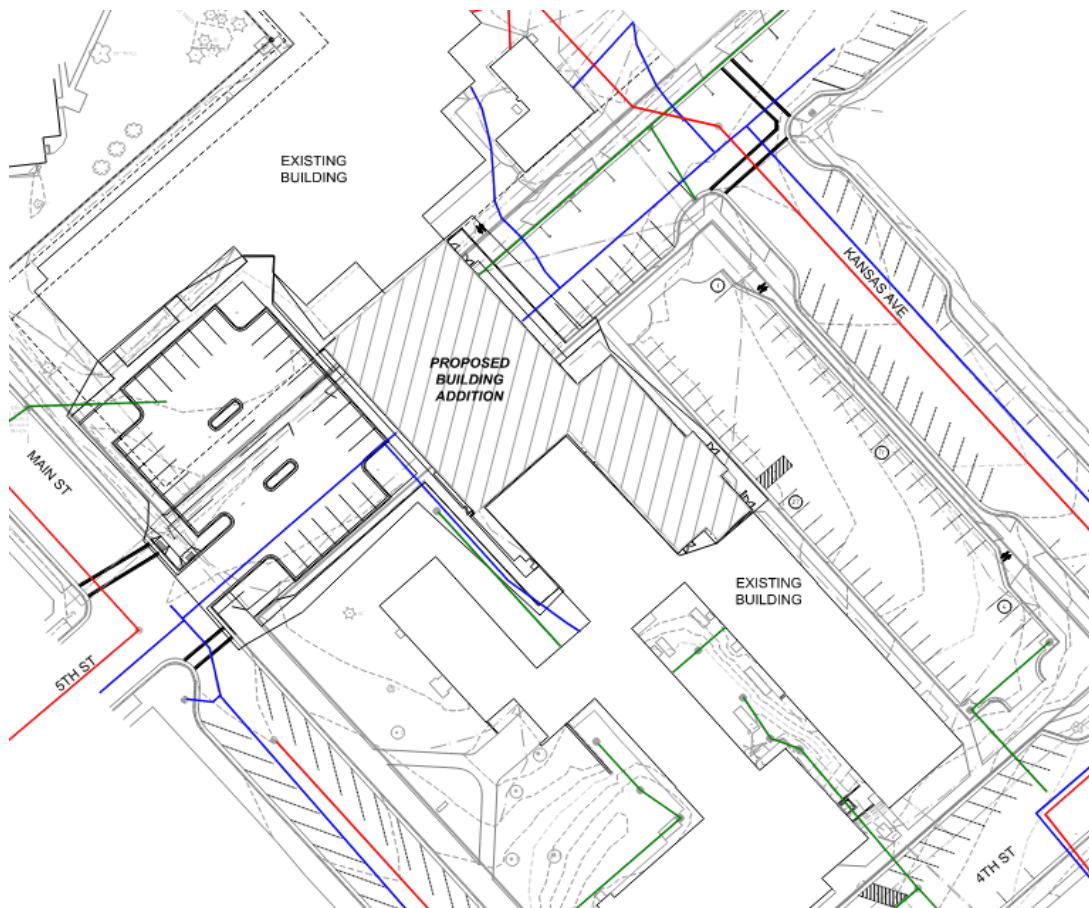
C2. Utilities (see Overall Site Utility Exhibit for Reference below)

- A. Water Services
 - 1. No new water service is planned at this time. See plumbing section for more information.
- B. Sanitary Sewer
 - 1. A new sanitary sewer lateral shall be extended to the proposed building addition to the northeast on East 5th Street, as coordinated with the Plumbing design.
 - 2. There is an existing 8" sanitary sewer line to the northeast of the proposed building location. This sewer appears to be taking the flow from the jail currently. The additional capacity in that line would need to be evaluated further to ensure there is capacity for the new Courthouse flow.
- C. Storm Sewer
 - 1. There is an existing storm sewer system on East 5th Street that runs towards the northeast. The proposed building addition will need to have a storm sewer connection to that existing system for the roof drain.
 - 2. The rest of the area drains on grade along the curb and gutter on East 5th Street to the west and south to an existing storm sewer system.
 - 3. Storm sewer will be needed for the new parking lot west of the proposed building addition and tie into the existing system on Main Street.
 - 4. It is recommended the existing storm sewer lines in the area be televised prior to design in order to determine if there are any obstructions or deficiencies.
- D. Telephone / Gas / Electric Utilities
 - 1. Existing gas and electric utilities are located in East 5th Street.
 - 2. See Mechanical / Electrical narratives for further description and location of these proposed utilities.

