



Sawyer County

Agenda

Zoning Committee Meeting

Friday, February 18, 2022 @ 8:30 AM

Large Courtroom; Sawyer County Courthouse

Page

1.

THE PUBLIC HEARING PORTION FOR ALL ACTION ITEMS ARE TO BE POSTPONED UNTIL THE MARCH 18, 2022 SAWYER COUNTY ZONING COMMITTEE MEETING. SORRY FOR THE INCONVENIENCE.

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

2. PRELIMINARY MATTERS

- a. Call to Order and Roll Call
- b. Pledge of Allegiance
- c. Statement of Committee Hearing & Procedure and Hearing Notice
[Statement of Comm. Hearing & Procedure & Hearing Notice](#)
- d. Approval of Previous Meeting Minutes
[1-21-2022 ZC Minutes](#)
- e. Public Comment

7 - 8

9 - 10

3. REZONE APPLICATIONS

11 - 19

- a. A Public Hearing in the Town of Edgewater. RZN #22-002. Owner: Hathaway Lodge LLC. Part of Government Lot 4; S20, T38N, R09W; Parcel #008-938-20-5402; 18.9 total acres; Zoned Forestry One (F-1). Purpose of request is to change zone district to Residential/Recreational One (RR-1) in order to divide and build lakeshore cottages.

[RZN #22-002, Hathaway Lodge LLC pkt.](#)

- b. Discussion/Action in the Town of Edgewater. RZN #22-002. Owner: Hathaway Lodge LLC. Part of Government Lot 4; S20, T38N, R09W; Parcel #008-938-20-5402; 18.9 total acres; Zoned Forestry One (F-1). Purpose of request is to change zone district to Residential/Recreational One (RR-1) in order to divide and build lakeshore cottages.

20 - 29

- c. A Public hearing in the Town of Sand Lake. RZN #22-005. Owner: James & Rosemary Rhea. Part of Government Lot 6; S22, T39N, R09W; Parcel #026-939-22-5601; 22.86 total acres; Zoned Forestry One (F-1) AND Part NE $\frac{1}{4}$ NW $\frac{1}{4}$ S22, T39N. R09W; Parcel #026-939-22-2106; 5.4 total acres; Zoned Forestry One (F-1). Purpose of request is to rezone 4.69 acres of parcel -5601 and the 5.4 acres of parcel -2016 for a total of 10.09 acres of F-1 zone district to Commercial One (C-1) for mini storage units.

[RZN #22-005, James & Rosemary Rhea pkt.](#)

- d. Discussion/Action in the Town of Sand Lake. RZN #22-005. Owner: James & Rosemary Rhea. Part of Government Lot 6; S22, T39N, R09W; Parcel #026-939-22-5601; 22.86 total acres; Zoned Forestry One (F-1) AND Part NE $\frac{1}{4}$ NW $\frac{1}{4}$ S22, T39N. R09W; Parcel #026-939-22-2106; 5.4 total acres; Zoned Forestry One (F-1). Purpose of request is to rezone 4.69 acres of parcel -5601 and the 5.4 acres of parcel -2016 for a total of 10.09 acres of F-1 zone district to Commercial One (C-1) for mini storage units.

4. CONDITIONAL USE APPLICATIONS

30 - 38

- a. A Public Hearing in the Town of Winter. CUP #22-004. Owner: Shaun & Stephanie Melarvie. The SW $\frac{1}{4}$ of the NW $\frac{1}{4}$; S23, T39N, R05W; Parcel #032-539-23-2301; 40 total acres; Zoned Agricultural One (A-1). Purpose of request is to have a U-Haul dealership (under new & used car sales). Per section 17.4(B)(16). The maximum units would be 10 trucks & 10 trailers.

[CUP #22-004, Shaun Melarvie pkt.](#)

- b. Discussion/Action in the Town of Winter. CUP #22-004. Owner: Shaun & Stephanie Melarvie. The SW $\frac{1}{4}$ of the NW $\frac{1}{4}$; S23, T39N, R05W; Parcel #032-539-23-2301; 40 total acres; Zoned Agricultural One (A-1). Purpose of request is to have a U-Haul dealership (under new & used car sales). Per section 17.4(B)(16). The maximum units would be 10 trucks & 10 trailers.

39 - 49

- c. A Public Hearing in the Town of Edgewater. CUP #22-005. Owner: Beverly Skar. Agent: Joshua O'Rourke. Part of Government Lot 1, S33, T38N, R09W; Parcel #008-938-33-5108; 44.84 total acres; Zoned Forestry One (F-1 and Residential/Recreational One (RR-1). Purpose of request is to have a 1000 square foot commercial building for recreational sales & marina, per section 17.2(B)(3).

[CUP #22-005, Beverly Skar, Agend - Joshua O'Rourke pkt.](#)

- d. Discussion/Action in the Town of Edgewater. CUP #22-005. Owner: Beverly Skar. Agent: Joshua O'Rourke. Part of Government Lot 1, S33, T38N, R09W; Parcel #008-938-33-5108; 44.84 total acres; Zoned Forestry One (F-1 and Residential/Recreational One (RR-1). Purpose of request is to have a 1000 square foot commercial building for recreational sales & marina, per section 17.2(B)(3).

50 - 58

- e. A Public Hearing in the Town of Round Lake. CUP #22-008. Owner: Delta23 Outfitters LLC. Part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Lot B CSM 2/270 #391; S24, T41N, R06W; Parcel #024-641-24-4212; .52 total acres; Zoned Residential/Recreational One (RR-1). Purpose of request to open a sporting good & hospitality business per Section 17.2(B)(3). Activities will include obtaining a Federal Firearms license to buy, sell, and trade firearms along with providing basic firearm safety to new firearm purchasers; sell and/or rent musky fishing and ice fishing gear to customers who would like to try either sport- an example would be a customer who would like to ice fish but doesn't have a portable shack or a Vexilar. That customer could come to my business and rent the shack and Vexilar to ice fish without having to buy the expensive gear. Future plans include renting cabin and snowmobiles and/or ATV's as a package for those customers wishing to have the snowmobile or ATV experience without having to purchase vehicles themselves.

[CUP #22-008, Delta23 Outfitters LLC pkt.](#)

- f. Discussion/Action in the Town of Round Lake. CUP #22-008. Owner: Delta23 Outfitters LLC. Part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Lot B CSM 2/270 #391; S24, T41N, R06W; Parcel #024-641-24-4212; .52 total acres; Zoned Residential/Recreational One (RR-1). Purpose of request to open a sporting good & hospitality business per Section 17.2(B)(3). Activities will include obtaining a Federal Firearms license to buy, sell, and trade firearms along with providing basic firearm safety to new firearm purchasers; sell and/or rent musky fishing and ice fishing gear to customers who would like to try either sport- an example would be a customer who would like to ice fish but doesn't have a portable shack or a Vexilar. That customer could come to my business and rent the shack and Vexilar to ice fish without having to buy the expensive gear. Future plans include renting cabin and snowmobiles and/or ATV's as a package for those customers wishing to have the snowmobile or ATV experience without having to purchase vehicles themselves.

5. REZONES WITH CONDITIONAL USES

59 - 74

- a. A Public Hearing in the Town of Bass Lake. RZN #22-003. Owner: Pinewood Properties LLC. Part of the N ½ Part Lot 1 CSM 16/41 #4022; S04, T40N, R09W; Parcel #002-940-04-2108; 73.18 total acres minus the Commercial One (C-1) area of 5.5 acres, leaving approximately 67.68 acres to be rezoned; Zoned Agricultural One (A-1). Purpose of request is to rezone from Agricultural One (A-1) to Residential/Recreational Two (RR-2) to have a 197 site RV Park. All sites are Southeast of Spring Creek. Leaving a buffer of existing golf course holes around perimeter of property. The Commercial One (C-1) portions are excluded from this request. With granting of this request the owners have applied for a Conditional Use for the 197 site RV Park. [RZN #22-003, Pinewood Properties LLC pkt.](#)

- b. Discussion/Action in the Town of Bass Lake. RZN #22-003. Owner: Pinewood Properties LLC. Part of the N ½ Part Lot 1 CSM 16/41 #4022; S04, T40N, R09W; Parcel #002-940-04-2108; 73.18 total acres minus the Commercial One (C-1) area of 5.5 acres, leaving approximately 67.68 acres to be rezoned; Zoned Agricultural One (A-1). Purpose of request is to rezone from Agricultural One (A-1) to Residential/Recreational Two (RR-2) to have a 197 site RV Park. All sites are Southeast of Spring Creek. Leaving a buffer of existing golf course holes around perimeter of property. The Commercial One (C-1) portions are excluded from this request. With granting of this request the owners have applied for a Conditional Use for the 197 site RV Park.

75 - 89

- c. A Public Hearing in the Town of Hayward, RZN #22-004, Owner: Pinewood Properties LLC. Part of the NE ¼, the NW ¼, the SW ¼, and the SE ¼ all of the SE ¼, Part Lot 1 CSM 16/41 #4022; S33, T41N, R09W; Parcel #010-941-33-4107; 87.89 total acres; Zoned Agricultural One (A-1). Purpose of request is to have a 197 site RV park of which all sites are SE of Spring Creek and North of the Township(s) section line leaving a buffer of existing golf course holes around the perimeter of the property. With granting this request the owners have applied for a Conditional Use for the 197 site RV Park. [RZN #22-004, Pinewood Properties LLC, pkt.](#)

- d. Discussion/Action in the Town of Hayward, RZN #22-004, Owner: Pinewood Properties LLC. Part of the NE ¼, the NW ¼, the SW ¼, and the SE ¼ all of the SE ¼, Part Lot 1 CSM 16/41 #4022; S33, T41N, R09W; Parcel #010-941-33-4107; 87.89 total acres; Zoned Agricultural One (A-1). Purpose of request is to have a 197 site RV park of which all sites are SE of Spring Creek and North of the Township(s) section line leaving a buffer of existing golf course holes around the perimeter of the property. With granting this request the owners have applied for a Conditional Use for the 197 site RV Park.

90 - 102

- e. A Public Hearing in the Town of Bass Lake. CUP #22-006. Owner: Pinewood Properties LLC. Part of the N ½ Part Lot 1 CSM 16/41 #4022; S04, T40N, R09W; Parcel #002-940-04-2108; 73.18 total acres minus the Commercial One (C-1) area of 5.5 acres, leaving

approximately 67.68 acres; Zoned Agricultural One (A-1). Permit requested for a 197 site RV Park. All is Southeast of Spring Creek and South of the township(s) section line. Leaving a buffer of existing golf course holes around the perimeter of the property. All Commercial One (C-1) zoned portions to remain Commercial One (C-1). Request also includes Section 17.3(B) (3), Recreational service oriented use to include golf holes as part of the Campground amenity but also open to the public.

[CUP #22-006 & #22-007, Pinewood Properties LLC pkt.](#)

- f. Discussion/Action in the Town of Bass Lake. CUP #22-006. Owner: Pinewood Properties LLC. Part of the N ½ Part Lot 1 CSM 16/41 #4022; S04, T40N, R09W; Parcel #002-940-04-2108; 73.18 total acres minus the Commercial One (C-1) area of 5.5 acres, leaving approximately 67.68 acres; Zoned Agricultural One (A-1). Permit requested for a 197 site RV Park. All is Southeast of Spring Creek and South of the township(s) section line. Leaving a buffer of existing golf course holes around the perimeter of the property. All Commercial One (C-1) zoned portions to remain Commercial One (C-1). ~~Request also includes Section 17.3(B) (3), Recreational service oriented use to include golf holes as part of the Campground amenity but also open to the public.~~ (request for Section 17.3(B)(3) withdrawn as per owner.)

103 - 115

- g. A Public Hearing in the Town of Hayward. CUP #22-007. Owner: Pinewood Properties LLC. Part of the NE ¼, the NW ¼, the SW ¼, and the SE ¼ all of the SE ¼, Part Lot 1 CSM 16/41 #4022; S33, T41N, R09W; Parcel #010-941-33-4107; 87.89 total acres; Zoned Agricultural One (A-1). Permit request is to have a 197 site RV park of which all sites are SE of Spring Creek and North of the Township(s) section line leaving a buffer of existing golf course holes around the perimeter of the property. Request also includes Section 17.3(B) (3), Recreational service oriented use to include golf holes as part of the Campground amenity but also open to the public.

[CUP #22-006 & #22-007, Pinewood Properties LLC pkt.](#)

- h. Discussion/Action in the Town of Hayward. CUP #22-007. Owner: Pinewood Properties LLC. Part of the NE ¼, the NW ¼, the SW ¼, and the SE ¼ all of the SE ¼, Part Lot 1 CSM 16/41 #4022; S33, T41N, R09W; Parcel #010-941-33-4107; 87.89 total acres; Zoned Agricultural One (A-1). Permit request is to have a 197 site RV park of which all sites are SE of Spring Creek and North of the Township(s) section line leaving a buffer of existing golf course holes around the perimeter of the property. ~~Request also includes Section 17.3(B) (3), Recreational service oriented use to include golf holes as part of the Campground amenity but also open to the public.~~ (request for Section 17.3(B)(3) withdrawn as per owner.)

6. NEW BUSINESS

- a. County Plat Provisions (Discussion Only)

- b. Temporary shipping containers during construction (Discussion Only)
- c. Permit Extensions (Discussion Only)
- d. Any other business that may come before the Committee for discussion.

7.

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

8. ADJOURNMENT

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

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

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

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

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

Statement of Committee Hearing and Procedure

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

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

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

Process and Guidelines for Testimony by Speakers: Prior to speaking, the Speaker must be recognized by the Zoning Committee Chair in order to speak. Once recognized by the Zoning Committee Chair, the Speaker must state their full name and address before giving testimony. The Speaker should also state whether the Speaker represents a client, group, or other association, whether the Speaker is in favor or opposes the proposal on which the testimony is being given, and other pertinent information. Speakers should confine their testimony to the facts and matters presented. Speakers should avoid repetitive testimony, and Speakers are encouraged to state that they agree or disagree with other comments to avoid repetitive testimony. A Speaker's testimony will be limited to three (3) minutes, unless additional time is provided for by the Zoning Committee Chair. Orderly procedures require that each Speaker proceeds without interruption by others. All testimony will be addressed to the Zoning Committee and there will be no questions or arguments between individuals. The Zoning Committee is under no obligation to answer questions posed by the Speaker during the public hearing.

Applications for Rezoning: On applications for a change in zoning designation of property, the decision of the Zoning Committee is a recommendation to the Sawyer County Board of Supervisors for final determination and action. This provision does not modify or otherwise limit the provisions set forth in Wis. Stat. § 59.69 or any other applicable law.

Appeal of Certain Decisions: Any person aggrieved by a decision regarding a conditional use or any other decision in which the County Zoning Committee is the decision making body, a person may commence an action with the Sawyer County Board of Appeals to review the Zoning Committee's decision in whole or in part, within 30 days of the date following the committee's decision letter. This provision does not modify or otherwise limit the provisions set forth in Wis. Stat. § 59.694.

Statement of Hearing Notice

Each public hearing conducted at this Zoning Committee meeting has been published as a Class 2 notice in accordance with Wisconsin Statutes Ch. 985 in the Sawyer County Record and the Sawyer County Gazette, and publically posted within the Sawyer County Courthouse.

Questions

Please contact the Sawyer County Zoning Administrator should you have any questions regarding this Statement of Committee Hearing and Procedure and Statement of Hearing.

**MINUTES OF PUBLIC HEARING
Sawyer County Zoning Committee
January 21, 2022**

Zoning Committee Members

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

Zoning Administration

Jay Kozlowski, Zoning & Conservation Administrator
Pat Brown, Assistant Zoning & Conservation Administrator
Kathy Marks, Deputy Zoning & Conservation Administrator

Preliminary Matters

1) Call to Order and Roll Call

Buckholtz called the Public Hearing before the Sawyer County Zoning Committee to order at 8:30AM in the Sawyer County Courthouse, 10610 Main St. Hayward, Wisconsin. Roll Call finds present: Ron Buckholtz, Jesse Boettcher, Stacey Hessel, Dawn Petit – virtual. Absent is Paulsen and Shuman. From the Zoning Office Kozlowski, Brown and Marks. Rebecca Roeker of von Briesen & Roper, s.c.as legal counsel for Sawyer County.

2) Pledge of Allegiance.

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

4) Approval of December 17, 2021 minutes. Motion by Boettcher to approve the December 17, 2021 minutes, second by Hessel. All in favor.

5) Public Comment. None.

REZONE APPLICATIONS

a) A Public Hearing in the Town of Sand Lake. RZN #22-001. Owner: Adam & Amber Smith. Part of Government Lot 1 and Part of NW ¼ of the NW ¼ and Part of the SW ¼ of the NW ¼ and Part of the SE ¼ of the NW ¼, Lot 1 CSM 7/251 #1461; S27, T39N, R09W; 18.39 total acres; Zoned Residential/Recreational One (RR-1). Purpose of request is to rezone approximately 5.40 acres of property to commercial one (C-1) for a commercial storage building. Kozlowski reads the application, staff report, Town opinion and neighbor opinions. Motion by Hessel to open the public hearing, second by Boettcher. All in favor. Adam Smith, owner speaks in favor of the application. Discussion with

Committee held. No other comments made. Motion by Boettcher to close the public hearing portion, second by Hessel. All in favor. Kozlowski reads the Discussion/Action portion of the application. Motion by Boettcher to approve the application, second by Hessel. Roll call finds Petit – no, Boettcher – yes, Hessel – yes, Buckholtz – yes. 30 to 1 in favor. Findings of Fact: 1) It would not be damaging to the rights of others or property values. 2) It would not be detrimental to ecology, wild life, wetlands or shorelands. 3) It would not create an air quality, water supply or pollution problem.

CONDITIONAL USE APPLICATIONS

a) A Public Hearing in the Town of Hunter. CUP #22-002. Owner: Trisha Smith. Agent: Cloud 1 Services, LLC. Part of the E1/2 of the NW ¼, Lot 2 CSM 31/267 #7763; S05, T40N, R06W; Parcel #012-640-05-2107; 7.78 total acres; Zoned Residential/Recreational Two (RR-2). Permit desired for construction of a communication tower for high speed internet as per Section 17.2 (B) (2) of the Sawyer County Zoning Ordinance. Kozlowski reads the application, staff report, Town opinion and Neighbor opinion letters. Motion by Petit to open the public hearing portion of the application, second by Hessel. All in favor. Lee Larsen, agent for Cloud 1 speaks in favor of the application. No other comments. Motion by Boettcher to close the public hearing portion of the application, second by Petit. All in favor. Kozlowski reads the Discussion/Action portion of the application. Motion by Boettcher to approve the application, second by Hessel. Roll call finds Boettcher – yes, Hessel – yes, Buckholtz – yes, Petit – yes. All in favor. Findings of Fact: 1) It would not create traffic or highway access problems. 2) It would not destroy prime agricultural lands.

NEW BUSINESS

1) Storage Containers and Accessory Structures. Kozlowski explains why this Ordinance change is wanted by the Towns. Brown explains and shows the platted subdivisions in Sawyer County. Kozlowski explains the two versions. Phil Nies, Bass Lake resident speaks in favor of version 3. Mark Olson, Town of Bass Lake resident speaks in favor of version 3. Ginny Chabek, Town of Round Lake resident speaks in favor of version 3. Linda Zillmer, Town of Edgewater property owner speaks of a separate definition and needing a condition use permit. Douglas Kurtzweil, Town of Hunter resident speaks in favor of version 3. Discussion held with Kozlowski, Brown, and Committee with audience input. Roeker speaks of the legal stand points. Motion by Hessel to send version 2 to the Towns for their opinions, second by Boettcher. All in favor.

2) Muni-code, discussion only. Roeker explains the muni-code and not including Zoning in it. Discussion with committee held.

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

Buckholtz adjourned meeting at 10:00 am.

Minutes prepared by: Kathy Marks, Deputy Zoning & Conservation Administrator.

Rezone Request STAFF REPORT

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

File: # RZN 22-002

Applicant:

Hathaway Lodge LLC (Steven Friendshuh)
PO Box 161
Stone Lake, WI 54876



Property Location & Legal Description:

Town of Edgewater Part of Government Lot 4; S20, T38N, R09W; Parcel #008-938-20-5402; 18.9 total acres; Zoned Forestry One (F-1).

Request:

Rezone entire 18.9 total acres of F-1 to Residential/Recreational-One (RR-1) and then resurvey into smaller residential lots in order to build lakeshore cottages.

Summary of Request & Project History:

The applicant is requesting to rezone the above described 18.9 acres from F-1 to RR-1. The F-1 zone district requirements would need a minimum of 5 acres and a 300' width requirement. Thus, the zone district change is being requested. The Town of Edgewater comprehensive plan future land use shows this area as "shoreland residential". Shoreland residential as defined by the Town of Edgewater comprehensive plan still references the old Lake Classification system which is no long in effect. These Lake Classifications were initially intended to protect environmental sensitive bodies of water. This property is located on Little Sissabagama and an unnamed lake which were "Wilderness" bodies of water which would have required a 300' wide lot of water frontage and a minimum land area of 5 acres. The Town Comp Plan references only up to the old Class 3 system which would have a minimum density of 1 home per 40,000 square feet of land area and 200' of frontage.