August 4, 2021

Sawyer County Courthouse Addition
Venture Project: 210032.00

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C3. Grading and Drainage

A. Grading

1. Preliminary estimates show a site disturbance area just under 1 acre. However, as the project design moves forward, additional information could push that disturbance over 1 acre, in which a Notice of Intent would be required along with stormwater management.
2. Erosion control will be required onsite (silt filter fence, ditch checks, topsoil pipe stabilization, inlet protection, as well as potential dewatering / sedimentation basins, if required).
3. The proposed construction area is relatively level and large elevation changes are not anticipated.

August 4, 2021

Sawyer County Courthouse Addition
Venture Project: 210032.00

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- B. Stormwater Management (Quantity and Quality Control)
 - 1. Preliminary estimates show minimal additional impervious area being added from what is currently on site.
 - 2. The majority of the existing site splits midway down East 5th Street and drains either southwest or northeast. The rest of the site drains south via curb and gutter.
 - 3. If stormwater management is needed, possible location could be the southeast corner of Main Street and 5th Street. The site stormwater system will be designed with the Sawyer County design requirements as they relate to water quantity.
 - 4. As the site relates to water quality, the majority would be viewed as redevelopment which will require water quality modeling and stormwater management design features that accomplish a 40% reduction in Total Suspended Solids (TSS) for new driveways and parking lots.

C4. Site Layout

- A. Protection from vehicles for the new building addition will need to be incorporated into the design on the east face of the building via bollards or natural features.
- B. Existing driveway and parking areas will be maintained as much as possible with the proposed building design.

August 4, 2021

**Sawyer County Courthouse Addition
Venture Project: 210032.00**

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Landscape Architecture Basis of Design

LA1. General

- A. The overall site, civil & landscape architectural design processes will be collaborative between Venture Architects, Harwood Engineering & Sawyer County staff.
- B. The site & landscape architectural design will be based on existing & proposed site conditions shown in the Civil drawings. Building floor plans will be referenced for footprints. Electrical power, circuiting & lighting content will also be referenced. Limited structural, mechanical & plumbing coordination will be needed.
- C. Landscape architecture includes full-service design including conceptual design, municipal submittals, construction documents, bid assistance and typical construction administration.

LA2. Site Design

- A. Parking & Access: Southwest parking lot and East 5th Street to be redesigned to improve circulation and access. Northeast parking lot entries to be redesigned for improved circulation and way finding. Islands are to be added at both entries along with additional sections of curb to provide proper stall and aisle spacing. The Northeast lot also to be seal coated and restriped to allow for all parking stalls to meet typical dimensions. A concrete entry plaza will also be added to the northeast parking lot to create a formal entry to the new building addition. Stalls on East 5th Street are to be restriped.
- B. Pedestrian traffic management: Overall site / landscape design needs to guide employees around the site. A sidewalk and landscape area is to be added along the north side of the building addition to create a connection point from the jail to the main courthouse entry and parking lot. Additional sidewalks to be added to the southwest parking lot to provide circulation and connections to public walks.
- C. Existing vegetation: Landscape Architect will inventory and analyze the existing vegetation to determine what can remain and/or be reused.

LA3. Planting Design

- A. Review all municipal requirements and guidelines for landscape plan approval.
- B. Landscape plan will include planting design for the proposed building addition and parking lots. Planting design will take into consideration the existing design theme for the entire site and also maintenance preferences of the county.
- C. Building foundations: Plantings (Shrubs & Perennials) to be proposed along the new foundations to soften the transition from building to ground surface and add interest to the building addition. The foundation plantings will also create a new separation/buffer from where East 5th Street has been vacated. Decorative stone is proposed along the foundation adjacent to the new entry to match the existing condition south of the new entry.



August 4, 2021

Sawyer County Courthouse Addition
Venture Project: 210032.00

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- D. Parking lot islands: Plantings (Trees & Shrubs) to be proposed in the new parking lot islands to soften the expanses of pavement and reduce the heat island effect.

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RESOLUTION NO. _____

WHEREAS, the County owns real property known as the Sawyer County Airport (the “Airport”), which includes runway facilities;

WHEREAS, BOA has advised that the County must proceed in the process of consultation selection in order to keep the 2024 Project on schedule;

WHEREAS, the 2024 Project and the contents of this Resolution were discussed at the County Public Works Committee meeting on August 11, 2021 and it recommended that the County Board of Supervisors (“County Board”) approve this Resolution at its meeting on August 19, 2021; and

WHEREAS, the County Board discussed this Resolution at its meeting on August 19, 2021.

NOW, THEREFORE, BE IT RESOLVED, the Sawyer County Board of Supervisors determines, adopts and directs the following:

1. Recitals. The Recitals set forth above are true and accurate, and are therefore incorporated into the Resolution and shall be used not just for reference.
2. Approval of Consultant Selection. The County approves BOA's proceeding with the consultant selection process for the 2024 Project.
3. Resolution is in the Best Interest of the County. The approval of this Resolution is in the best interest of the health, welfare and safety of the County and its citizens, property owners and visitors.

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This Resolution is recommended for adoption by the Sawyer County Board of Supervisors at its meeting on August 19, 2021, by the Sawyer County Public Works Committee, this 11th day of August, 2021.

Ron Kinsley, Chair

Marc Helwig, Vice Chair

Brian Bisonette, Member

Dale Olson, Member

Ed Peters, Member

This Resolution is hereby adopted by the Sawyer County Board of Supervisors this 19th day of August, 2021.

Tweed Shuman,
Sawyer County Board of Supervisors Chairman

Lynn Fitch,
Sawyer County Clerk

32272384_1.DOCX

Northwoods Beach Land Sale List – 2020

legacy parcel identification number	abbreviated legal description	section township range	approx. acreage	minimum bid \$
	TOWN OF BASS LAKE			
01. 002-103-13 2000	Abendpost Beach Subdivision, Lot 20, Block 13	30.40.8	.069	\$ 300
02. 002-103-17-3900	Abendpost Beach Subdivision, Lots 39 & 40, Block 17	30.40.8	.138	\$ 600
03. 002-103-24-1800	Abendpost Beach Subdivision, Lots 18 & 19, Block 24	30.40.8	.138	\$ 600
04. 002-106-09-0700	Abendpost Beach Subdivision, 1st Addition, Lot 7, Block 9	31.40.8	.236	\$ 1100
05. 002-109-02 1900	Abendpost Beach Subdivision, 2 nd Addition, Lots 19-28, Incl, Block 2	31.40.8	.689	\$ 9,600
06. 002-109-10-1900	Abendpost Beach Subdivision, 2 nd Addition, Lots 19 & 20, Block 10	31.40.8	.138	\$ 600
07. 002-109-13 2400	Abendpost Beach Subdivision 2 nd Addition, Lot 24, Block 13	31.40.8	.069	\$ 300
09. 002-109-42 3500	Abendpost Beach Subdivision 2 nd Addition, Lots 35 and 36, Block 42	31.40.8	.161	\$ 700
11. 002-121-11-0103	Community Beach Subdivision, Lots 1-2 Block 11	30.40.8	.138	\$ 600
12. 002-136-08 2600	Dixon Beach Subdivision, Lot 26, Block 8	30.40.8	.069	\$ 300
13. 002-136-09 3500	Dixon Beach Subdivision, Lots 35 and 36, Block 9	30.40.8	.138	\$ 600
14. 002-136-10 2100	Dixon Beach Subdivision, Lots 21 and 22, Block 10	30.40.8	.138	\$ 600
15. 002-145-15 2300	Janesville Beach Subdivision, Lots 23, 24, and 25, Block 15	30.40.8	.207	\$ 900
16. 002-145-15 2900	Janesville Beach Subdivision, Lot 29, Block 15	30.40.8	.069	\$ 300
17. 002-157-04 0900	Malar Beach Subdivision, Lots 9, 10, and 11, Block 4	30.40.8	.207	\$ 900
18. 002-157-05 1500	Malar Beach Subdivision, Lots 15 and 16, Block 5	30.40.8	.138	\$ 600
19. 002-157-17 0800	Malar Beach Subdivision, Lot 8, Block 17	30.40.8	.069	\$ 300
20. 002-157-17 2800	Malar Beach Subdivision, Lot 28, Block 17	30.40.8	.069	\$ 300

Real Estate Sawyer County Property Listing

Today's Date: 7/15/2021

Property Status: Current

Created On: 2/6/2007 7:55:01 AM



Description

Updated: 1/1/2000

Tax ID:	136
PIN:	57-002-2-40-08-30-5 15-155-173900
Legacy PIN:	002103173900
Map ID:	-12.17.39 & 40
Municipality:	(002) TOWN OF BASS LAKE
STR:	S30 T40N R08W
Description:	ABENDPOST BEACH LOTS 39 & 40 BLK 17
Recorded Acres:	0.138
Calculated Acres:	0.138
Lottery Claims:	0
First Dollar:	No
Zoning:	(RR2) Residential/Recreational Two
ESN:	445