If the property was rezoned to RR-1 the minimum lot sizes would be 100' of width of frontage and 200' of depth under the new shoreland zoning rules and most likely could "fit" 4 lots on Little Sis. Also note that rezones cannot include conditions. With remaining F-1 the property could be divided into 3 lots but only 1 of the lots would be allowed Little Sissabagama Lake access.

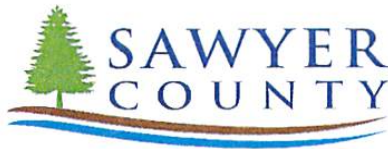
The surrounding land area is mixed between F-1 and other RR-1 properties with single family dwelling development along Little Sissabagama Lake.

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

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

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

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



Rezone Application # 22-002

Town of Edgewater
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: HATHAWAY Lodge, LLC STEVEN FRIENDSHUAT - Sole OWNER
HATHAWAY Lodge, LLC

Address: PO Box 161, Stone Lake, WI 54876

Phone: 715-492-0265 Email: _____

Legacy PIN # 008-938-20-5402 Acreage: 18.9 Ac.

Change from District FORESTRY to RR-1

Property Description: _____

The East Half of Government Lot 4, Section 20, Township 38 North, Range 9 West, located in the Town of Edgewater, Sawyer County, Wisconsin, EXCEPTING therefrom all that part of the East Half thereof (determined by running a line midway between the East and West line of said lot) lying North of the extended South line of Government Lot 3 of said Section 20, Township 38 North, Range 9 West.

Purpose of

3389N GREEN LAKE ROAD

Request:

CHANGE FORESTRY TO RR-1 IN ORDER TO BUILD LAKESHORE COTTAGES

STEVEN FRIENDSHUAT Steven Friendshuat

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

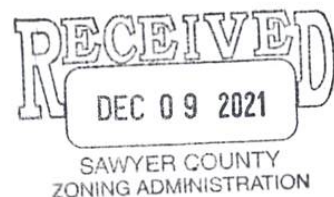
The above hereby make application for a rezone. The above certify that the listed information and intentions are true and correct. The above person(s) hereby give permission for access to the property for onsite inspection by Municipal Officials.

Name, Address, Phone & Email of Agent:

STEVEN FRIENDSHUAT
PO Box 161
STONE LAKE, WI 54876
Phone 715-492-0265 Email: N/A

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

Date of Public Hearing 2-18-21



Real Estate Sawyer County Property Listing

Today's Date: 12/14/2021

Property Status: **Current**

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

 Description

Updated: 10/9/2006

Tax ID:	9231
PIN:	57-008-2-38-09-20-5 05-004-000020
Legacy PIN:	008938205402
Map ID:	:4.2
Municipality:	(008) TOWN OF EDGEWATER
STR:	S20 T38N R09W
Description:	PRT GOVT LOT 4
Recorded Acres:	18.900
Calculated Acres:	18.209
Lottery Claims:	0
First Dollar:	Yes
Waterbody:	Little Sissabagama Lake Unnamed Lake
Zoning:	(F-1) Forestry One
ESN:	459

 Tax Districts

Updated: 2/6/2007

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

 Recorded Documents

Updated: 8/30/2021

 WARRANTY DEED	
Date Recorded: 8/27/2021	434300
 WARRANTY DEED	
Date Recorded: 7/7/2006	340064

 Ownership

Updated: 8/30/2021

HATHAWAY LODGE LLC STONE LAKE WI**Billing Address:**

HATHAWAY LODGE LLC
PO BOX 161
STONE LAKE WI 54876

Mailing Address:

HATHAWAY LODGE LLC
PO BOX 161
STONE LAKE WI 54876

 Site Address

* indicates Private Road

3389N GREEN LAKE RD STONE LAKE 54876

 Property Assessment

Updated: 6/28/2021

2021 Assessment Detail

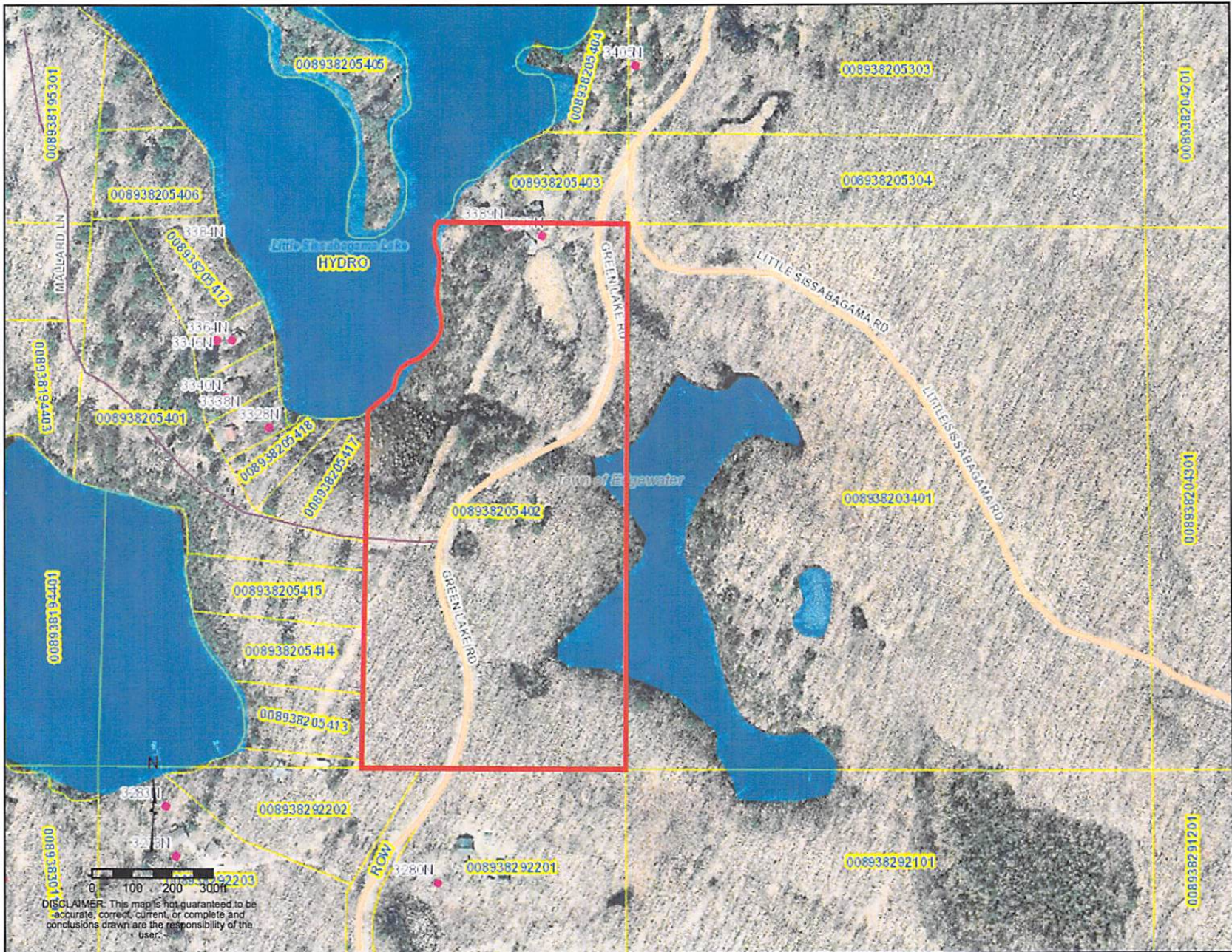
Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.900	274,500	1,100
G5-UNDEVELOPED	2.000	400	0
G6-PRODUCTIVE FOREST	15.000	24,000	0

2-Year Comparison

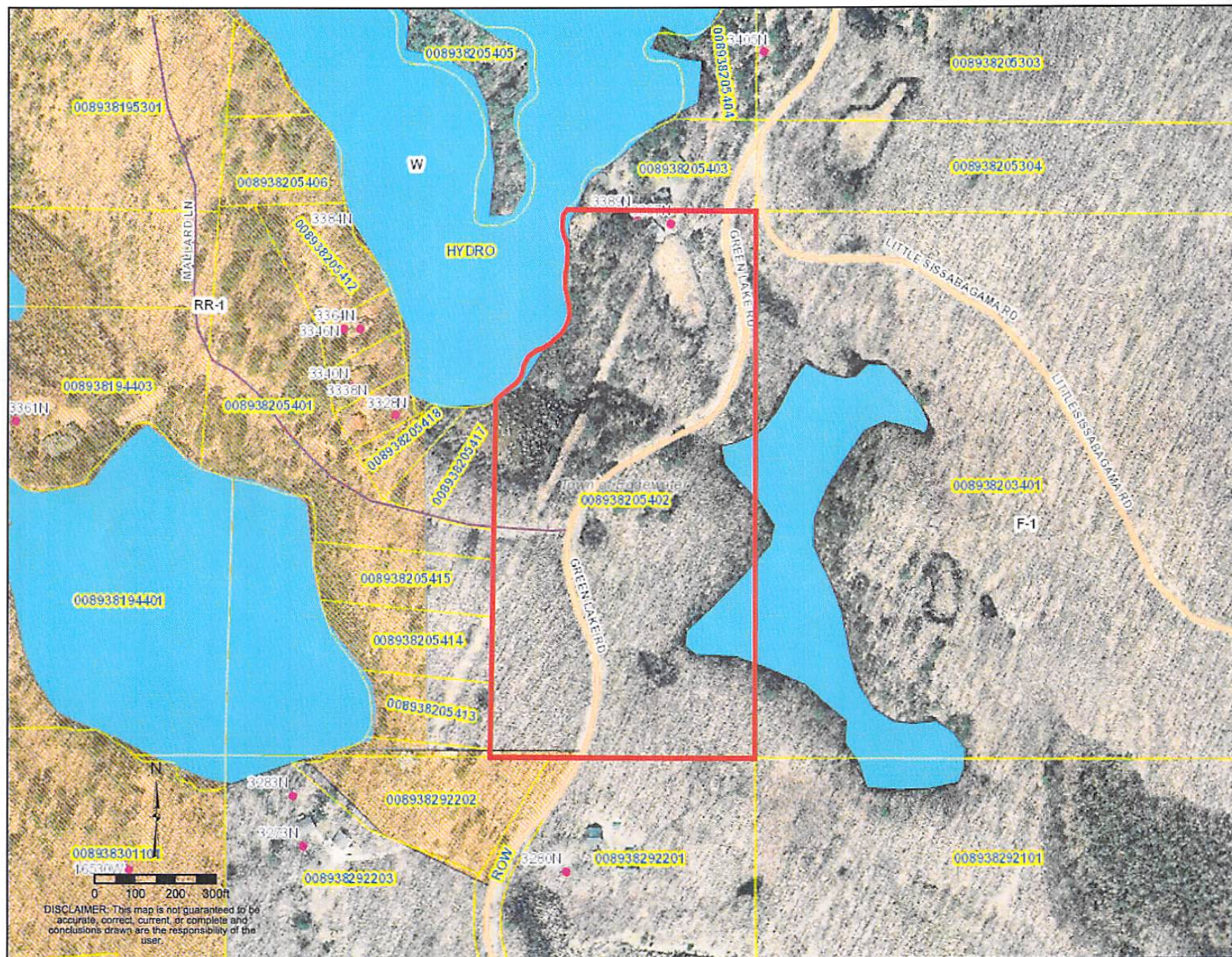
	2020	2021	Change
Land:	283,100	298,900	5.6%
Improved:	3,600	1,100	-69.4%
Total:	286,700	300,000	4.6%

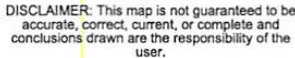
 Property History

N/A

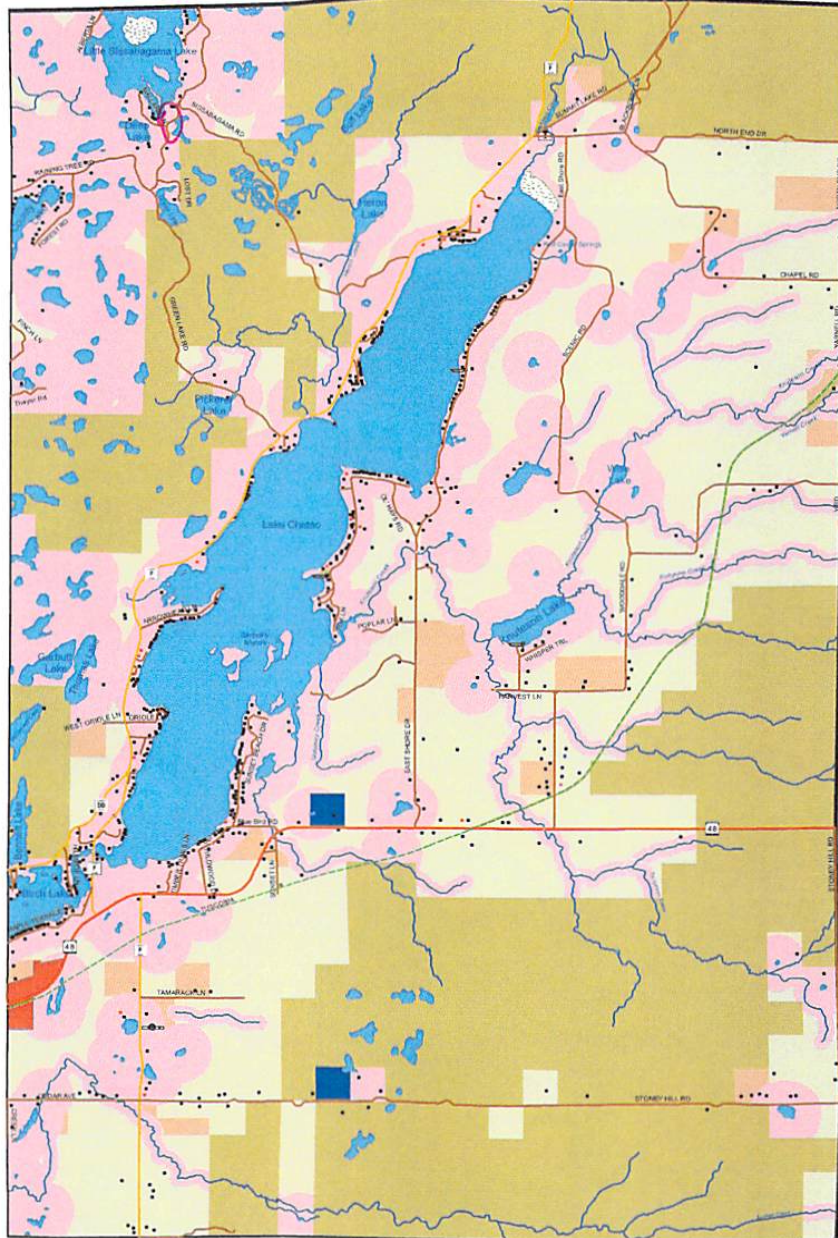








Town of Edgewater, Future Land Use Map 44



0 0.5 1.0
Miles



- Agriculture
- Commercial
- Conservation Preserve
- Forest Residential
- Forestry
- Governmental/Institutional
- Park & Recreational
- Shoreland



Source:
Sawyer County,
Land Records Department,
and State of Wisconsin DNR.

Note:
Structure Database May 24, 2004
and last updated January 10, 2005
by Town Planning Committee.



Rezone Request STAFF REPORT

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

File: # RZN 22-005

Applicant:

James & Rosemary Rhea
6095N Elsie Road
Stone Lake, WI 54876

Property Location & Legal Description:

Part of Government Lot 6; S22, T39N, R09W; Parcel #026-939-22-5601; 22.86 total acres; Zoned Forestry One (F-1) AND Part NE ¼ NW ¼ S22, T39N, R09W; Parcel #026-939-22-2106; 5.4 total acres; Zoned Forestry One (F-1).

Request: Purpose of request is to rezone 4.69 acres of parcel -5601 and the 5.4 acres of parcel -2016 for a total of 10.09 acres of F-1 zone district to Commercial One (C-1) for mini storage units.

Summary of Request & Project History:

The applicant(s) are requesting to rezone a total of 10.09 acres of F-1 to C-1 (see attached map of parcel). The proposed rezone would result in conforming lot dimensional requirements. The purpose of this request would then be to have a permitted use within the commercial-one zone district. The use as specified by the applicant is for commercial mini storage building(s).

Additional Information/details:

See attached additional maps included in this packet. The nearest C-1 zoned property in relation to this property is immediately adjacent across Highway 70 to the North. There is also a large amount of C-1 zoned property along the Hwy 70 & County E/F corridor. The future land use map for the Town of Sand Lake shows this area as "shoreland" which is just indicating of a 1000' buffering around waterbodies. Which as part of the Town's Comprehensive Plan still references the old Lake Classification system. The Town Comp Plan Future Land Use maps also show the Hwy 70 intersection as Commercial. There are a few other residential structures within the immediate area specifically north and northwest of the subject property. The proposed storage

units would minimize tree removal and be constructed in the existing field area. Land Use Permits would be required for the construction of any commercial buildings if the rezone is approved.

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

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

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

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



Rezone Application # 22-005

Town of SAND LAKE

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: JAMES & ROSEMARY RHEA

Address: 6095N ELSIE RD. STONE LAKE, WI. 54876

Phone: (715) 865-3922

Email: _____

Legacy PIN # 026-939-22-5401, 026-939-22-2106

Acreage: 10.09

Change from District F-1

to C-1

Property Description: PRT GORT LOT 6: S 22, T39N, R09W - 22.84 TOTAL ACRES;
6058N CTY HWY F and Part NENW; S 22, T39N, R09W; 5.4 acres

Purpose of

Request: TO CHANGE ZONE DISTRICT TO COMMERCIAL ONE (C-1) FOR MINI STORAGE
UNITS, total of 10.09 Acres of F-1 to C-1

JAMES W RHEA *James W Rhea*

ROSEMARY RHEA *Rosemary Rhea*

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:

JAMES RHEA JR.