Tax Districts

Updated: 2/6/2007

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



Recorded Documents

Updated: 8/11/2017

JUDGMENT	
Date Recorded: 8/8/2017	408042
QUIT CLAIM DEED	
Date Recorded: 8/5/1969	<u>131848</u> 220/548



Ownership

Updated: 8/11/2017

SAWYER COUNTY	HAYWARD WI
----------------------	-------------------

Billing Address:

SAWYER COUNTY
10610 MAIN ST STE 10
HAYWARD WI 54843

Mailing Address:

SAWYER COUNTY
10610 MAIN ST STE 10
HAYWARD WI 54843



Site Address * indicates Private Road

N/A



Property Assessment

Updated: 5/29/2018

2021 Assessment Detail

Code	Acres	Land	Imp.
X3-EXEMPT COUNTY	0.138	0	0

2-Year Comparison

	2020	2021	Change
Land:	0	0	0.0%
Improved:	0	0	0.0%
Total:	0	0	0.0%



Property History

N/A

APPLICATION TO PURCHASE COUNTY-OWNED LAND

SAWYER COUNTY TREASURER'S OFFICE
P.O. BOX 935
HAYWARD, WI 54843-0935
715/634-4868

Gary or Jacqueline Yerges

PLEASE PRINT THE FULL NAME(S) AS YOU WANT IT LISTED ON THE DEED

1301 oak st Waterloo, WI 53594

ADDRESS

CITY, STATE, ZIP

920-988-4334 jackie.yerges@yahoo.com

PHONE NUMBER

I HEREBY APPLY FOR THE PURCHASE OF ITEM NUMBER 2 INDICATED ON THE SAWYER COUNTY LAND SALE LIST DATED 2020 DESCRIBED AS FOLLOWS:

Abenchoost Beach Sub Lots 39+40 Block 17 30.40.8 .138

DESCRIPTION

SECTION TWSHP RANGE

ACRES

LEGACY PIN #

002-103-17-3900

I AM SUBMITTING PAYMENT, MADE PAYABLE TO THE SAWYER COUNTY TREASURER, OF \$630.⁰⁰ WHICH IS AT LEAST THE AMOUNT OF THE MINIMUM BID AT THE LAST ADVERTISED LAND SALE, PLUS A \$30.00 RECORDING FEE.

I have read and understand the NOTICE provision as printed below.

SIGNED

Gary Yerges
Jacqueline Yerges

DATED:

7-15-2021

NOTICE

The Land, Water and Forest Resources Committee of the Sawyer County Board of Supervisors reserves the right to accept or reject any and all bids. Parcels (and improvements thereto) are sold "as is" and are subject to any and all reservations, easements, and exceptions of record; and are subject to the provisions of Sawyer County zoning, sanitary code, and subdivision control ordinances and regulations, and to any and all federal, state and local government laws and regulations. By applying for purchase of parcels included in this list the successful applicant agrees to hold Sawyer County harmless for any and all costs and expenses that might be required for procurement of evidence of title, property boundaries, access rights and/or development of said access, and for the condition of the land and/or improvements thereto.

The buyer is responsible for inspection of property prior to the sale. Sawyer County does not guarantee title, acreage, access rights, location of property boundaries, or condition of the land and/or improvements thereto. Sawyer County will issue only quit claim deeds, conveying only whatever interest Sawyer County has in each parcel, upon sale of the parcels, and will reserve any existing road right-of-way and flowage easements. Acreage amounts listed for each parcel in the tax roll and on the land sale list, and tax parcel map depictions of parcels may not be accurate and are not guaranteed by Sawyer County.

<http://sawyerqis.maps.arcgis.com/apps/webappviewer/index.html?id=90bef9fa2f764b4bb3e10f8aa5263b66>

11/20/2020 8:55 AM

W:\Treasurer\County Land Sale Lists & Forms\LAND SALE OTC APPLICATION2020.xls

1 **SAWYER COUNTY BOARD OF SUPERVISORS**
2 **RESOLUTION TO APPROVE SEPARATION AGREEMENT AND TERMINATION**
3 **OF MEMORANDUM OF UNDERSTANDING**

4
5 **RESOLUTION NO. _____**
6

7 **WHEREAS**, Wisconsin law requires that Sawyer County (the "County") has statutory
8 authority to provide certain health and human services;
9

10 **WHEREAS**, the County also has statutory authority to enter into agreements for the
11 provision of health and human services;
12

13 **WHEREAS**, the County and Northwest Passage Ltd./Northwest Oasis Group Home
14 ("NWP") entered into that certain Memorandum of Understanding dated December 21, 2018
15 (the "MOU") to establish operation of a group home for up to eight (8) residents within the
16 County located at 16096 West Highway 63, Hayward, Wisconsin (the "Facility");
17

18 **WHEREAS**, after discussion and consideration, the County determined that it is in the
19 best interest of the County and its citizens, property owners and visitors to terminate the MOU
20 and cease participation in the Facility's operation;
21

22 **WHEREAS**, the County Health and Human Services Board ("HHS Board"), at its
23 meeting on August 10, 2021, reviewed the subject matter set forth in this Resolution and the
24 Separation Agreement and Termination of Memorandum of Understanding, a copy of which
25 is attached hereto and incorporated herein as Exhibit A, and which memorializes the
26 understanding of the County and NWP regarding the termination of the MOU and the
27 operations at the Facility;
28

29 **WHEREAS**, on August 10, 2021, the HHS Board and voted to recommend that the
30 County Board of Supervisors approve the Separation Agreement and Termination of
31 Memorandum of Understanding at the County Board of Supervisors meeting on August 19,
32 2021; and
33

34 **WHEREAS**, the County Board of Supervisors, at its meeting on August 19, 2021,
35 discussed the subject matter of this Resolution and the Separation Agreement and Termination
36 of Memorandum of Understanding.
37

38 **NOW, THEREFORE BE IT RESOLVED**, by the Sawyer County Board of
39 Supervisors does ordain as follows:
40

- 41 1. Recitals. The Recitals set forth above are true and accurate, and are therefore
42 incorporated into the Resolution and shall be used not just for reference.
43
44 2. Approval of Separation Agreement and Termination of Memorandum of
45 Understanding. The Separation Agreement and Termination of Memorandum
46 of Understanding, attached hereto as Exhibit A, is hereby approved.

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3. Resolution is in the Best Interest of the County. The approval of this Resolution and the Separation Agreement and Termination of Memorandum of Understanding is in the best interest of the health, welfare and safety of the County and its citizens, property owners and visitors.

This Resolution is recommended for adoption by the Sawyer County Board of Supervisors at its meeting on August 19, 2021 by this Sawyer County Health and Human Services Board on this August 10, 2021.

Dale Schleeter, Chairman	Tweed Shuman, Vice Chair
Dale Olson, County Board Member	Dawn Petit, County Board Member
Chuck Van Etten, County Board Member	
Lorraine Gouge, LCO Tribal Member	Dr. Sabrina Dunlap, Public Health Care Professional
Carol Pearson, Community Member	Jennifer Vobornik, Community Member

This Resolution is hereby adopted by the Sawyer County Board of Supervisors this 19th day of August, 2021.

Tweed Shuman, Sawyer County Board of Supervisors Chairman	Lynn Fitch, Sawyer County Clerk
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EXHIBIT A - Separation Agreement and Termination of Memorandum of Understanding

RECEIVED

JAN 24 2019

SAWYER COUNTY
HEALTH & HUMAN SERVICES

Sawyer County Department of Human Services

Northwest Passage

Group Home Operations

Memorandum of Understanding (MOU)

Date: 12/21/2018

Program Name: Northwest Oasis

Partners: Sawyer County Department of Human Services (SCDHS)
Northwest Passage LTD (NWP) / Northwest Oasis Group Home

Objective: Operate a high quality and fiscally responsible group home for up to eight (8) residents within Sawyer County by creating a partnership between education, human services, and the mental health entities serving Sawyer County. This partnership will maximize the program's billing potential. The partner agencies will collaborate, share risk and rewards. A primary goal of the program is to have children receive comprehensive services while maintaining natural supports, along with therapeutic and educational connections within the community.

Definition of Service: The partner agencies will provide the following services:

- NWP will provide group home services for boys (ages 12-17) in accordance with DCF 57.
- SCDHS will provide the building, grounds, and maintenance to the facility where the program resides.
- NWP will provide case management services under agreement with SCDHS.

Frequency of Services: Group Home services will be available 24/7, 365 days a year.

Length of Agreement: This agreement shall be in place from 01/01/2019 – 12/31/2021. This agreement will be reviewed, with the potential for revision and renewal by January 1st, 2022.

An exception to the commitment noted above would be unforeseeable circumstances such as regulatory changes and/or natural disaster, or if Northwest Passage LTD or its successor were to lose their Group Home license. In that event, Sawyer County would terminate with thirty (30) day notice.