9515N Warner Drive

Hayward, WI 54843

Phone: (715) 699-2579

Email: Butchrhea@yahoo.com

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

Date of Public Hearing Feb. 18, 2022

Real Estate Sawyer County Property
Listing

Today's Date: 1/31/2022

Property Status: Current

Created On: 2/6/2007 7:55:48 AM

Description Updated: 1/1/2007

Tax ID:	28800
PIN:	57-026-2-39-09-22-2 01-000-000060
Legacy PIN:	026939222106
Map ID:	.5.6
Municipality:	(026) TOWN OF SAND LAKE
STR:	S22 T39N R09W
Description:	PRT NENW
Recorded Acres:	5.400
Lottery Claims:	0
First Dollar:	No
Zoning:	(F-1) Forestry One
ESN:	423

Tax Districts Updated: 2/6/2007

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

Recorded Documents Updated: 9/22/2014

QUIT CLAIM DEED

Date Recorded:	10/29/1971	<u>138618</u> 233/537
-----------------------	------------	-----------------------

Ownership Updated: 2/6/2007

JAMES W & ROSEMARY RHEA	STONE LAKE WI
------------------------------------	---------------

Billing Address: **Mailing Address:**

JAMES W & ROSEMARY RHEA	JAMES W & ROSEMARY RHEA
6095N ELSIE RD	6095N ELSIE RD
STONE LAKE WI	STONE LAKE WI
54876-3021	54876-3021

Site Address * indicates Private Road
N/A

Property Assessment Updated: 2/6/2007

2022 Assessment Detail

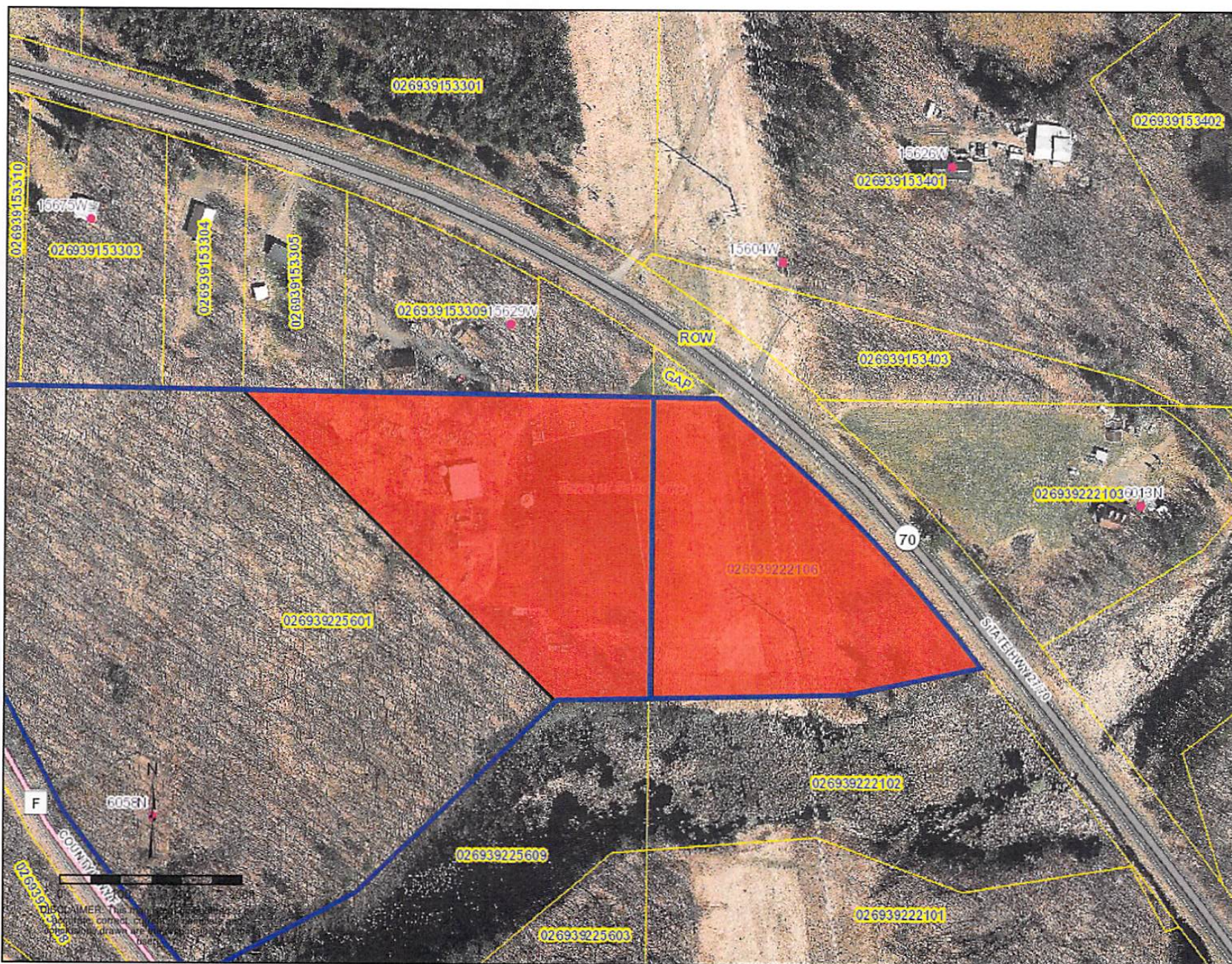
Code	Acres	Land	Imp.
G6-PRODUCTIVE FOREST	5.400	8,100	0

2-Year Comparison **2021** **2022** **Change**

Land:	8,100	8,100	0.0%
Improved:	0	0	0.0%
Total:	8,100	8,100	0.0%

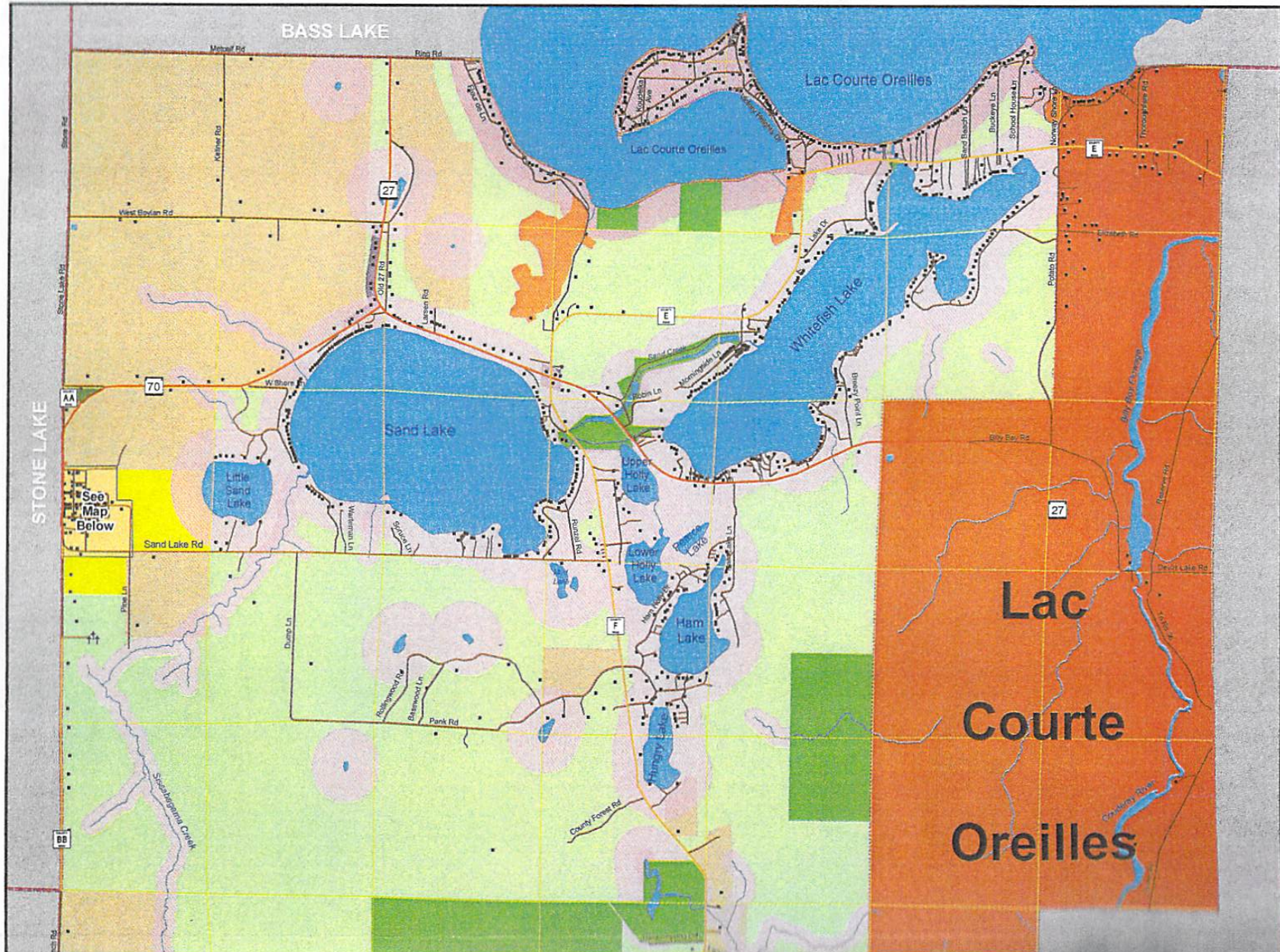
Property History

N/A



Sand Lake, Future Land Use

Map 8.4



Conditional Use Permit Request STAFF REPORT

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

File: # CUP 22-004

Applicant:

Shaun Melarvie
5924N State Hwy 70
Winter, WI 54896



Property Location & Legal Description:

The SW $\frac{1}{4}$ of the NW $\frac{1}{4}$; S23, T39N, R05W; Parcel #032-539-23-2301; 40 total acres; Zoned Agricultural One (A-1). Property address 5924N State Hwy 70.

Request: Purpose of request is to have a U-Haul dealership (under new & used car sales). Per section 17.4(B)(16). The maximum units would be 10 trucks & 10 trailers.

Project History & Summary of Request: Per the applicant's statement they are requesting to be an authorized U-Haul dealership. The maximum number of rental units would be 10 trucks and 10 trailers as per the U-Haul representative. The applicant works from home and will be onsite from 8AM-5PM, Mon-Fri. Drop offs and pick-ups would be 24/7 with an onsite drop box. Immediate neighbors are on 80+ acres with no direct view of the property with a straight-line distance of +600' from the residence. There are 2 larger mature pines that would be removed as to increase visibility along Hwy 70. The location of these trees and location of the rental units are included in the additional maps in this packet. This request under Section 17.4(B)(16) would be for a new or used car sales establishment as shown within the A-1 zone district. This rental of U-Haul units was discussed at Zoning Committee in December in which the Committee members agreed that a U-Haul rental would be the same or very similar in nature to the new & used car sales establishments.

Additional information for Conditional Use Permits:

Substantial evidence means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion. If an applicant agrees to meet all of the requirements and conditions specified in the county ordinance or those imposed by the county zoning board, the county shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence. The conditions must be reasonable and, to the extent practicable, measurable. The applicant must demonstrate that the application and all requirements and conditions established by the county relating to the conditional use are or shall

be satisfied, both of which must be supported by substantial evidence. The county's decision to approve or deny the permit must be supported by substantial evidence.

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

- 1 CUP #22-004 is limited to the property owner.
- 2 Maximum of 10 vehicles and 10 trailers onsite at any time.
- 3 24/7 rental with lockbox is permitted.
- 4 All signage must meet Sawyer County Zoning Ordinance Requirements per zone district.
- 5 All other Town, County, State, Federal Laws are followed

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

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

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

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



Conditional Use Public Hearing Application

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

Property Owner Name & Address:

SHAWN MELARVIE
N5924 ST RD 70
WINTER, WI 54896

Phone: 414-795-6192

Email: melarvie@gmail.com

Property description including Parcel Number:

40 ACRE PARCEL ZONED A1 ID # 032-539-23 2301 IN TOWN OF WINTER
SITE ADDRESS: N5924 ST RD 70
SEC 23 TN 39 R605 SWNW

Permit desired for:

per section 17.4(B)(16)
U-HAUL DEALERSHIP (UNDER NEW AND USED CAR SALES). THE MAX NUMBER OF RENTAL
UNITS WOULD BE 10 TRUCKS AND 10 TRAILERS, PER MY U-HAUL REP. I WORK FROM
HOME AND WILL BE ON SITE FROM 8AM-5PM, MON-FRI. DROP OFFS AND PICK UPS
WOULD BE 24/7 (ON SITE LOCK BOX). IMMEDIATE NEIGHBORS ARE ON 80+ ACRES
WITH NO DIRECT VIEW OF THE PROPOSED RENTAL UNITS. WE HAVE LARGE 80+ FT PINE
TREES THAT WOULD PARTIALLY BLOCK THE VIEW OF RENTAL UNITS (TRAFFIC ON ST RD 70).
RENTAL UNITS WOULD BE LOCATED ON THE SOUTH SIDE OF THESE LARGE PINE
TREES (SEE ATTACHED AERIAL MAP). U-HAUL REP: JASON REIN 715-577-9051

SHAWN MELARVIE

Owner Print & Sign

Owner Print & Sign

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

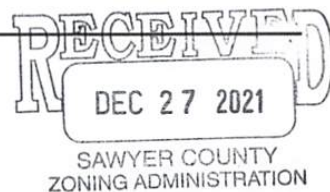
Name, Address, Phone & Email of Agent or Buyer:

PROPERTY IS OWNED BY SHAWN MELARVIE AND IS NOT UNDER CONTRACT
FOR SALE OR PURCHASE. MY PHONE NUMBER IS 414-795-6192.

Fee: \$350.00

Date of Public Hearing: Feb. 18, 2022

Rev January 2021



Real Estate Sawyer County Property Listing

Today's Date: 1/4/2022

Property Status: Current

Created On: 2/6/2007 7:55:59 AM



Description

Updated: 12/1/2017

Tax ID:	35251
PIN:	57-032-2-39-05-23-2 03-000-000010
Legacy PIN:	032539232301
Map ID:	.7.1
Municipality:	(032) TOWN OF WINTER
STR:	S23 T39N R05W
Description:	SWNW
Recorded Acres:	40.000
Calculated Acres:	39.708
Lottery Claims:	1
First Dollar:	Yes
Waterbody:	Barber Creek
Zoning:	(A-1) Agricultural One
ESN:	428



Tax Districts

Updated: 2/6/2007

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



Recorded Documents

Updated: 12/1/2017

WARRANTY DEED	
Date Recorded: 8/7/2017	408022
TERMINATION OF DECEDENTS INTEREST	
Date Recorded: 7/20/2017	407736
QUIT CLAIM DEED	
Date Recorded: 11/19/1996	257879 591/266
NOTE	
Date Recorded:	



Ownership

Updated: 12/1/2017

SHAUN M MELARVIE	WINTER WI
-------------------------	-----------

Billing Address:

SHAUN M MELARVIE
5924N STATE HWY 70
WINTER WI 54896

Mailing Address:

SHAUN M MELARVIE
5924N STATE HWY 70
WINTER WI 54896



Site Address * indicates Private Road

5924N STATE HWY 70	WINTER 54896
--------------------	--------------



Property Assessment

Updated: 5/15/2020

2021 Assessment Detail

Code	Acres	Land	Imp.
G4-AGRICULTURAL	11.300	1,900	0
G5-UNDEVELOPED	22.700	4,600	0
G7-OTHER	1.000	4,500	71,900
G8-AGRICULTURAL FOREST	5.000	3,300	0

2-Year Comparison

	2020	2021	Change
Land:	14,300	14,300	0.0%
Improved:	71,900	71,900	0.0%
Total:	86,200	86,200	0.0%

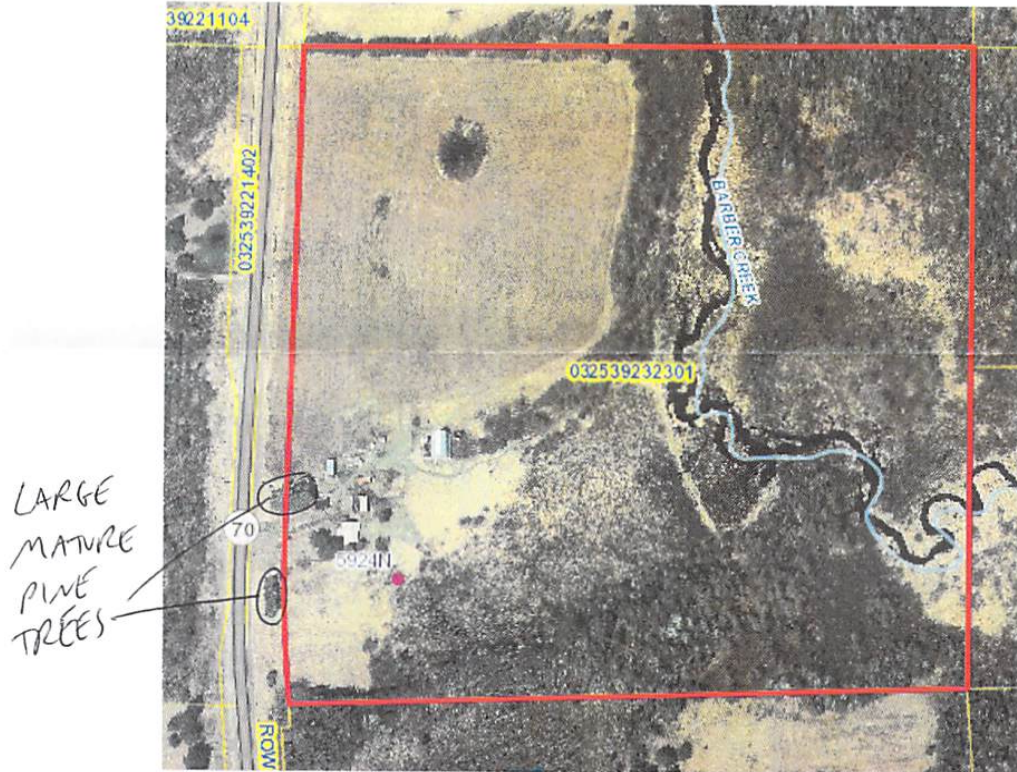


Property History

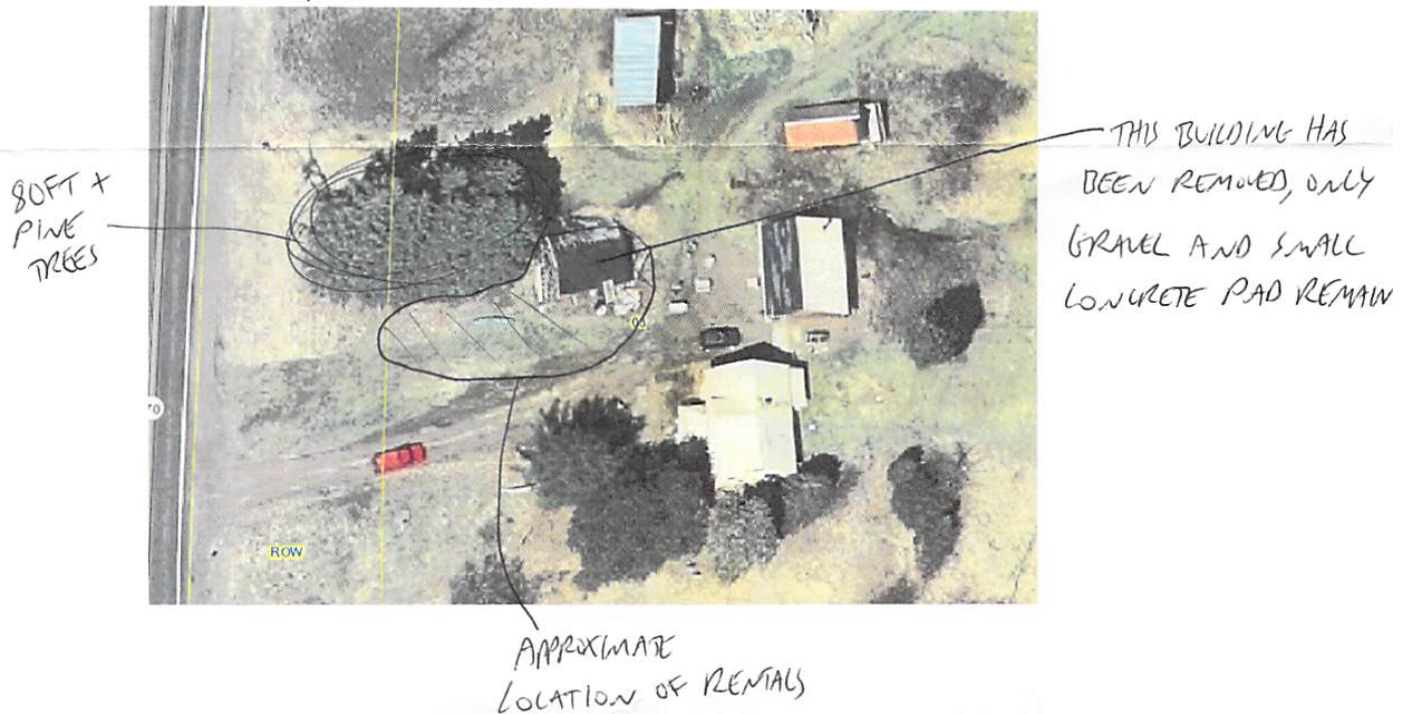
N/A

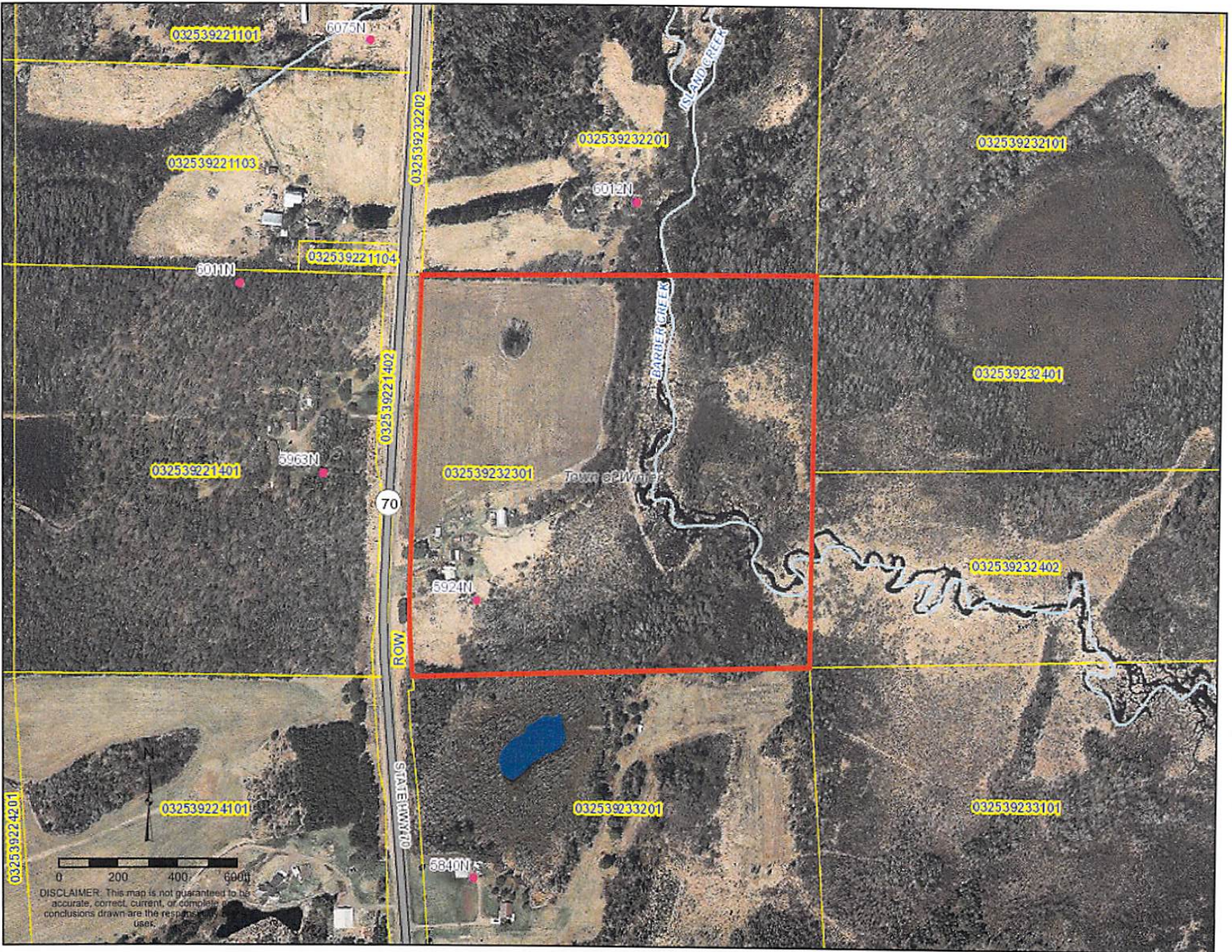
Sawyer County GIS Aerial Map

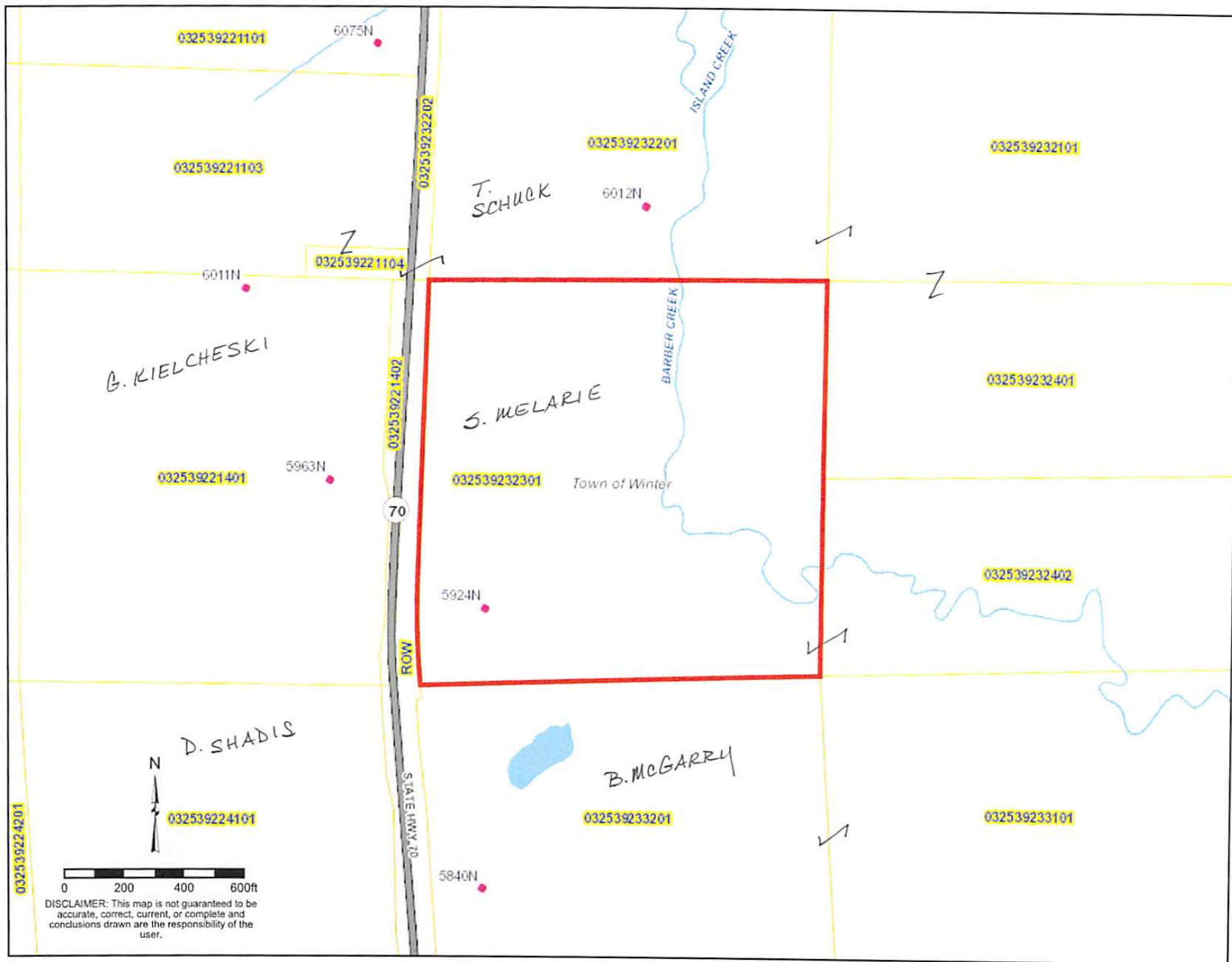
40-acre Lot:



Location of Proposed Rental Units:







17.4 A-1: Agricultural One District

This district is intended to provide for the continuation of general farming and related activities in those areas best suited for such development, and to provide for orderly development of residential, commercial and industrial 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
 - c) Beekeeping
 - d) Nursery or Christmas tree production
 - e) Floriculture
 - f) Aquaculture
 - g) Fur farming.
 - h) Forest management
- 3) Agricultural processing industries and warehouses, except slaughterhouses, rendering, fertilizer plants and commercial smokehouses.
- 4) An activity or business operation that is an integral part or incidental to an agricultural use.
- 5) Vacation farms and other farm oriented recreational uses such as riding stables, winter sports activities, and game farms.
- 6) Roadside stands for the sale of products grown on the premises if sufficient off-street parking space for customers is provided.
- 7) Essential services and utilities intended to serve a permitted principle use on the premises.
- 8) Signs subject to the provisions of Section 5.0
- 9) Soil and water conservation programs.
- 10) Drainage where such activity will not be in conflict with the stated purposes of this zone district.
- 11) 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)
- 12) Customary accessory uses provided such uses are clearly incidental to a principal permitted use.
- 13) Enrolling land in a federal agricultural commodity payment program of a federal or state agricultural land conservation payment program.

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.

- 2) Slaughterhouses, rendering, fertilizer plants, and commercial smokehouses.
- 3) Public and semi-public uses including but not limited to the following: Public and private schools, churches, public parks and recreation areas, rest homes, senior citizen complexes, group homes, hospitals, homes for the aged, fire and police stations, and historic sites.
- 4) Transportation, communications, pipeline, electronic transmission, utility or drainage use provided that the following apply:
 - a. The uses are consistent with and compatible with agricultural uses, accessory uses or agricultural related use.
 - b. The use and location are reasonable and appropriate, considering alternative locations or are specifically approved under state or federal law.
 - c. The use is reasonably designed to minimize conversion land at and around the site from agricultural use or open space.
 - d. The use does not substantially impair or limit the current or future agricultural uses or surrounding parcels of land that are Zone Districts A-1 or A-2
 - e. The construction damage to land remaining in agricultural use is minimized and repaired to the extent feasible.
- 5) Kennel for small domestic animals subject to the provisions of Section 6.8.
- 6) Non-metallic mineral and mineral fuel exploration; non-metallic mineral and mineral fuel prospecting; non-metallic mineral and mineral fuel operation; and non-metallic mineral and mineral fuel reclamation, subject to Section 6.2.
- 7) Agricultural equipment/implement sales and service and facilities providing agricultural supplies, storage, and processing of agricultural wastes.
- 8) Private or wholesale carpentry or woodworking shop; limited to property owner.
- 9) Portable sawmill.
- 10) Professional offices and studios.
- 11) Taxidermy.
- 12) Real estate office.
- 13) Mini storage unit warehouse.
- 14) Bed and Breakfast establishments.
- 15) Event Barns
- 16) New and used car sales establishments.
- 17) Wholesaling establishments.
- 18) Transportation terminals.
- 19) Amusement parks.
- 20) Golf courses.
- 21) Cemeteries, mausoleums and columbarium.
- 22) Commercial bulk fuel storage facilities.
- 23) Sod and topsoil removal for resale, subject to NR 415.04. (may also require County Grading Permit or WI DNR storm water management plan)
- 24) Accessory structure on vacant property lying across the Town or County Road from the principal structure. See Section 4.26(2)
- 25) Like or similar uses in the opinion of the Sawyer County Zoning Committee, subject to the procedures for obtaining a conditional use permit.

Conditional Use Permit Request STAFF REPORT

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

File: # CUP 22-005

Applicant:

Beverly Skar
PO BOX 24
Birchwood, WI 54817

Agent: Joshua O'Rourke

N1283 County Road MD
Sarona, WI 54870



Property Location & Legal Description:

Part of Government Lot 1, S33, T38N, R09W; Parcel #008-938-33-5108; 44.84 total acres; Zoned Forestry One (F-1 and Residential/Recreational One (RR-1). Located on County Hwy F

Request: Purpose of request is to have a 1000 square foot commercial building for recreational sales, marina, and bait shop as per section 17.2(B)(3).

Project History & Summary of Request: As per the applicant's statement they are requesting to build an approximately 1,000 sq ft building on the property that would serve as a dock/lift service center but also have other aspects of a marina that would rent boats, minor repair parts, and possible bait sales. The building would include a front office area, small break room, boat parts for basic repairs, bait sales, and a small pavilion. Future storage sheds for slip customers would also be included as part of this request.

At this time no formal plans or building layouts have been discussed with the Sawyer County Zoning & Conservation Department. The Zoning & Conservation Department would have an onsite inspection conducted after spring melt to accurately layout driveways and buildings. As part of one of the conditions for potential approval it would be recommended that a licensed engineer would sign off on plans for the driveway installation and building proposals related to grading and erosion aspects. This site certainly has some topography challenges with it but through careful planning and water diversion techniques this site could be developed. The owner would work with the Conservation Department to ensure site stability.

The boat slips and marina aspects as they relate on-water would already require DNR approval or meet the specified guidelines from the DNR. The owner will also need to obtain a driveway permit for the Sawyer County Hwy Department for access onto County Hwy F.

Additional information for Conditional Use Permits:

Substantial evidence means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion. If an applicant agrees to meet all of the requirements and conditions specified in the county ordinance or those imposed by the county zoning board, the county shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence. The conditions must be reasonable and, to the extent practicable, measurable. The applicant must demonstrate that the application and all requirements and conditions established by the county relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The county's decision to approve or deny the permit must be supported by substantial evidence.

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

- 1 Main building not to exceed 1,200sq ft (approximately 1,000 sq ft)
- 2 Business hours to be conducted between 6AM-9PM, majority of summer depending on daylight
- 3 An engineered approved plan be required from driveway installation and building location as it relates to erosion control and grading of the property.
- 4 Sawyer County Highway approval required for driveway permit for access onto County Hwy F
- 5 All signage must meet Sawyer County Zoning Ordinance Requirements per zone district.
- 6 All other Town, County, State, Federal Laws are followed including DNR approval for docks/piers/wharfs.

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

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

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

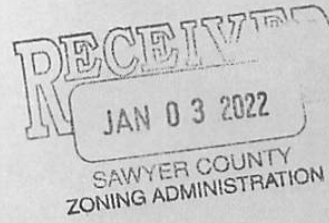
- 9 It would be damaging to the rights of others and property values.
- 10 It would be detrimental to ecology, wild life, wetlands or shorelands.
- 11 It would create an air quality, water supply, or pollution problem.
- 12 It would create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.

- 13 It would create traffic or highway access problems.
- 14 It would destroy prime agricultural lands.
- 15 It would not be compatible with the surrounding uses and the area.
- 16 It would create an objectionable view.



Conditional Use Public Hearing Application

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



Property Owner Name & Address:

Beverly J Skar
 PO Box 24 Birchwood WI 54817

Phone: 715-296-6103

Email:

Property description including Parcel Number:

Part tax ID 44224. Property to be surveyed. Approximate aerial attached.

Permit desired for:

Conditional use for approximately 1000 sq ft commercial building for recreational sales & maintenance for 17.2 (B)(3)

Beverly J Skar

Digitized by:

Beverly J Skar

1/3/2022

Owner Print & Sign

Owner Print & Sign

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

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

Joshua O'Rourke
 11283 Cty Hwy MD
 Sarona WI 54870
 715 651 6600

Oroukejoshua@gmail.com

Fee: \$350.00

Date of Public Hearing:

Rev January 2021

We are planning to use this property to better serve the needs of our current customers, along with bringing more services/resources to the area for potential new customers. We would like to base the business plan off our current business on Long Lake, as a model. We are not necessarily planning to bring the same exact services we currently have on Long Lake to Lake Chetac, but to grow and adapt with customer's needs.

We currently serve numerous customers on Lake Chetac for their dock and lift installs, removals, and repairs, along with servicing them for boat storage and winterization. To have a location on the water, would allow customers to stop in to set up service or browse for a new dock or lift.

Continuing with the marine idea, we would offer pontoon rentals on the water along with seasonal slip rentals for customers. Each year I receive several calls for the rental of a pontoon either for the day or week on Lake Chetac. I know of places that have rentals currently, but from the calls, I can only assume the need is there for more or something different. Slip space is something that I feel will be very significant in the area. With the campgrounds nearby, along with the general need for people to want to be on the water, we can provide numerous slips with the given frontage. This would help a lot of other businesses on the lake as well. Getting customers on the water is the first step, then they can patronize other businesses in the area, when they come to the lake.

We hope to do all of this out of a relatively small shop, approximately 1000 sq ft. This would be large enough to have a small retail area out front. This could include the possibility of live bait and a small tackle assortment right on the lake, along with other small grab and go convenience items. Parts for basic repairs or additions for boats, docks, and lifts would be included in the retail area. There would be an office/counter area for rental and slip customers to fill out paperwork along with a register for payments. In the back I would like a small break room for employees. I would also like, at some point, to have a small pavilion and storage sheds for slip customers. This would better their experience by allowing them to keep some boating items locked up right there and allow them to hang out with friends or guests at the pavilion.

Giving people choices, along with new ideas to bring in more customers raises the level of customer service in the area. The ideas above would not only bring needed services to the area to benefit current and potential new customers, but it would benefit other businesses in the area as well, ultimately benefitting the town of Edgewater and Sawyer County.

Real Estate Sawyer County Property Listing

Today's Date: 1/4/2022

Property Status: Next Year

Created On: 6/17/2021 11:47:38 AM

 Description Updated: 6/17/2021

Tax ID:	44224
PIN:	57-008-2-38-09-33-5 05-001-000080
Legacy PIN:	008938335108
Map ID:	
Municipality:	(008) TOWN OF EDGEWATER
STR:	S33 T38N R09W
Description:	PRT GOVT LOT 1
Recorded Acres:	44.840
Calculated Acres:	0.000
Lottery Claims:	0
First Dollar:	No
Waterbody:	Chetac Lake
Zoning:	(F-1) Forestry One (RR1) Residential/Recreational One
ESN:	

 Tax Districts Updated: 6/17/2021

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

 Recorded Documents Updated: 6/17/2021

 CERTIFIED SURVEY MAP	
Date Recorded: 6/9/2021	432463
 TERMINATION OF DECEDENTS INTEREST	
Date Recorded: 7/8/2010	367376
 MANAGED FOREST LAW-MFL	
Date Recorded: 11/22/1995	251569
 WARRANTY DEED	
Date Recorded: 4/21/1995	247403
 NOTE	
Date Recorded:	

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

 **Tax ID:** 9506 **PIN:** 57-008-2-38-09-33-5 05-001-000010 **Leg. Pin:** 008938335101 **Map ID:** :1.1
 **Tax ID:** 40901 **PIN:** 57-008-2-38-09-33-5 05-001-000040 **Leg. Pin:** 008938335104 **Map ID:** :1.4
 44224 This Parcel  Parents  Children

 Ownership Updated: 6/17/2021

BEVERLY J SKAR	BIRCHWOOD WI
-----------------------	---------------------

Billing Address:	Mailing Address:
BEVERLY J SKAR	BEVERLY J SKAR
15615W MAIN ST	15615W MAIN ST
BIRCHWOOD WI 54817-3038	BIRCHWOOD WI 54817-3038

 Site Address * indicates Private Road

N/A

 Property Assessment Updated: N/A

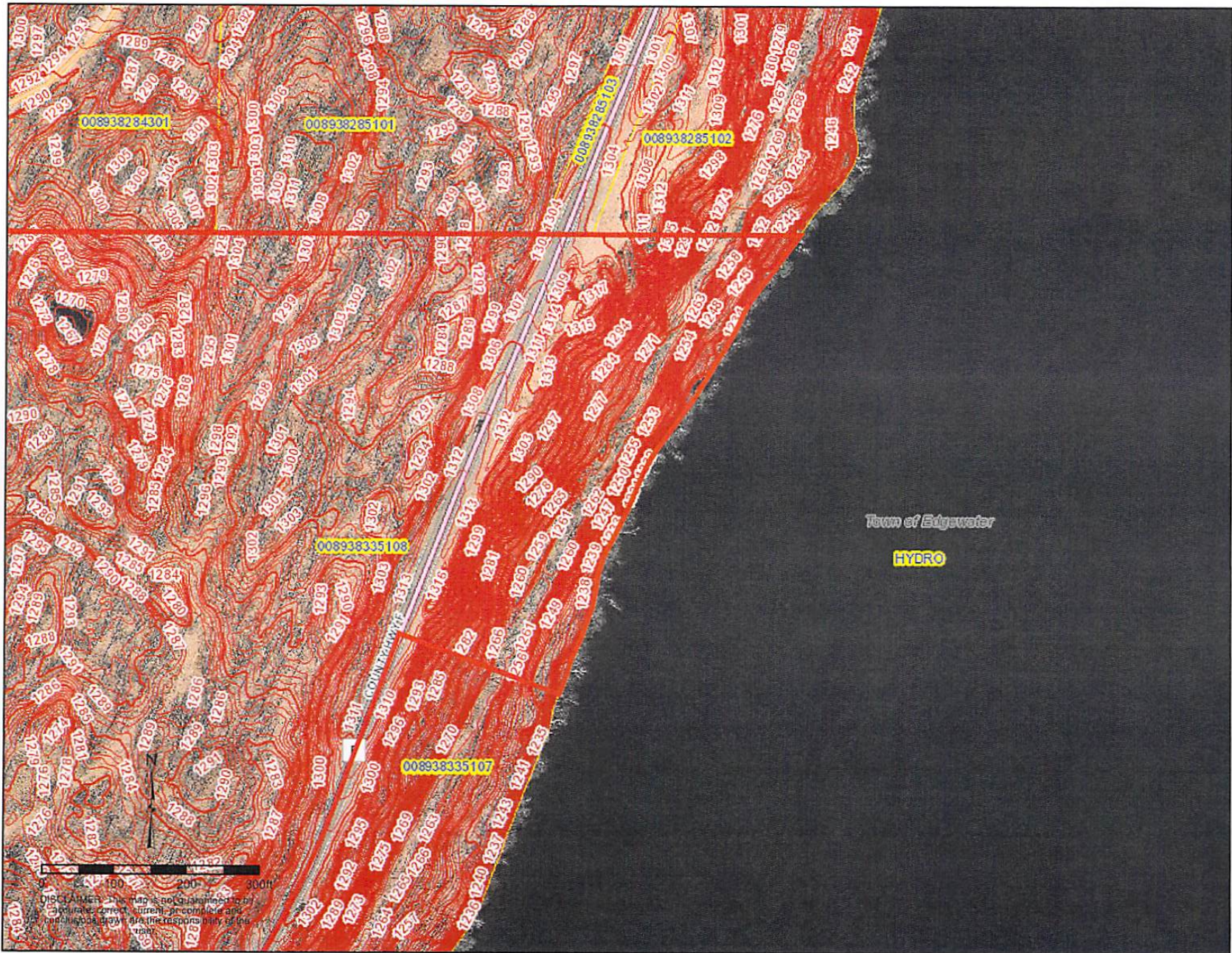
2021 Assessment Detail			
Code	Acres	Land	Imp.
N/A			