Types of Placements to be provided:

- Temporary Physical Custody
- Order of the Court
- Voluntary Placement
- Emergency Respite
- Transitional from more restrictive placement

Criteria for Admission: Children in the group home would meet the following criteria:

- Male
- Ages 12-17
- Lesser restrictive placement options have either been tried, and have not been successful or adequate to meet the needs of the child.
- Juvenile Justice vs. Child Protection – This will be evaluated on a case-by-case basis.

Admission/Placement Protocol:

A child will be referred to the program by SCDHS or other Wisconsin Counties in the following ways:

- Crisis Placement: An Order for Temporary Physical Custody (TPC), Emergency Respite (ER), - evaluate for violence. Whenever possible, worker would have a crisis plan in place.
- Through a court order placing a child out-of-home.
- Through the use of a Voluntary Placement Agreement.

Assessment and record gathering will take place within two (2) business days. The assessment and record gathering can include face-to-face meeting with the referral.

NWP Designated On-Site Administrator will be: Marcus Wick

NWP designated Off-Site Administrator will be: Bill Jury

Northwest Contract Administrator will be: Justin Coveau

Billing Outline:

- NWP Billing – NWP Oasis will be a licensed group home under DCF 57. NWP will work with the State of Wisconsin regarding rate regulation to develop a group home rate.
- Sawyer County Billing: Sawyer County Department of Human Services will bill third party payers for targeted case management services when appropriate.

Purchase of Services:

2019 Rate: \$197.20/day (6 residents) = \$431,868/year

2020-2021: State Approved Rate

Sawyer County will be responsible for payment of six (6) beds per month. However, if Sawyer County is not using them and the group home has residents from other counties, Sawyer County will not need to pay for these beds. (For example – if Sawyer County has four (4) residents in the group home and there are two (2) residents in placement from other counties; Sawyer County would only pay for four (4) beds)

Sawyer County DHS shall provide the plant and grounds maintenance out of which the Group Home will operate.

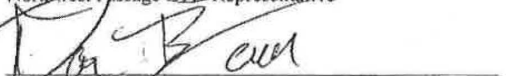
NWP shall pay for utilities that are associated with the square footage of the building being utilized by the Group Home.

Expense and Revenue Reporting: Each year, NWP will provide expense information demonstrating cost incurred by the program, and a comparative analysis to the budget.

Each year, SCDHS will provide revenue information demonstrating revenues associated with the program.

NWP contact person regarding the terms of this agreement: Justin Coveau


Northwest Passage LTD Representative


Sawyer County Department of Human Services Representative

12-21-18
Date

12/31/2018
Date

**SEPARATION AGREEMENT AND
TERMINATION OF MEMORANDUM
OF UNDERSTANDING**

THIS SEPARATION AGREEMENT AND MEMORANDUM OF UNDERSTANDING (this “Agreement”) is entered into this _____ day of August, 2021 by and between SAWYER COUNTY (the “County”) and NORTHWEST PASSAGE LTD./NORTHWEST OASIS GROUP HOME (“NWP”). The County and NWP may be referred to in this Agreement singularly as a “Party” or collectively as the “Parties.”

WHEREAS, the County and NWP entered into that certain Memorandum of Understanding dated December 21, 2018 (the “MOU”) to establish operation of a group home for up to eight (8) residents within the County located at 16096 West Highway 63, Hayward, Wisconsin (the “Facility”). A copy of the MOU is attached hereto and incorporated herein as Exhibit A;

WHEREAS, the Original MOU sets forth specific terms and conditions that must be complied with during the term of the MOU;

WHEREAS, the Parties have agreed to terminate the MOU and agree to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, the Parties agree to the following terms and conditions:

1. Termination. The MOU shall be terminated as of September 30, 2021 (the “Termination Date”) and all obligations between the Parties set forth in the MOU shall terminate thereon. The Parties acknowledge and agree that the Termination Date is prior to the original termination date set forth in the MOU. Notwithstanding the foregoing, NWP shall leave the Facility on or before the Termination Date in a clean and orderly condition. NWP shall pay the County for any amounts due and owing pursuant to the MOU or otherwise through the date of NWP’s occupation of the Facility, including but not limited to utility costs for the Facility.