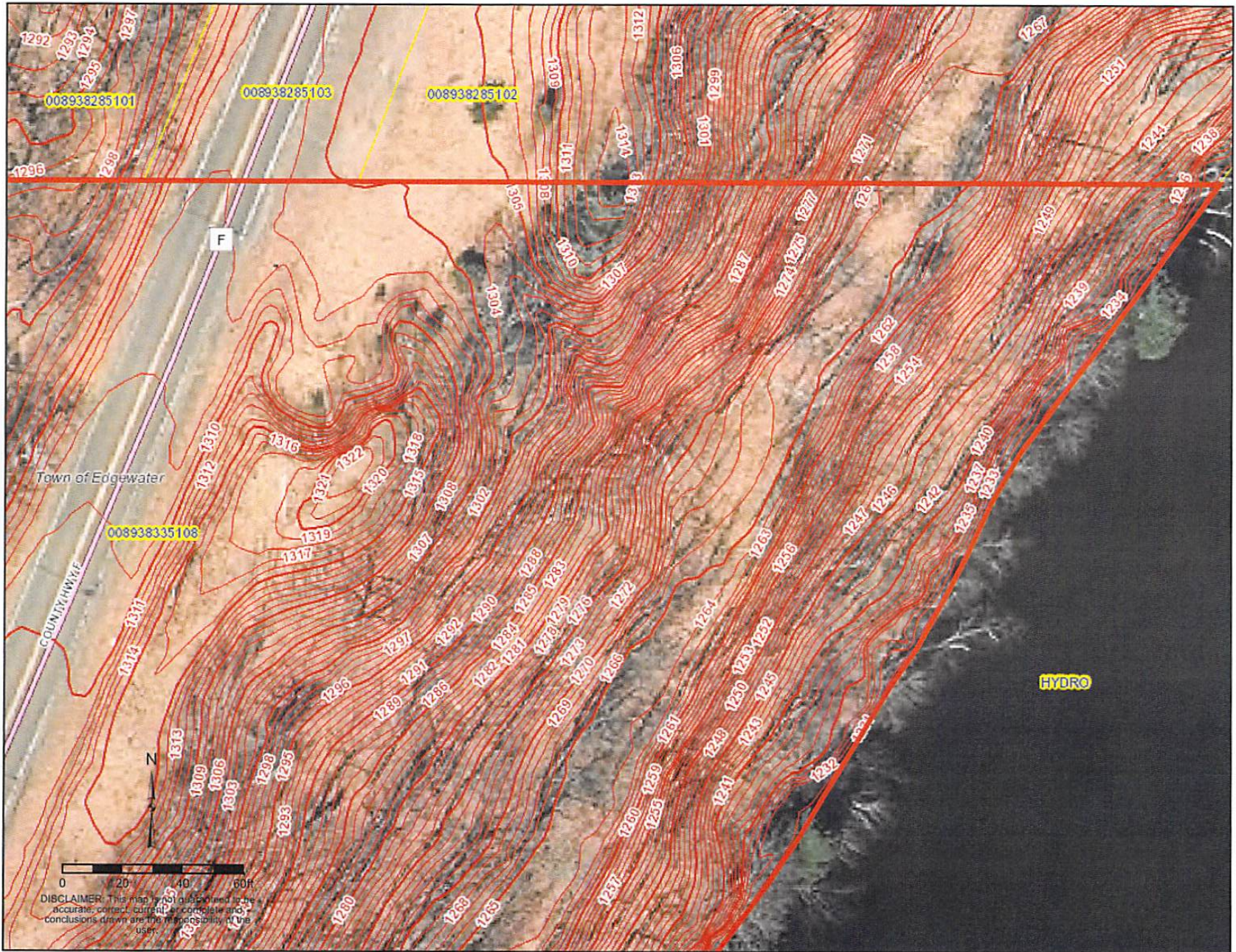
2-Year Comparison	2020	2021	Change
Land:	0	0	0.0%
Improved:	0	0	0.0%
Total:	0	0	0.0%

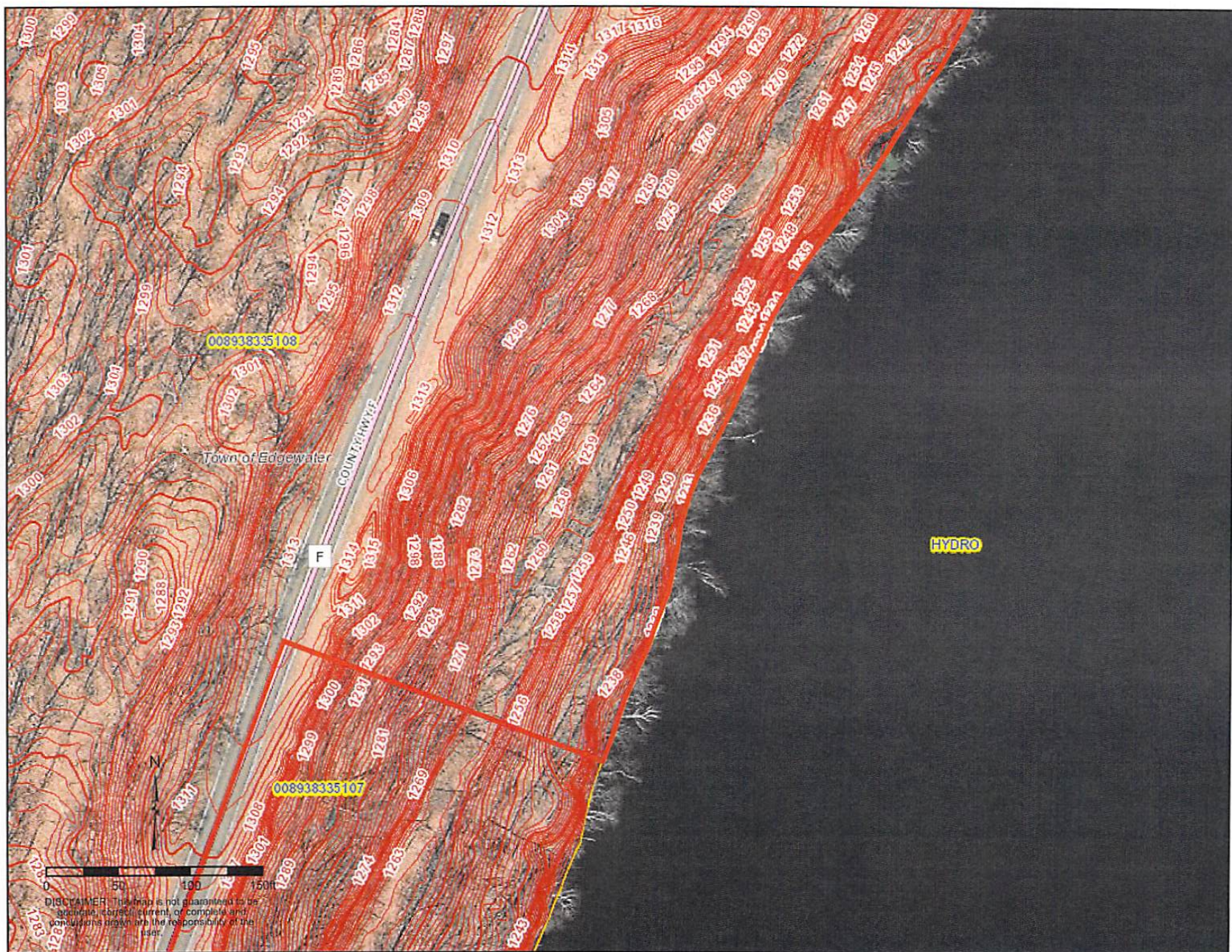
 Property History

Parent Properties	Tax ID
57-008-2-38-09-33-5 05-001-000040	40901











Conditional Use Permit Request STAFF REPORT

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

File: # CUP 22-008

Applicant:

Delta23 Outfitters LLC (Jamie Eklov)
10652N Forest Circle Drive
Hayward, WI 54843

Property Location & Legal Description:

Part of the NW ¼ of the SE ¼, Lot B CSM 2/270 #391; S24, T41N, R06W; Parcel #024-641-24-4212; .52 total acres; Zoned Residential/Recreational One (RR-1).

Request: Purpose of request to open a sporting good & hospitality business as per Section 17.2(B)(3) Recreational service-oriented uses such as restaurants, cocktail lounges, marinas, sport shops, bait sales, and other recreational services which in the opinion of the County Zoning Committee are of the same general character or clearly incidental to a permitted use or use authorized by conditional permit.

Project History & Summary of Request: Per the applicant's statement, activities will include obtaining a Federal Firearms License to buy, sell, and trade firearms along with providing basic firearm safety to new firearm purchasers. Also, to sell and/or rent musky fishing and ice fishing gear to customers who would like to try either sport- an example would be a customer who would like to ice fish but doesn't have a portable shack or a Vexilar. That customer could come to the business and rent the shack and Vexilar to ice fish without having to buy the expensive gear. Future plans include renting cabin and snowmobiles and/or ATV's as a package for those customers wishing to have the snowmobile or ATV experience without having to purchase vehicles themselves. In additional conversations with the applicant there would be no actual store front on the property. The request is just to run the actual business out of the existing house on the property. Future plans may include an additional storage building if setbacks allow but no additional buildings are proposed at this time. The CUP is being requested just to operate a business which would be similar in nature to a sport shop or bait shop with the ability to rent fishing gear/equipment. This request also includes the applicant obtaining an FFL which is handled through The Bureau of Alcohol, Tobacco, Firearms and Explosives. It would appear that the ATF requires a property to have an established business use on the property before authorizing a FFL. The main intent for the applicant to obtain the FFL would be to serve as a distributor for online purchases. When individuals purchase firearms online it must be sent to a FFL holder who then releases the firearm after proper authorization. This process is strictly regulated by the ATF.

Additional information for Conditional Use Permits:

Substantial evidence means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion. If an applicant agrees to meet all of the requirements and conditions specified in the county ordinance or those imposed by the county zoning board, the county shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence. The conditions must be reasonable and, to the extent practicable, measurable. The applicant must demonstrate that the application and all requirements and conditions established by the county relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The county's decision to approve or deny the permit must be supported by substantial evidence.

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

- 1 CUP #22-008 is limited to the property owner.
- 2 Hours of business operation from 6AM-7PM, Monday-Sunday (ZC can amend hours if needed)
- 3 No separate "store front" is allowed
- 4 All signage must meet Sawyer County Zoning Ordinance Requirements.
- 5 All other Town, County, State, Federal Laws are followed

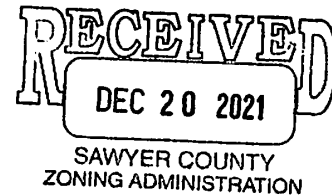
Findings of Fact for Approval: (choose from list below)

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

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

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

SAWYER COUNTY



Conditional Use Public Hearing Application

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

Property Owner Name & Address:

Delta23 Outfitters LLC
Jamie Eklov
10652 N Forest Circle Dr
Hayward, WI 54843

Phone: 608-317-3132

Property description including Parcel Number:

PRT NWSE LOT B CSM 2/270 #391

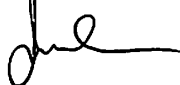
024-641-24-4212

Permit desired for:

I would like to open up a sporting good and hospitality business on the above property. Activities will include obtaining a Federal Firearms license to buy, sell, and trade firearms along with providing basic firearm safety to new firearm purchasers; sell and/or rent musky fishing and ice fishing gear to customers who would like to try either sport-an example would be a customer who would like to ice fish but doesn't have a portable shack or a Vexilar. That customer could come to my business and rent the shack and Vexilar to ice fish without having to buy the expensive gear.

Future plans include renting cabin and snowmobiles and/or ATV's as a package for those customers wishing to have the snowmobile or ATV experience without having to purchase vehicles themselves.

Owner Print Name: Jamie Eklov

Owner Signature: 

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

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

Jamie Eklov 10652 N Forest Circle Dr Hayward, WI 54843 608-317-3132 eklovjamie@live.com

Fee: \$350.00

Date of Public Hearing: *February 18, 2022*

Rev January 2021

Real Estate Sawyer County Property Listing

Today's Date: 1/5/2022

Property Status: Current

Created On: 2/6/2007 7:55:41 AM

**Description**

Updated: 12/16/2021

Tax ID:	24534
PIN:	57-024-2-41-06-24-4 02-000-000120
Legacy PIN:	024641244212
Map ID:	.14.12
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S24 T41N R06W
Description:	PRT NWSE LOT B CSM 2/270 #391
Recorded Acres:	0.520
Calculated Acres:	0.723
Lottery Claims:	0
First Dollar:	Yes
Waterbody:	Moose Lake
Zoning:	(RR1) Residential/Recreational One
ESN:	402

**Tax Districts**

Updated: 2/6/2007

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

**Recorded Documents**

Updated: 12/16/2021

WARRANTY DEED	
Date Recorded: 5/21/2021	432072
WARRANTY DEED	
Date Recorded: 5/3/2012	378530
CERTIFIED SURVEY MAP	
Date Recorded: 5/30/1973	144128
NOTE	
Date Recorded:	

**Ownership**

Updated: 12/16/2021

DELTA23 OUTFITTERS LLC	HAYWARD WI
-------------------------------	-------------------

Billing Address:

DELTA23 OUTFITTERS LLC
10652N FOREST CIRCLE DR
HAYWARD WI 54843

Mailing Address:

DELTA23 OUTFITTERS LLC
10652N FOREST CIRCLE DR
HAYWARD WI 54843

**Site Address** * indicates Private Road

10652N FOREST CIRCLE DR	HAYWARD 54843
-------------------------	---------------

**Property Assessment**

Updated: 7/16/2019

2021 Assessment Detail

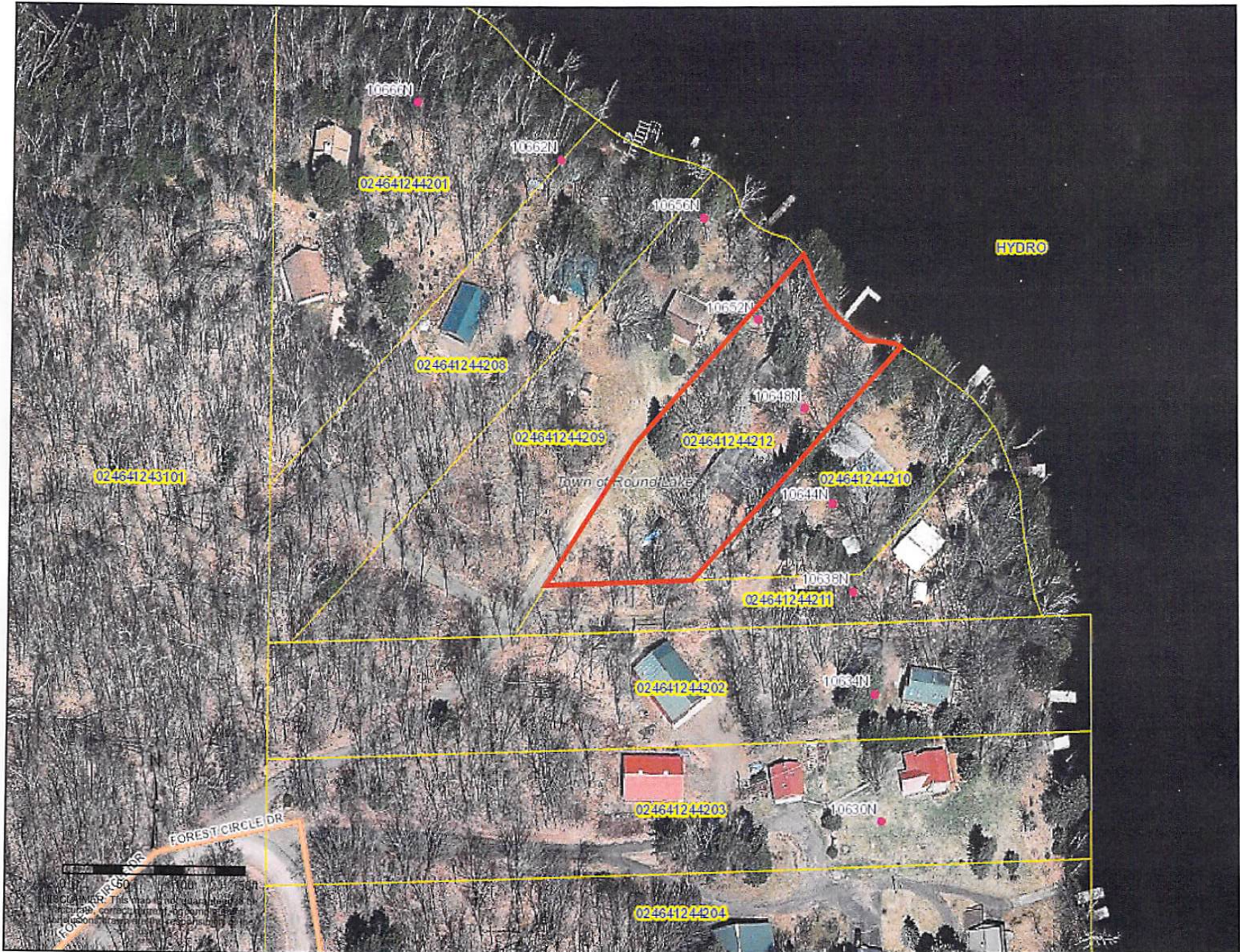
Code	Acres	Land	Imp.
G1-RESIDENTIAL	0.520	98,700	89,200

2-Year Comparison

	2020	2021	Change
Land:	98,700	98,700	0.0%
Improved:	89,200	89,200	0.0%
Total:	187,900	187,900	0.0%

**Property History**

N/A





MOOSE

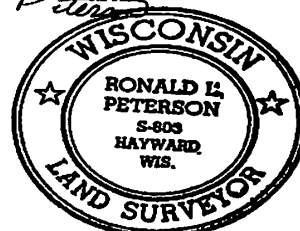


⊗ FOUND MONUMENT
● SET $\frac{5}{8}$ " X 36" IRON ROD

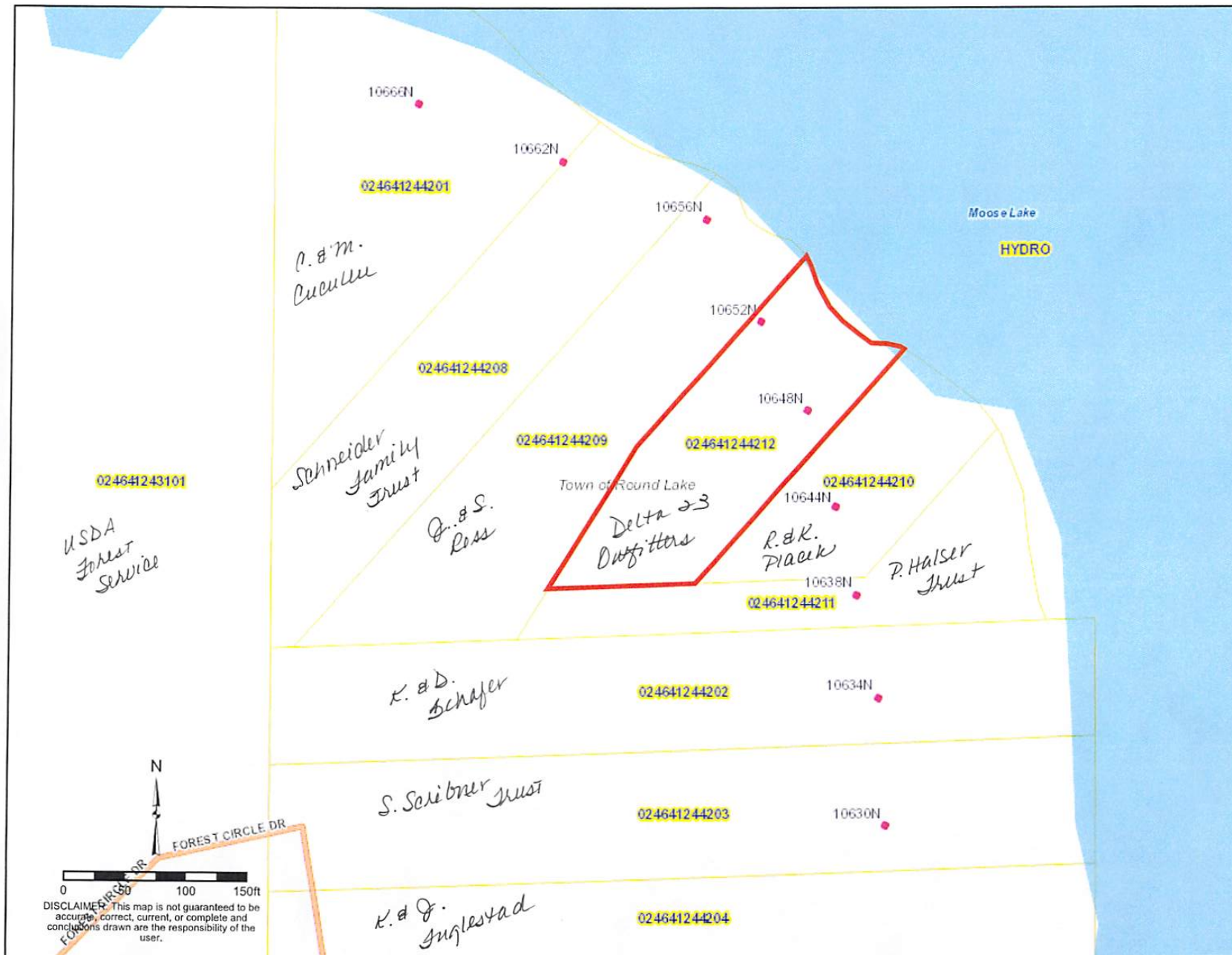
**BEARINGS BASED ON
SOLAR OBSERVATIONS.**

MAY 31, 1973

Ronald L. Peterson



Page 1 of 2 pages.





Rezone Request STAFF REPORT

Prepared By: Jay Kozlowski, Sawyer County Zoning Administrator

File: # RZN 22-003

Applicant:

Pinewood Properties LLC
15437 County Hwy B
Hayward, WI 54843
Owner/Operator: Adam Bodenschatz

Property Location & Legal Description:

Town of Bass Lake. Part N ½ Sec 4 Part Lot 1 CSM 16/41 #4022; S04, T40N, R09W; Parcel #002-940-04-2108; 73.18 Total Acres; Zoned Agricultural One (A-1) and Commercial One (C-1). Property located at 15968W Fun Valley Road

Request: Purpose of request is to rezone all Agricultural One (A-1) zoned property to Residential/Recreational Two (RR-2) excepting the approximately 5.5 acres of Commercial One (C-1) out of the rezone leaving 67.68 total acres to be rezoned for this rezone request (there is another rezone request for property located in the Town of Hayward). With this rezone to RR-2 the applicant would then apply for a Conditional Use Permit for a total of a 197 RV site Campground. This request is split between the Town of Bass Lake and Town of Hayward including. There would be 2 separate CUP requests and 2 separate RZN requests as the entire campground area would be over 2 parcels of land within 2 Town boundaries.

Summary of Request:

For rezone 22-003 in the Town of Bass Lake the applicant(s) are requesting to rezone 67.68 acres of A-1 to RR-2 (see attached map of parcel). The remaining 5.5 acres is to remain Commercial One and contains to existing "club-house" which would ultimately be the new lodge of the proposed campground. Again, the purpose of this rezone request is then to apply for a 197 RV site campground. The actual parameters of the campground will be further discussed within the CUP requests. Rezone #22-004 is a separate rezone request in the Town of Hayward for 87.89 acres zoned A-1 with a proposal to be rezoned to RR-2

Project History & Additional Information/details:

This property consists of the old Hayward National Golf Course. The golf course has been out of operation for approximately 9 years. A majority of the existing trees on the property have already been removed and the likelihood of this be converted back into a full golf course would be difficult in that the greens and fairways have been left to go to seed. In order for a golf course operation to occur here again it would need to be entirely reconstructed.

The nearest RR-2 zoned property in relation to this property is a 17.36 acre parcel immediately adjacent to the SW of this parcel. There are also a few other smaller parcels on the corner of Fun Valley Road and State Hwy 27 that are zoned RR-2.

Even though this property is currently zoned A-1 according to the NRCS web soil survey the soils listed in this area would not be included as part of prime farm land or farmland of statewide importance. NRCS further lists these soils of having very severe limitations that reduce the choice of plants or that require very careful management, or both.

The Town of Bass Lake shows this area as a generalized existing Parks and Recreation land use as per the Town's Comprehensive Plan with a future land use category described as Parks & Recreation. Per the Town of Bass Lake Comprehensive Plan existing land use under Parks and Recreation lands under privately owned lands may include: golf courses, campgrounds, marinas, shooting ranges, etc. The existing surrounding use outside of this area is woodlands and medium density residential.

If the rezone (RZN 22-003) is approved, a CUP application (CUP #22-006 & #22-007) will be heard next in the public hearing process after the Town of Hayward rezone. The Sawyer County Zoning Committee must follow all applicable State Statues when deciding a Conditional Use Permit including Act 67. If the rezone is denied the CUP must still be heard as a public hearing process but it would not be an allowed use per the existing zone district.

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

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

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

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

Rezone Application # 22-003
Town of Pass Lake
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: 15437 W County Rd. B Hayward, WI 54843
Phone: 715-638-2345 Email: bodie@cheqnet.net

Legacy PIN # 43495, 002940042108 Acreage: 73.18

Change from District A-1 to RR-2

Property Description: PRT FRAC N 1/2 Sec 4 PRT Lot 1 CSM 16/41 #4022

Purpose of Request: See Attached:

Adam Bodenschatz 122
*Please Print & Sign (Property Owner)

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

Name, Address, Phone & Email of Agent:

Phone: Email:

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

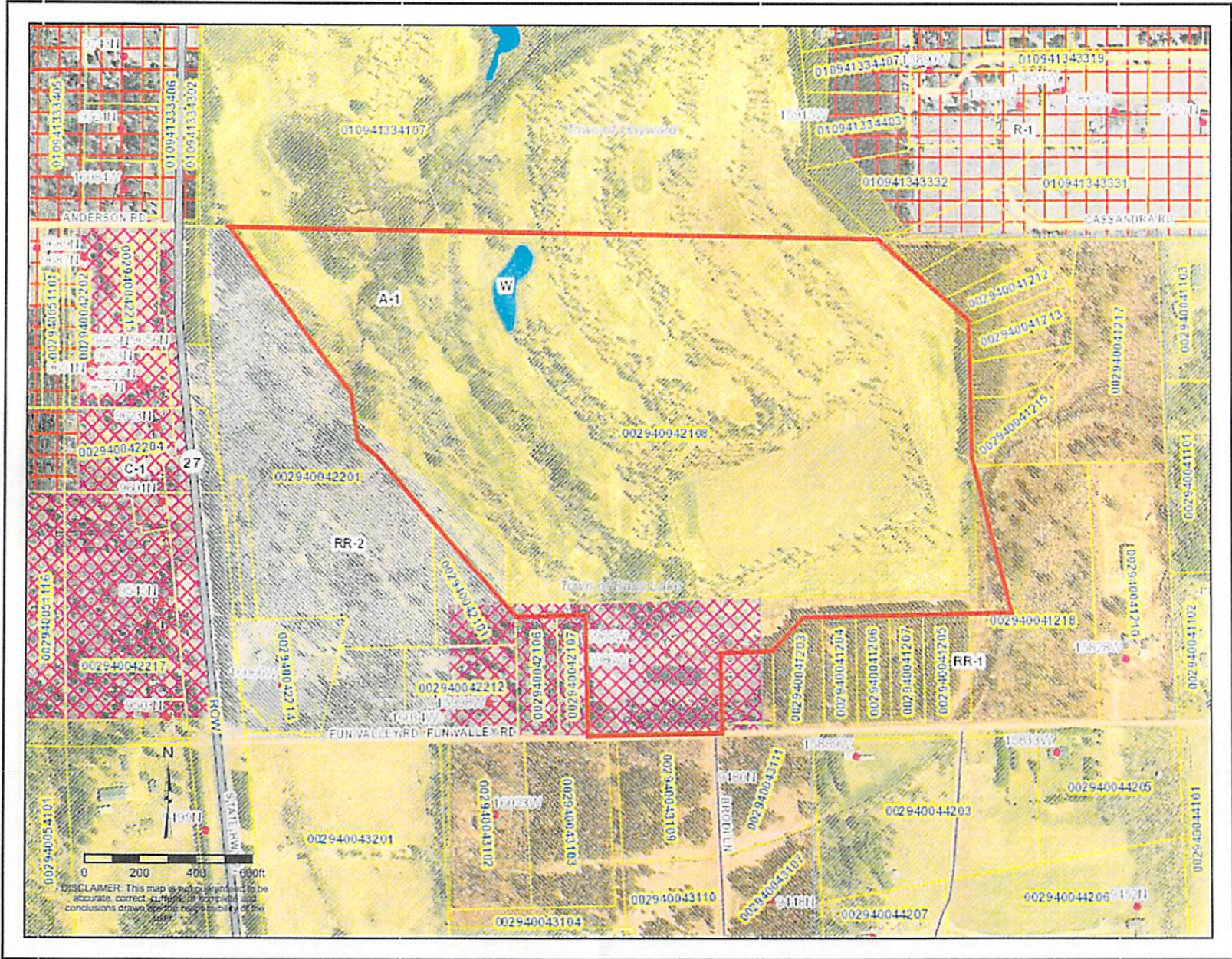
Date of Public Hearing

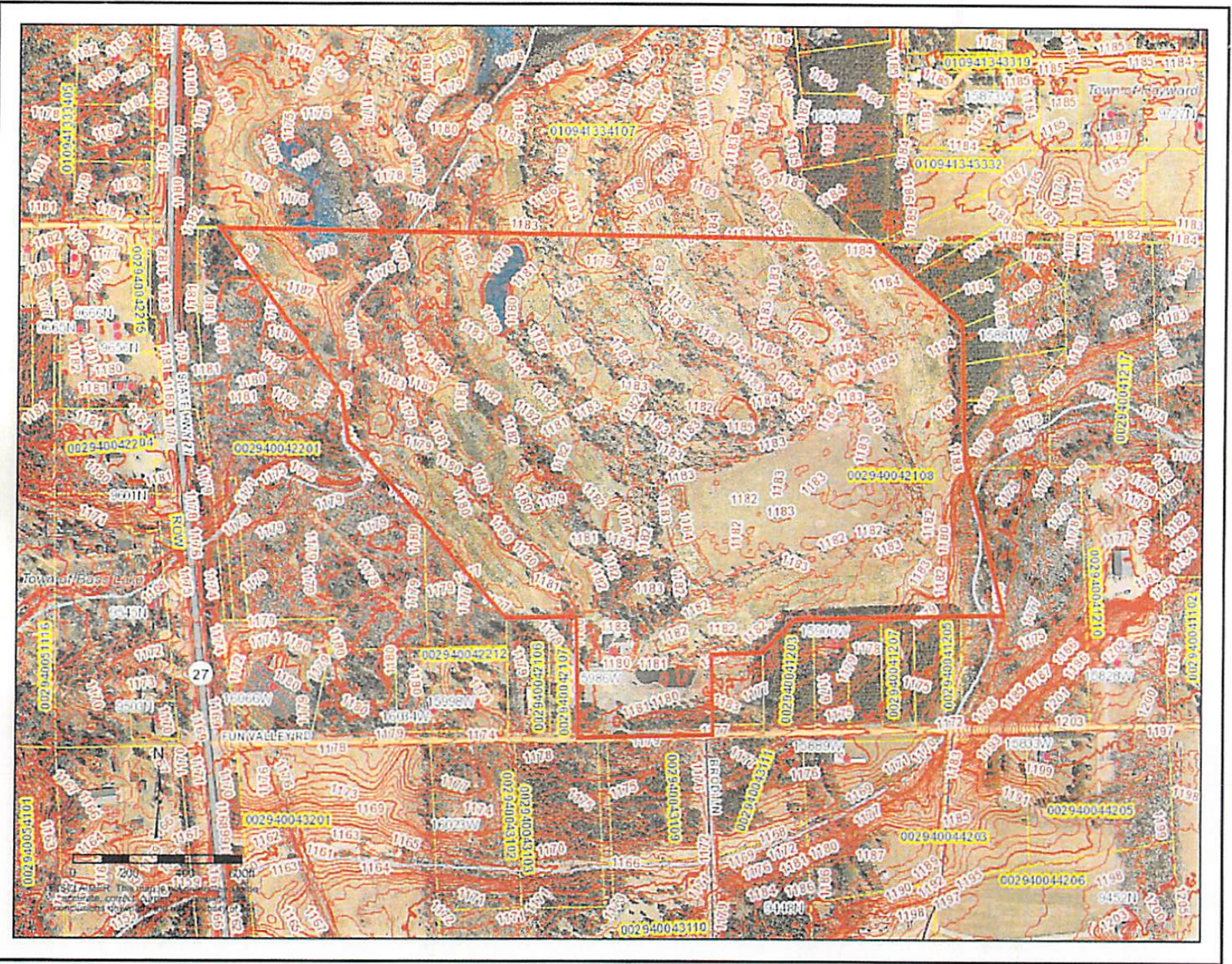


Pinewood Properties LLC Rezone Town of Bass Lake

Purpose of request:

197 site RV park. All sites are SE of Spring Creek. Leaving a buffer of existing golf course holes around perimeter of property. The C-1 portions excluded from this request.







Surface Water Data Viewer Map



Legend

- Wetland Indicators
- Wetland Class Areas
- Wetland Class Points
 - Dammed pond
 - Excavated pond
 - Filled/drain wetland
 - Wetland too small to delineate
 - Filled excavated pond
- Filled Points
- Wetland Class Areas
- Filled Areas
- Wetland Class Areas
- Wetland Class Points
 - Dammed pond
 - Excavated pond
 - Filled/drain wetland
 - Wetland too small to delineate
 - Filled excavated pond
- Filled Points
- Wetland Class Areas
- Filled Areas
- 2D Water Surface Elevation Grid
 - High : 937.446
 - Low : 855.125
- Dams
 - Dams with FERC License
 - Dams
- Record Flood Levels
- Analysis Lines
 - Other
 - Flood Insurance Study
 - Letter of Map Revision
 - Case By Case Analysis

Notes

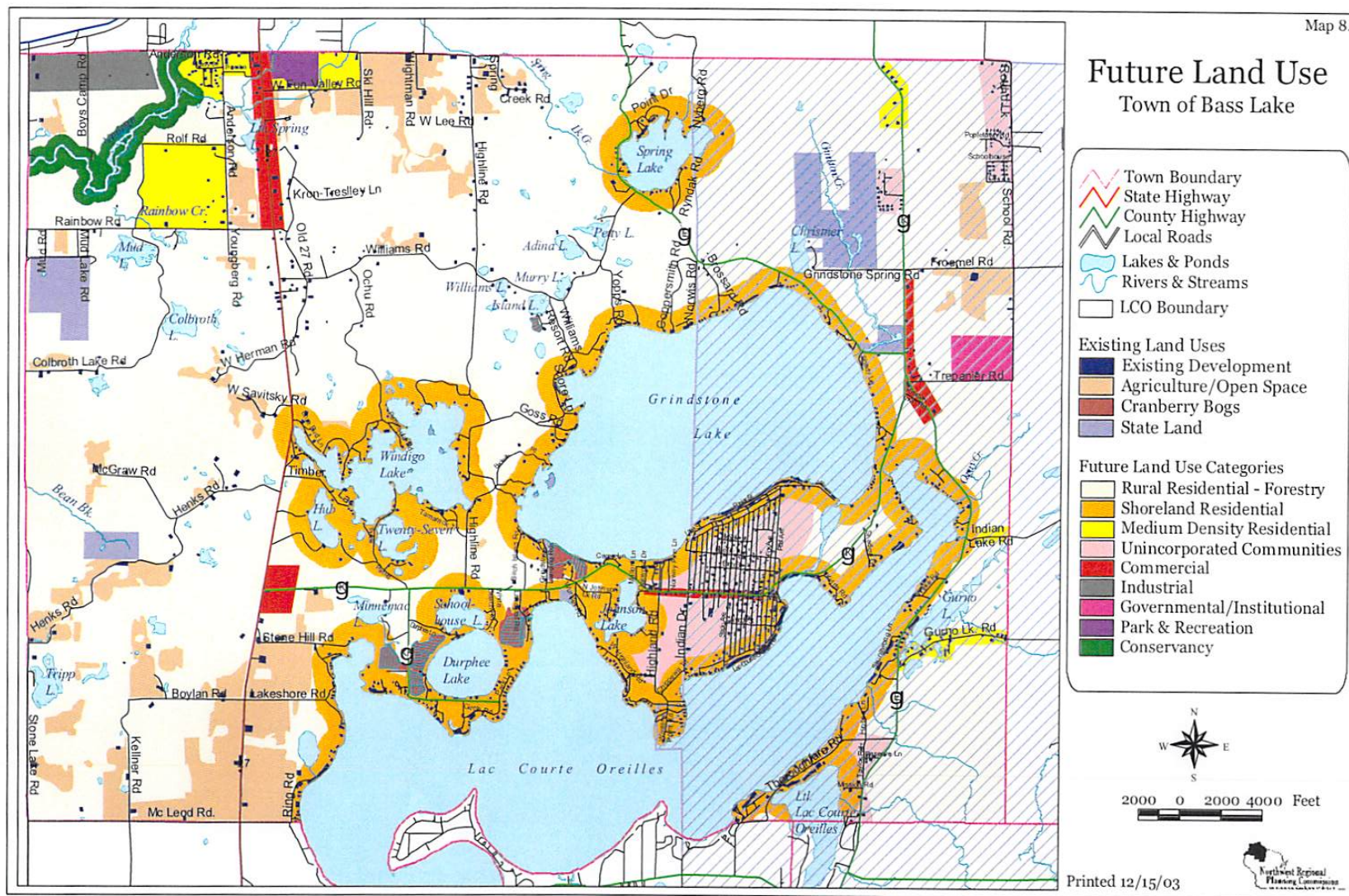
0.1 0 0.06 0.1 Miles

NAD_1983_HARN_Wisconsin_TM

1: 3,960

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

Future Land Use Town of Bass Lake

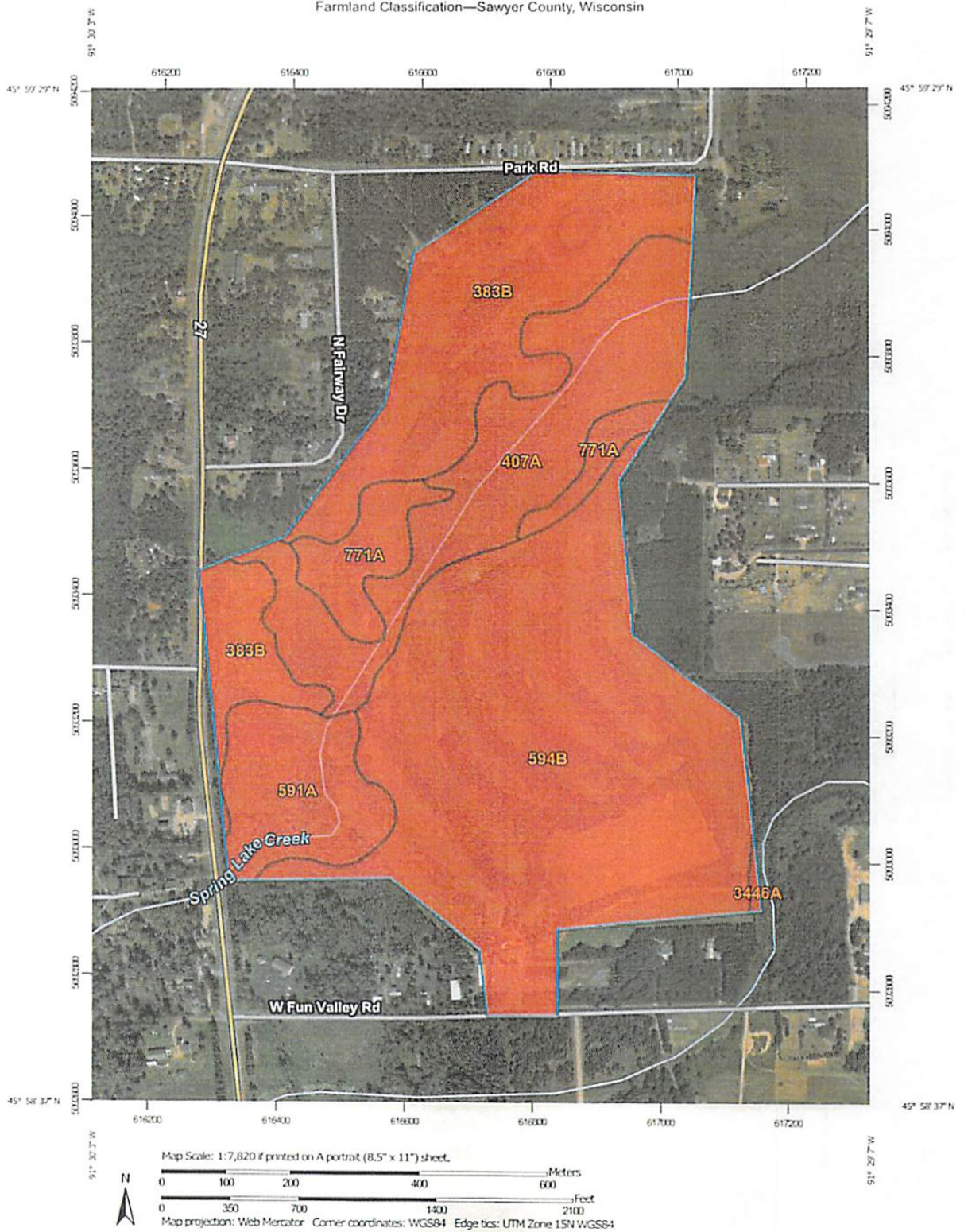




PRELIMINARY SITE CALCULATIONS	
SITES	RV AREA 43 AC
BACK-IN	GOLF AREA 13 AC
POND SIDE	GREEN SPACE/SEPTIC/
PULL-THRU	REC. AREA/STORM/
TOTAL SITES 197	SETBACK AREA 26 AC
TOTAL PROJECT ACRES 90	
TOTAL SITES / ACRE	2.19 / AC