2. Indemnification and Waiver. In consideration for the benefits and payments received by NWP within the scope of the MOU, and for other valuable consideration received, NWP (including its affiliates, agents, employees, administrators, representatives, partners and/or members, and each’s successors and assigns) irrevocably and unconditionally releases, waives and forever discharges the County (including its agents, employees, administrators, representatives, and elected officials, and each’s successors and assigns) from any and all suits, actions, causes of action, demands, losses, liabilities or obligations of any nature whatsoever, whether known or unknown, arising out of or relating to the MOU or the Parties’ collaboration. NWP (including its agents, employees, administrators, representatives, partners and/or members, and each’s successors and assigns) agrees to hold the County (including its agents, employees, administrators, representatives, and elected officials, and each’s successors and assigns) harmless and indemnify the County for any and all costs, damages, claims and expenses whatsoever, including reasonable attorneys’ fees, in any way arising out of or relating to the provision of services set forth in the

MOU, while provided at the Facility, or otherwise related to the services provided at the Facility by NWP or its agents, employees, representatives or associates.

NWP hereby agrees that this Agreement is not, and shall not be construed as, an admission or evidence of any liability or wrongdoing on the part of the County within the performance of the scope of its obligations under the MOU or performance of activities at the Facility.

NWP recognizes the broad nature of this indemnification and hold harmless clause, and voluntarily makes this covenant and expressly acknowledges that it is an express condition of this Agreement. This Section 2 shall remain in full force and effect with respect to any and all claims, liabilities, expenses, losses, costs, fines and damages (including reasonable attorneys' fees) and causes of action of every kind and character set forth herein. Compliance with the requirements set forth in this Agreement or compliance with the terms of MOU prior to the Termination Date shall not relieve NWP (including its affiliates, agents, employees, administrators, representatives, partners and/or members) of its liability or obligation to indemnify and hold harmless the County (including its agents, employees, administrators, representatives, and elected officials) as set forth herein.

3. Reporting and Approvals for Closure of the Facility. NWP shall obtain any necessary approvals for the Facility's closing and termination of the MOU and report the closing as required by any applicable law or license that NWP or its affiliates has or is required to have for the operation of the Facility. Such reporting and approval of closure may include, but not be limited to, reporting of the Facility's closure pursuant to Wis. Admin. Code Ch. DCF 57.13(1)(i). The indemnification and hold harmless provisions of Section 2 herein shall apply in the event NWP does not secure the necessary approvals for the Facility's closing and termination of the MOU.

4. Full Understanding. This Agreement constitutes the complete understanding and agreement between the County and NWP as to all matters herein. This Agreement supersedes all prior agreements, understandings and policies between the County and NWP.

5. Interpretation. The Parties acknowledge and agree that this Agreement shall not be construed against either Party on the grounds of sole authorship. No provision of this Agreement may be modified, waived or discharged unless such agreement is in writing and duly approved and executed by the County and NWP.

6. Miscellaneous.

(a) This Agreement shall be construed pursuant to the internal laws of the State of Wisconsin.

(b) This Agreement shall be binding upon the Parties, and each of their affiliates, agents, representatives, officers, elected officials, and employees.

(c) The person executing this Agreement on behalf of each Party represents and warrants that it has legal authority to bind the Party to which it is representing.

IN WITNESS WHEREOF, the County and NWP and the duly authorized representatives of each have signed this Agreement as of the date set forth above.

SAWYER COUNTY

By: Tweed Shuman
Its: Sawyer County Board of Supervisors Chairperson
Date: _____

NORTHWEST PASSAGE LTD

By: _____
Its: _____
Date: _____

EXHIBIT A
Memorandum of Understanding

Sawyer County Finance Committee Roles and Responsibilities of the Finance Committee

Budget

1. Approves budget guidelines departments should follow when preparing the budget as proposed by the County Administrator
2. Acts as a sounding board for the County Administrator when determining modifications to service levels are needed to balance the budget.
3. Reviews and approves balanced budget submitted by the County Administrator forwarding it to the Board for approval. All major budget decisions noted for Board approval.
4. Reviews projected large (the greater of \$25,000 or 20% of budget annualized) adverse (lower revenue or higher expenses) impacts to the approved budget as submitted by the County Administrator. Projected large adverse budgeted items noted for the Finance Committee will be reviewed with the appropriate committee by the County Administrator These items will be included in the Finance Committee's report to the Board if not included in the report of the responsible committee.
5. Approves unbudgeted items (other than line-item transfers) including transfers from the contingency account. Resolution forwarded to Board for approval

Internal Controls

1. Approves selection of independent auditor as recommended by the County Administrator
2. Reviews with the independent auditor the final draft audit and approves such audit report.
3. Reviews the County Administrators proposed corrective action on internal control and other weakness noted by the independent auditor and monitors the progress towards correcting these deficiencies.
4. Reviews significant internal control breaches. Breaches would include duplicate payments, errors in recording transactions or any other events where the assets of the county are not safeguarded or the financial statements do not accurately reflect the county's operations

Policies:

1. Approves policies and changes there to as submitted by the County Administrator in the areas of finance, treasury and other elements of asset protection forwarding them to the Board for approval.