Farmland Classification—Sawyer County, Wisconsin

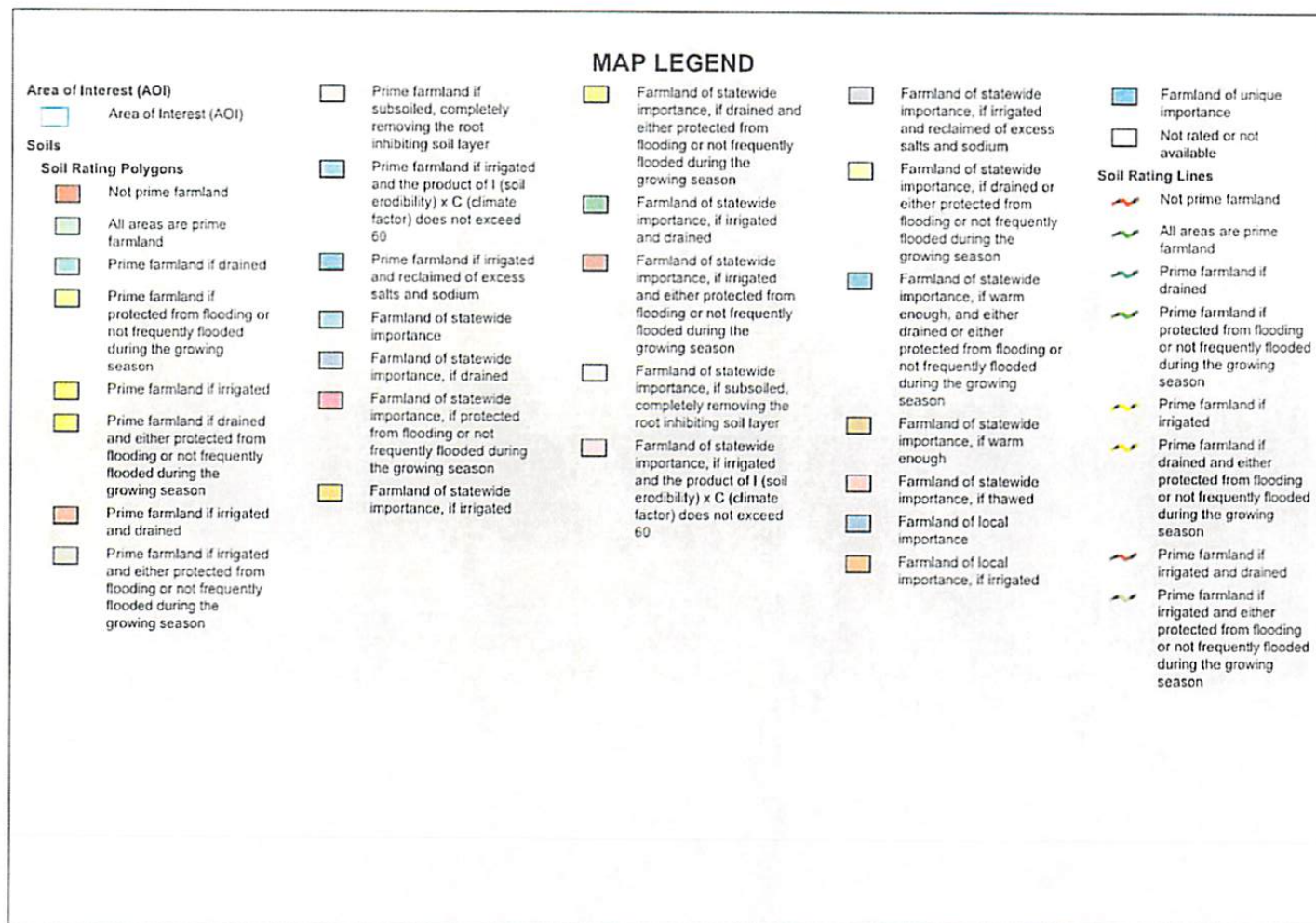


Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

8/26/2020
Page 1 of 5

Farmland Classification—Sawyer County, Wisconsin





Rezone Request STAFF REPORT

Prepared By: Jay Kozlowski, Sawyer County Zoning Administrator

File: # RZN 22-004

Applicant:

Pinewood Properties LLC
15437 County Hwy B
Hayward, WI 54843
Owner/Operator: Adam Bodenschatz

Property Location & Legal Description:

Town of Hayward. Part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$; Part Lot 1 CSM 16/41 #4022; S33, T 41N, R09W; Parcel #010-941-33-4107; 87.89 Total Acres; Zoned Agricultural One (A-1).

Request: Purpose of request is to rezone all of the approximately 87.89 acres of Agricultural One (A-1) zoned property to Residential/Recreational Two (RR-2). With this rezone to RR-2 the applicant would then apply for (2) Conditional Use Permits for a total of a 197 RV site Campground and including the potential of reconstruction of a golf hole buffer around the campground open to the public. This request is split between the Town of Bass Lake and Town of Hayward including 2 separate CUP requests and 2 separate RZN requests as the entire campground area would be over 2 parcels of land within 2 Town boundaries.

Summary of Request:

For rezone 22-004 in the Town of Hayward the applicant(s) are requesting to rezone 87.89 acres of A-1 to RR-2 (see attached map of parcel). Again, the purpose of this rezone request is then to apply for a 197 RV site campground. The actual parameters of the campground will be further discussed within the CUP requests. Rezone #22-003 is a separate rezone request in the Town of Bass Lake for 73.18 acres zoned A-1 with a proposal to be rezoned to RR-2

Project History & Additional Information/details:

This property consists of the old Hayward National Golf Course. The golf course has been out of operation for approximately 9 years. A majority of the existing trees on the property have already been removed and the likelihood of this be converted back into a golf course would be

difficult in that the greens and fairways have been left to go to seed. In order for a golf course operation to occur here again it would need to be entirely reconstructed.

The nearest RR-2 zoned property in relation to this property is a 17.36 acre parcel SW of this parcel separated by the Town of Bass Lake parcel also being requested for the rezone. There are also a few other smaller parcels on the corner of Fun Valley Road and State Hwy 27 that are zoned RR-2.

Even though this property is currently zoned A-1 according to the NRCS web soil survey the soils listed in this area would not be included as part of prime farm land or farmland of statewide importance. NRCS further lists these soils of having very severe limitations that reduce the choice of plants or that require very careful management, or both.

The Town of Hayward Comprehensive Plan 2018-2038 shows the future land use map category as “recreational commercial” The primary intent of this classification is to identify areas which provide private recreational activities through a commercial business or fraternal organization. As mapped, this designation may include hunting, fishing and sports clubs, campgrounds, golf courses, and other recreational facilities. According to the Town of Hayward Comprehensive Plan they state that there are presently three commercial recreational areas within the Town, including: the Big Fish Golf Course, Hayward Rod and Gun Club, and the Hayward Golf and Tennis Club. The Hayward National Golf Course was not listed in here but the future land use map shows the highlighted subject rezone property as being indicated for “recreational commercial”

The following policies shall apply if RCM developments are proposed:

1. Hunting, shooting, or archery uses shall be prohibited from locating within residential areas outlined within the Plan.
2. The Town shall require an amendment to the Future Land Use Map if and when a recreational commercial use is proposed.
3. Applications for the development of recreational commercial uses shall be approved as conditional uses under the regulations of the Sawyer County Zoning Code.

If the rezone (RZN 22-004) is approved, a CUP application (CUP #22-006 & #22-007) will be heard next in the public hearing process. The Sawyer County Zoning Committee must follow all applicable State Statutes when deciding a Conditional Use Permit including Act 67. If the rezone is denied the CUP must still be heard as a public hearing process but it would not be an allowed use per the existing zone district.

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

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

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

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

Rezone Application # 22-004
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: Pinewood Properties LLC

Address: 15437W County Rd. B Hayward, WI 54843
Phone: 715-638-2345 Email: bodie@cheqnet.net

Legacy PIN # 40192, 010941334107 Acreage: 87.89

Change from District A-1 to RR-2

Property Description: PRT NESE, NWSE, SWSE, SESE PRT Lot 1
CSM 16/41 # 4022

Purpose of Request: See Attached

Adam Bodenschatz AB
*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 2-18-22
Rev. 1/2020



Pinewood Properties LLC Rezone Town of Hayward

Purpose of request:

197 s.k. RV park of which all sites are SE of Spring Creek and North of the township(s) section line Leaving a buffer of existing golf course holes around perimeter of property.

Real Estate Sawyer County Property
Listing
Today's Date: 2/3/2022

Property Status: Current
Created On: 1/12/2009 2:53:45 PM

Description	Updated: 4/11/2017
Tax ID: 40192	
PIN: 57-010-2-41-09-33-4 01-000-000070	
Legacy PIN: 010941334107	
Map ID: .13.7	
Municipality: (010) TOWN OF HAYWARD	
STR: S33 T41N R09W	
Description: PRT NESE, NWSE, SWSE, SESE PRT LOT 1 CSM 16/41 #4022	
Recorded Acres: 87.890	
Lottery Claims: 0	
First Dollar: Yes	
Waterbody: Spring Creek	
Zoning: (A-1) Agricultural One	
ESN:	

Tax Districts	Updated: 1/12/2009
1	State of Wisconsin
57	Sawyer County
010	Town of Hayward
572478	Hayward Community School District
001700	Technical College

Recorded Documents	Updated: 8/26/2021
WARRANTY DEED	
Date	434013
Recorded: 8/16/2021	
MAP OF SURVEY	
Date	33419-27
Recorded: 8/18/2021	
WARRANTY DEED	
Date	278808
Recorded: 8/23/1999	
CERTIFIED SURVEY MAP	
Date	242933
Recorded: 7/18/1994	

Ownership	Updated: 8/26/2021
PINEWOOD PROPERTIES LLC	HAYWARD WI

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

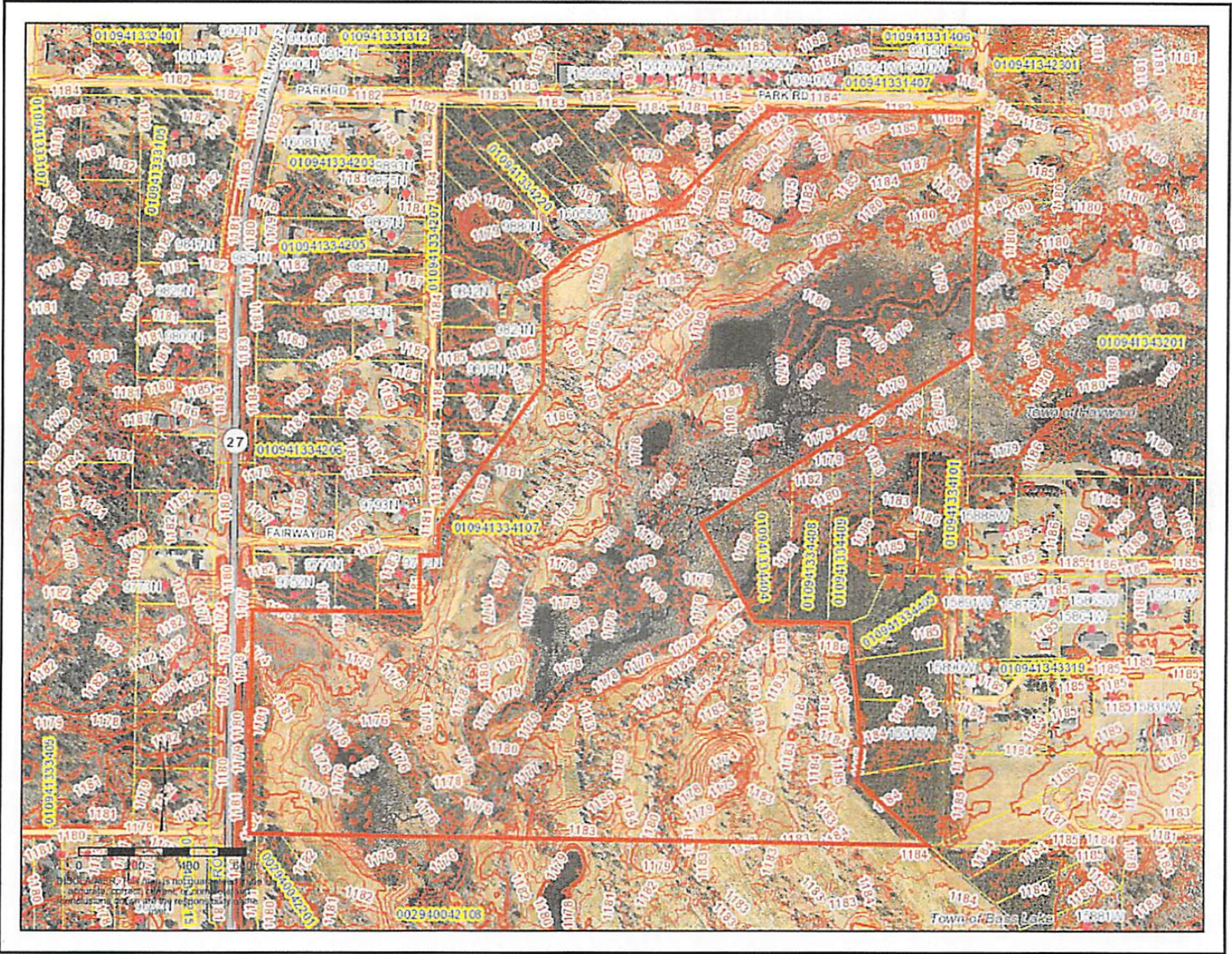
Site Address * indicates Private Road

Property Assessment	Updated: 11/9/2015
---------------------	--------------------

2022 Assessment Detail			
Code	Acres	Land	Imp.
G2-COMMERCIAL	52.890	158,700	84,000
G5-UNDEVELOPED	35.000	8,800	0

2-Year Comparison	2021	2022	Change
Land:	167,500	167,500	0.0%
Improved:	84,000	84,000	0.0%
Total:	251,500	251,500	0.0%

Property History	
Parent Properties	Tax ID
57-010-2-41-09-33-4 01-000-000030	13281
57-010-2-41-09-34-3 03-000-000020	13340





Surface Water Data Viewer Map



Legend

- Wetland Indicators
- Wetland Class Areas
- Wetland Class Points
 - Dammed pond
 - Excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
 - Filled excavated pond
- Filled Points
- Wetland Class Areas
- Filled Areas
- Wetland Class Areas
- Wetland Class Points
 - Dammed pond
 - Excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
 - Filled excavated pond
- Filled Points
- Wetland Class Areas
- Filled Areas
- 2D Water Surface Elevation Grid
 - High : 937.446
 - Low : 855.125
- Dams
 - Dams with FERC License
 - Dams
- Record Flood Levels
- Analysis Lines
 - Other
 - Flood Insurance Study
 - Letter of Map Revision
 - Cross By Case Analysis

Notes

0.1 0 0.06 0.1 Miles

NAD_1983_HARN_Wisconsin_TM

1: 3,960

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>



EXISTING FAIRWAY



EXISTING COURSE POND



EXISTING ENTRY TO REMAIN



EXISTING CLUBHOUSE TO REMAIN



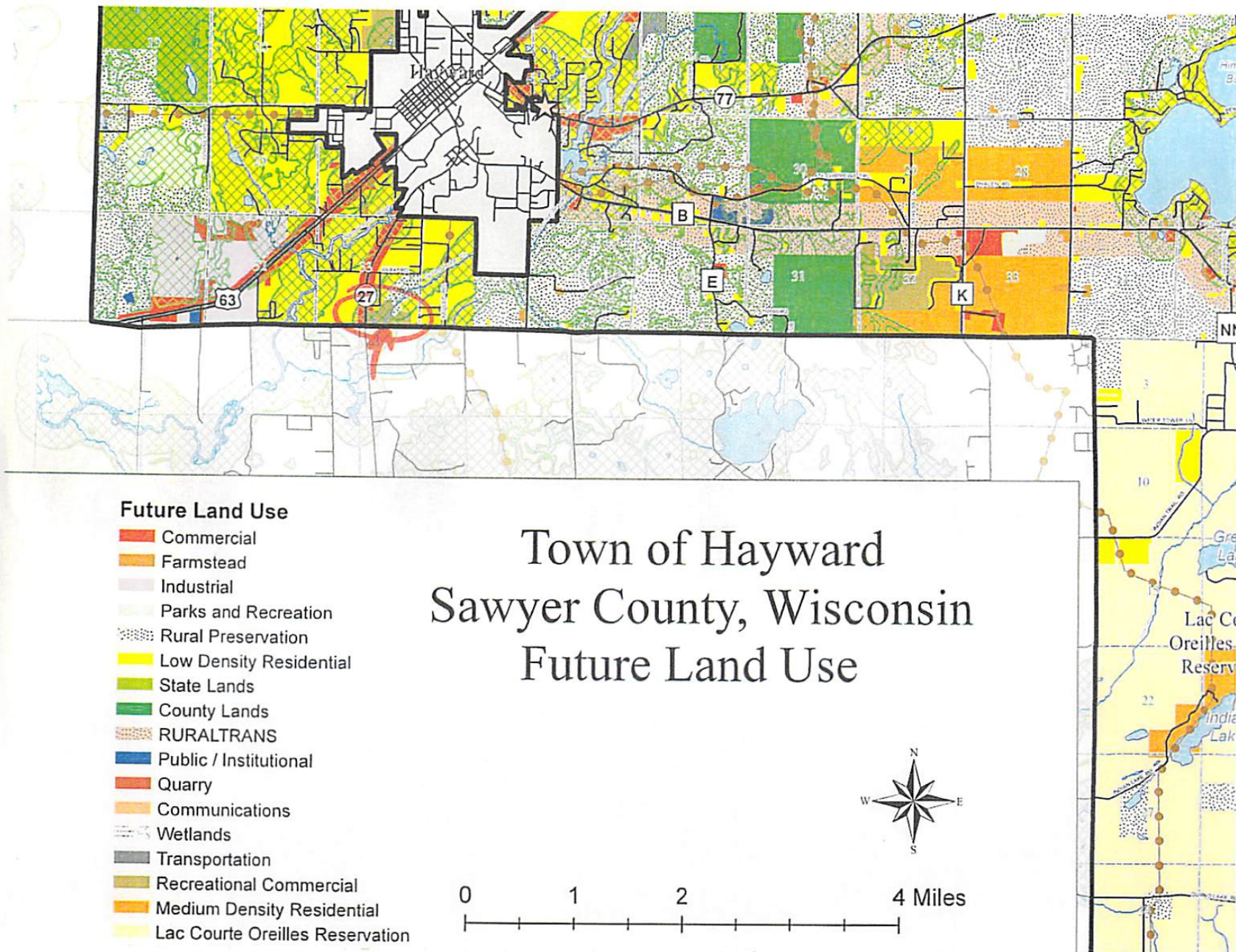
EXISTING ENTRY TO REMAIN



EXISTING CLUBHOUSE TO REMAIN

PRELIMINARY SITE CALCULATIONS			
SITES		RV AREA	45 AC
BACK-IN	117	GOLF AREA	13 AC
POND SIDE	18	GREEN SPACE/SEPTIC/	
PULL-THRU	62	REC. AREA/STORM/	
TOTAL SITES	197	SETBACK AREA	26 AC
TOTAL PROJECT ACRES		90	
TOTAL SITES / ACRE		2.19 / AC	





Town of Hayward Comprehensive Plan 2018 - 2038

2. When rezoning is requested, only that portion of land necessary for the contemplated use shall be rezoned
3. The Town does not intend to require an amendment to the Future Land Use Map prior to the approval of a publicly owned park or recreational use.

Recreational Commercial (RCM) - The primary intent of this classification is to identify areas which provide private recreational activities through a commercial business or fraternal organization. As mapped, this designation may include hunting, fishing and sports clubs, campgrounds, golf courses, and other recreational facilities. Presently there are three commercial recreational areas within the Town, including: the Big Fish Golf Course, Hayward Rod and Gun Club, and the Hayward Golf and Tennis Club.

The following policies shall apply if RCM developments are proposed:

1. Hunting, shooting, or archery uses shall be prohibited from locating within residential areas outlined within the Plan.
2. The Town shall require an amendment to the Future Land Use Map if and when a recreational commercial use is proposed.
3. Applications for the development of recreational commercial uses shall be approved as conditional uses under the regulations of the Sawyer County Zoning Code.

3.3 AMENDING THE FUTURE LAND USE MAP

The Town of Hayward recognizes that from time to time it may be necessary to amend the future land use map to account for changes in the current planning environment that were not anticipated. A property owner may petition⁵ for a change to the Future Land Use Map⁶. The Town will consider petitions based on all, but not limited to, the following criteria:

1. **Public Need Criteria:** There is a clear public need for the proposed change or an unanticipated circumstance has resulted in a need for the change. The proposed development is likely to have a positive fiscal impact on the Town. The town may require that the property owner, or their agent, fund the preparation of a fiscal impact analysis by an independent professional
2. **Compatibility Criteria:** The proposed development will not have a substantial adverse effect upon adjacent property or the character of the area, with a particular emphasis on existing agricultural operations. A petitioner may indicate approaches that will minimize incompatibilities between uses.
3. **Natural Resources Criteria:** The land does not include important natural features such as wetlands, floodplains, steep slopes, scenic vistas or significant woodlands, which will be adversely affected by the proposed development. The proposed building envelope is not located within the setback of Shoreland and Floodplain zones (raised above regional flood line). The proposed development will not result in undue water, air, light or noise pollution. Petitioner may indicate approaches that will preserve or enhance the most important and sensitive natural features of the proposed site.