Other Actives:

1. Reviews and approves requests for borrowing forwarding them to the Board for approval

Revised 7/5/21

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Resolution_____

**RESOLUTION AUTHORIZING SAWYER COUNTY FINANCE COMMITTEE ROLES AND RESPONSIBILITIES BE
INCORPORATED INTO IN THE SAWYER COUNTY BOARD OF SUPERVISORS POLICY AND PROCEDURE
MANUAL**

WHEREAS, the Finance Committee, with input from the County Administrator, has developed the attached Roles and Responsibilities of the Finance Committee, a copy of which is attached hereto and incorporated herein as Exhibit A; and,

WHEREAS, the Finance Committee, at the August 12, 2021 meeting, has approved and recommends the County Board adopt the Roles and Responsibilities of the Finance Committee, as set forth in Exhibit A, within the Sawyer County Board of Supervisors Policy and Procedure Manual; and,

THEREFORE BE IT RESOLVED, that the Sawyer County Board of Supervisors hereby approves including the Finance Committee Roles and Responsibilities policy within the Sawyer County Board of Supervisors Policy and Procedure Manual.

Fiscal Impact: None

Recommended for approval by the Sawyer County Board of Supervisors at its meeting on August 19, 2021 by the Finance Committee this 12th day of August, 2021.

Bruce Paulsen, County Board Chair

Ron Kinsley, County Board Vice Chair

Tom Duffy, Member

Dawn Petit, Member

Stacey Hessel, Member

This Resolution and subject matter herein was heard by and approved by the Sawyer County Board of Supervisors this 19th day of August, 2021.

Tweed Shuman,
Sawyer County Board of Supervisors Chair

Lynn Fitch
Sawyer County Clerk

1
2 **SAWYER COUNTY BOARD OF SUPERVISORS**
3

4 **RESOLUTION NO. _____**
5

6 **WHEREAS**, Sawyer County (the “County”) is currently performing its obligations of
7 redistricting pursuant to Wis. Stat. § 59.10(3);
8

9 **WHEREAS**, pursuant to Wis. Stat. § 59.10(3), the County is required to establish the
10 number of County Board supervisory districts as part of the development of its plan for county
11 and municipal redistricting, which will also set forth the tentative boundaries or a description of
12 boundary requirements;
13

14 **WHEREAS**, in order to properly engage in the work required for the redistricting, the
15 County considered an initial determination of the number of supervisory districts it will use as
16 a baseline in developing the redistricting plan;
17

18 **WHEREAS**, the contents of this Resolution were discussed at the County
19 Administration Committee meeting on August 12, 2021, and the Administration Committee
20 voted to recommend to the County Board that it adopt this Resolution at its meeting on August
21 19, 2021;
22

23 **WHEREAS**, the County Board then discussed this Resolution at its meeting on August
24 19, 2021.
25

26 **NOW, THEREFORE, BE IT RESOLVED**, the Sawyer County Board of
27 Supervisors determines, adopts and directs the following:
28

- 29 1. Recitals. The Recitals set forth above are true and accurate, and are therefore
30 incorporated into the Resolution and shall be used not just for reference.
31
32 2. Supervisory Districts. The County shall maintain its current
33 number of supervisory districts of 15 for purposes of completing
34 the preliminary work necessary for the County’s plan for county
35 and municipal redistricting, as required by Wis. Stat. § 59.10(3).
36
37 3. Additional Steps. The adoption of this Resolution is not intended
38 to and shall not be construed as completion of any additional work
39 required by Wis. Stat. § 59.10(3) for the County’s plan for county
40 and municipal redistricting, including but not limited to holding a
41 public hearing once the tentative plan for county and municipal
42 redistricting is developed.
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46 This Resolution is recommended for adoption by the Sawyer County Board of Supervisors at
47 its meeting on August 19, 2021, by this Sawyer County Administration Committee on this
48 August 12, 2021.

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Tweed Shuman, Chair

Tom Duffy, Vice Chair

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Ron Kinsley, Member

Dale Schleeter, Member

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James Schlender, Member

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62 This Resolution is hereby adopted by the Sawyer County Board of Supervisors this 19th day of
63 August, 2021.

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66 _____
Tweed Shuman,
67 Sawyer County Board of Supervisors Chairman

Lynn Fitch,
Sawyer County Clerk

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