⁵ Petitions' to change future land use classifications may only be submitted by landowners (or their agents) within the Town, by Town officials, or by officials from adjacent municipalities.

⁶ Changes in the Future Land Use Map, and associated policies, shall require a recommendation from the Town Plan Commission, a public hearing, and Town Board approval.



Conditional Use Permit Request STAFF REPORT

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

File: # CUP 22-006 & 22-007

Applicant:

Pinewood Properties LLC

15437 County Hwy B

Hayward, WI 54843

Agent/Operator: Adam Bodenschatz

Property Location & Legal Description:

CUP #22-006 in the Town of Bass Lake. Part of the N $\frac{1}{2}$ Part Lot 1 CSM 16/41 #4022; S04, T40N, R09W; Parcel #002-940-04-2108; 73.18 total acres Zoned Agricultural One (A-1) (Pending Rezone RZN #22-003 of 67.68 acres to RR-2).

CUP #22-007 in the Town of Hayward. Part of the NE $\frac{1}{4}$, the NW $\frac{1}{4}$, the SW $\frac{1}{4}$, and the SE $\frac{1}{4}$ all of the SE $\frac{1}{4}$, Part Lot 1 CSM 16/41 #4022; S33, T41N, R09W; Parcel #010-941-33-4107; 87.89 total acres; Zoned Agricultural One (A-1) (Pending Rezone RZN #22-004 to RR-2).

Purpose of Request:

For ease of interpretation this staff report includes CUP #22-006 & #22-007 as they pertain to the same 197 total RV site Campground Operation combined between them. This staff report is to serve as record for both **conditional use permits**. Each conditional use will be heard as a separate public hearing process as there are multiple properties across 2 separate Town boundary lines. Permit requested for a 197 site RV Park Southeast of Spring Creek. A buffer of existing golf course holes around the perimeter of the property would remain. All Commercial One (C-1) zoned portions to remain Commercial One (C-1). The request is made under Section 17.3(B)(1) Campgrounds subject to the provisions of Section 6.6 of the Sawyer County Zoning Ordinance. The Sawyer County Zoning Committee can reference this staff report with each CUP case and indicate the same potential conditions and findings of facts as determined for the first CUP public hearing.

Project History & Summary or Request: With the potential approval of RZN #22-003 and RZN 22-04 into the RR-2 zone district the owner/operator is requesting for the operation of a 197 unit (site) RV campground. See additional attached maps to see purposed campground layout.

Campground layout must meet all minimum standards as specified in Section 6.6 of the Sawyer County Zoning Ordinance and Wisconsin State Chapter ATCP 79 for Campground Regulations. If campground layout is to change a new map must be placed on file with the Zoning & Conservation Department and approved by the Sawyer County Zoning Committee. The current request shows approximately 29 sites located fully within the Town of Hayward, 4 approximately that straddle the Town lines, and the remaining 164 located on the Town of Bass Lake side. The nearest designated site to a vacant property in the Town of Hayward to the North is approximately 90'. The nearest designated site to a residential structure in the Town of Hayward in the Northeast is approximately 280'. The nearest designated site to a vacant property in the Town of Bass Lake to the West is approximately 220'. The nearest designated site to a residential structure in the Town of Bass Lake in the Southeast is approximately 300'.

Previous requests for this type of campground operation have occurred twice in the last 2 years. In previous request the Rezones and CUPs were withdrawn before going to Zoning Committee as there had been a deed restriction document from an adjacent property owner that with the restriction in place this land could not be anything other than a golf course. That deed restriction has now been removed by Mr. Robert Gersbach.

Additional information for Conditional Use Permits:

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

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

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

1. Any "Current or Future" request for "Removal or Change" of ANY CONDITIONS listed SHALL require Town of Hayward and Town Bass Lake approval.
2. These "Conditions" must be recorded on the properties listed on "CUP #22-006 and CUP #22-006" as "Deed Restrictions" in the Sawyer County Office of Register of Deeds.
3. Campground will comply with all requirements of Wis. Admin. Code § ATCP 79, Campgrounds and Wis. Stat. § 97, Food, Lodging and Recreation.

4. All other Federal, State, County, Town, and other local rules/laws must be followed. This would include Sawyer County Zoning & Conservation setback requirements from wetland areas, floodplain zoning, and navigable water setbacks.
5. All permits, fees, campground plan approval, and inspections required by the State of Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) must be obtained.
6. Maximum number of sites in campground limited to one hundred ninety-seven (197). Maximum to include total of all sites under CUP #22-005 and CUP #22-006.
7. Set-Backs: Any site, including but not limited to camper, park model, trailer, tent, or seasonal must be minimum as specified in the staff report and shown on the campground layout map. "Vegetative cover" must be maintained within set-backs. "Water Park", "ATV Trails", or similar separate "Uses" are not allowed. The shown "recreation area" on the campground layout map of a swimming area would be allowed.
8. No "Mobile Homes" allowed: only "Recreational" accommodations including but not limited to: travel trailers, park models, campers, tents.
9. All Lighting must be "Down Lighting".
10. Any signage must comply with Sawyer County Zoning Ordinance Section 5.0, dated June 17, 2021.
11. All "Waste Water and Septic" systems must comply with State of Wisconsin and Sawyer County regulations.
12. All provisions of the Sawyer County Zoning Ordinance Section 6.6, dated June 27, 2021, shall be considered as minimum requirements.
13. All Ingress/Egress shall comply with DOT, Sawyer County, Town of Hayward and Town of Bass Lake regulations.
14. Sites can only be "Operational to Public" from May 1st until October 15th.
15. A "Manager or Designee" must be on site twenty four (24) hours per day.
16. "Quiet Hours" are to be from ten (10) pm to eight (8) am every day.
17. No "Fireworks" or "Firearms" allowed.
18. Provisions are to be made so that there is no reduction of, or impact on, broadband, internet, or WI-FI service for adjacent properties due to campground activities.
19. Appropriate Wisconsin Department of Natural Resources "Stormwater Permits" and/or other appropriate permits are to be acquired prior to any land/earth disturbance activities.
20. Any and all camp site(s) must be seventy-five feet from the ordinary high-water mark (OHM) of Spring Lake Creek.

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

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

- 8 It would not create an objectionable view.

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

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

Conditional Use Application # 22-006
Town of Bass Lake
Sawyer County

Return Original

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

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

Owner: Pinewood Properties LLC

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

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

Legacy PIN# 43495, 002940042108 Zoned: A-1

Acreage: 73.18

Property Description: See Attached

Permit desired for: See Attached

Adam Bodenschatz 12/2
*Please Print & Sign (Property Owner)

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

Name, Address, Phone & Email of agent: _____

Fee\$ 350.00

Date of Public Hearing _____

Rev. 1/2020

Pinewood Properties LLC Conditional use application Town of Bass Lake

Property Description:

PRT FRAC N1/2 SEC 4 PRT LOT 1 CSM 16/41 #4022 73.18 acres (zoned A-1 & C-1)

PRT FRAC N1/2 SEC 4 PRT LOT 1 CSM 16/41 #4022 1.1 acres (zoned C-1)

Permit Desired for:

~~RECREATIONAL SERVICE ORIENTED USE~~ 197 site RV Park. All is SE of Spring Creek and South of the township(s) section line. Leaving a buffer of existing golf course holes around perimeter of property. All C-1 zoned portions to remain C-1.

~~Request also includes Section 17.3(B)(3)
Recreational Service oriented use to
include golf holes as part of
campground amenity.~~

Withdrawn golf course reconstruction as per
applicant 2/8/22.

Real Estate Sawyer County Property Listing

Today's Date: 2/2/2022

Property Status: Current
Created On: 3/19/2019 9:34:55 AM

Description

Updated: 3/20/2019

Tax ID:	43495
PIN:	57-002-2-40-09-04-2 01-000-000080
Legacy PIN:	002940042108
Map ID:	
Municipality:	(002) TOWN OF BASS LAKE
STR:	S04 T40N R09W
Description:	PRT FRAC N1/2 SEC 4 PRT LOT 1 CSM 16/41 #4022
Recorded Acres:	73.180
Calculated Acres:	0.000
Lottery Claims:	0
First Dollar:	Yes
Waterbody:	Spring Creek
Zoning:	(A-1) Agricultural One (C-1) Commercial One
ESN:	406

Tax Districts

Updated: 3/19/2019

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

Recorded Documents

Updated: 8/31/2021

WARRANTY DEED	
Date Recorded: 8/16/2021	<u>434013</u>
MAP OF SURVEY	
Date Recorded: 8/18/2021	<u>33419-27</u>
CERTIFIED SURVEY MAP	
Date Recorded: 3/18/2019	<u>416937</u>
WARRANTY DEED	
Date Recorded: 8/23/1999	<u>278808</u>
CERTIFIED SURVEY MAP	
Date Recorded: 7/18/1994	<u>242933</u>

HISTORY Expand All History

White=Current Parcels Pink=Retired Parcels

- Tax ID: 2763 Pin: 57-002-2-40-09-04-2 01-000-000040 Leg. Pin: 002940042104 Map ID: 5.4**
Tax ID: 2761 Pin: 57-002-2-40-09-04-2 01-000-000020 Leg. Pin: 002940042102 Map ID: 5.2
Tax ID: 43492 Pin: 57-002-2-40-09-04-2 01-000-000050 Leg. Pin: 002940042105
43495 This Parcel Parents Children

Ownership

Updated: 8/26/2021

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

15968W FUN VALLEY RD	HAYWARD 54843
-----------------------------	----------------------



Property Assessment

Updated: 5/13/2020

2022 Assessment Detail

Code	Acres	Land	Imp.
G2-COMMERCIAL	73.180	150,400	143,700

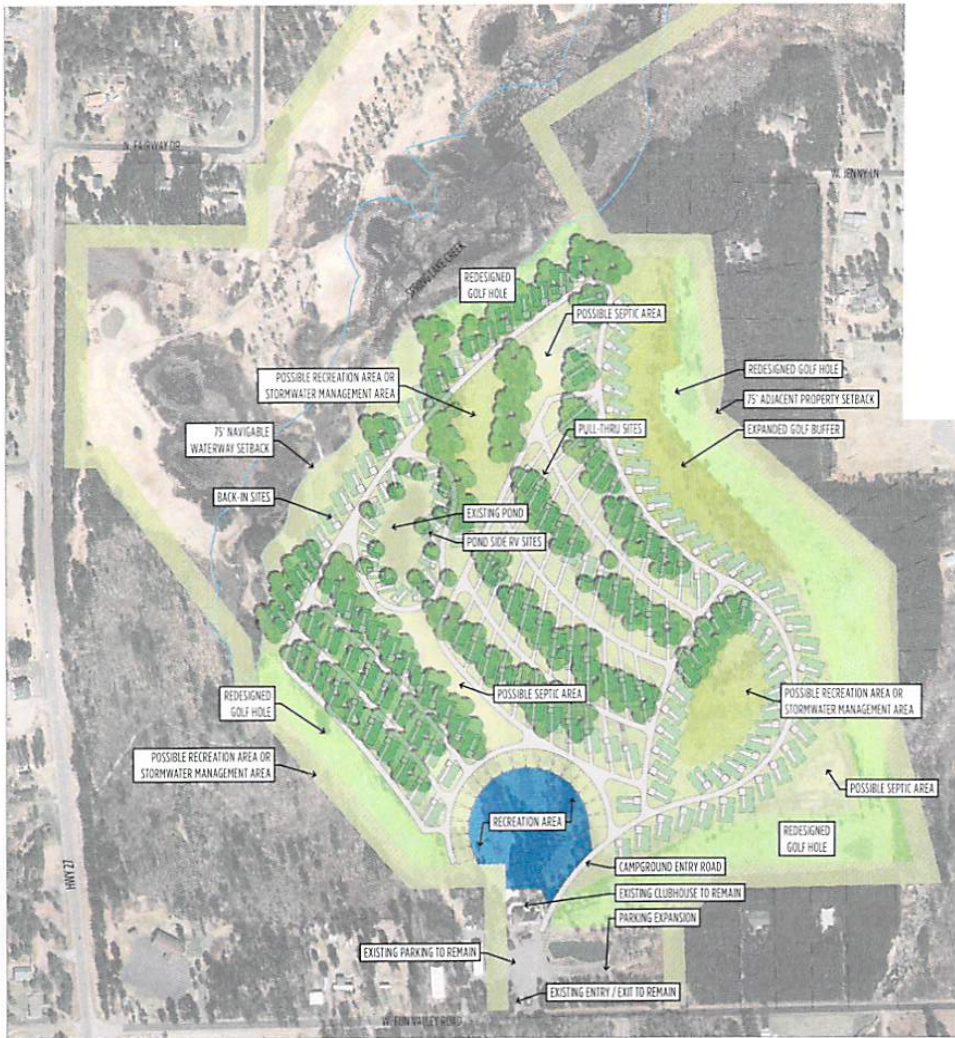
2-Year Comparison

	2021	2022	Change
Land:	150,400	150,400	0.0%
Improved:	143,700	143,700	0.0%
Total:	294,100	294,100	0.0%



Property History

Parent Properties	Tax ID
57-002-2-40-09-04-2 01-000-000050	43492



EXISTING FAIRWAY



EXISTING COURSE POND



EXISTING ENTRY TO REMAIN



EXISTING CLUBHOUSE TO REMAIN



EXISTING ENTRY TO REMAIN



EXISTING CLUBHOUSE TO REMAIN

PRELIMINARY SITE CALCULATIONS			
SITES		RV AREA	43 AC
BACK-IN	117	GOLF AREA	13 AC
POND SIDE	18	GREEN SPACE/SEPTIC/	
PULL-THRU	62	REC. AREA/STORM/	
TOTAL SITES	197	SETBACK AREA	26 AC
TOTAL PROJECT ACRES	90		
TOTAL SITES / ACRE	2.19 / AC		



LOT 1 OF CSM NO. 6082 AND PART OF LOT 1 OF CSM NO. 4022, LOCATED IN THE FRACTIONAL W 1/2 - NW 1/4, FRACTIONAL E 1/2 - NW 1/4 AND FRACTIONAL W 1/2 - NE 1/4 OF SECTION 4, T. 40 N., R. 9 W., IN THE TOWN OF BASS LAKE AND THE NW 1/4 - SE 1/4, NE 1/4 - SE 1/4, SE 1/4 - SE 1/4 AND SW 1/4 - SE 1/4 OF SECTION 33, T. 41 N., R. 9 W., IN THE TOWN OF HAYWARD, ALL IN SAWYER COUNTY, WISCONSIN

0191 231 2222 www.burtonandburton.co.uk

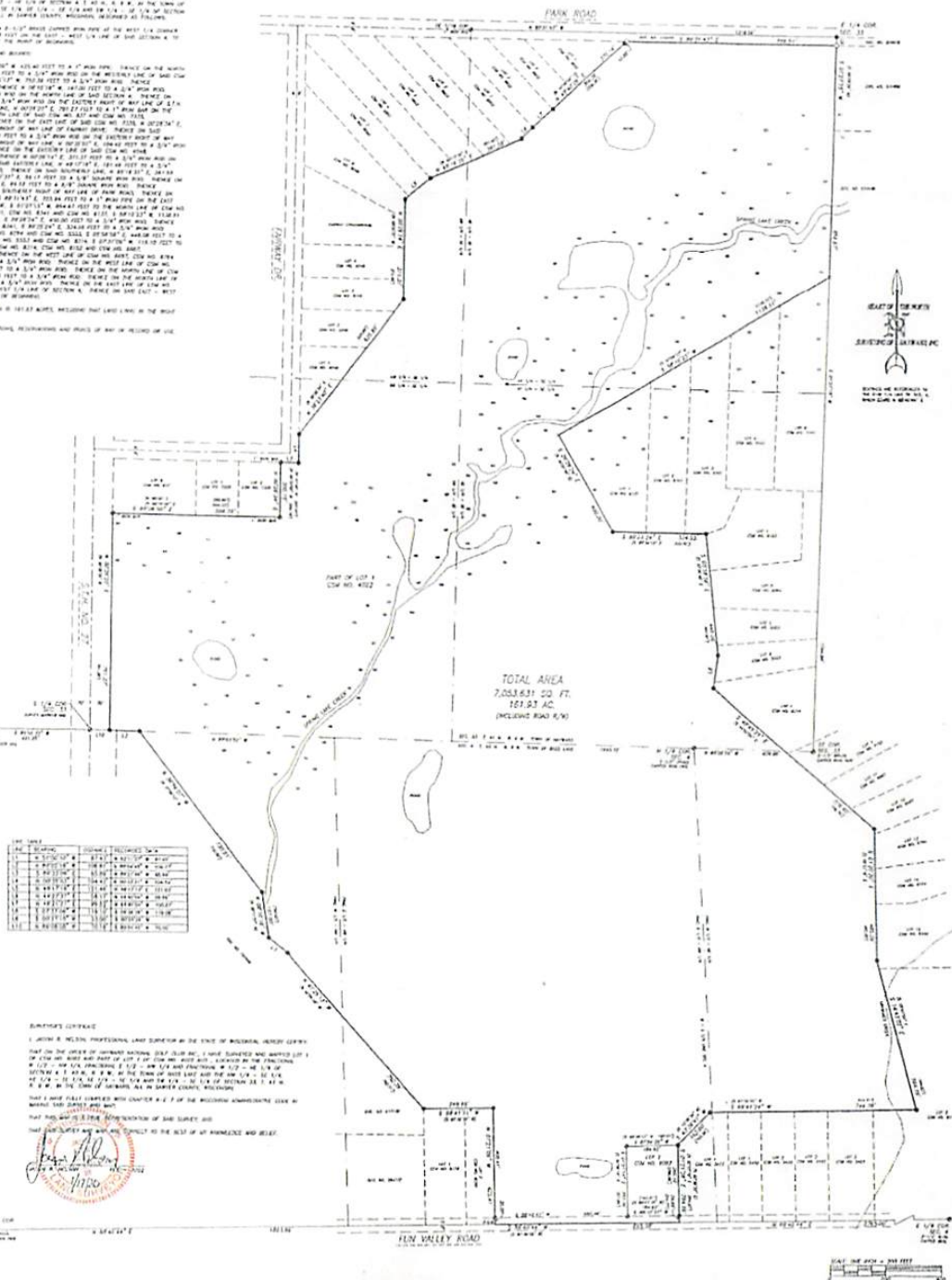
[illegible][illegible][illegible]

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

DUK TO THE DEPTH OF KNOW AT THE TIME OF THE SEARCH, THE CASE OF THE STRANDED CHILD WAS NOT INVESTIGATED. THE INDICATED STRANDED CHILDS ARE APPROXIMATE. THE MAPPED LOCATION IS BASED ON THE MILLIAM JUNE WILSON PARKERSON MAP.

THE LOCATION OF SPRING LIME CRACK, THE LAWRENCE CREEK AND POKES IN THE PARCEL ARE APPROXIMATE AND FOR INFORMATION PURPOSES ONLY.

FOR FURTHER ACTION, THE ADMINISTRATOR OF THE FBI, NEW YORK OFFICE, IS REQUESTED TO ADVISE THE BUREAU OF THE RESULTS OF HIS ACTION.



REPORT OUTLINE

J. JOHN E. NELSON, PROFESSIONAL LAND SURVEYOR IN THE STATE OF MINNESOTA, HERETOFORE (2000)

• $1/2 = \sin 1/x$, then $1/2 = \sin 1/x$ and $1/x = \arcsin 1/2 = \pi/6$ or $5\pi/6$ or $7\pi/6$ or $11\pi/6$ or $13\pi/6$ or $17\pi/6$ or $19\pi/6$ or $23\pi/6$ or $25\pi/6$ or $29\pi/6$ or $31\pi/6$ or $35\pi/6$ or $37\pi/6$ or $41\pi/6$ or $43\pi/6$ or $47\pi/6$ or $49\pi/6$ or $53\pi/6$ or $55\pi/6$ or $59\pi/6$ or $61\pi/6$ or $65\pi/6$ or $67\pi/6$ or $71\pi/6$ or $73\pi/6$ or $77\pi/6$ or $79\pi/6$ or $83\pi/6$ or $85\pi/6$ or $89\pi/6$ or $91\pi/6$ or $95\pi/6$ or $97\pi/6$ or $101\pi/6$ or $103\pi/6$ or $107\pi/6$ or $109\pi/6$ or $113\pi/6$ or $115\pi/6$ or $119\pi/6$ or $121\pi/6$ or $125\pi/6$ or $127\pi/6$ or $131\pi/6$ or $133\pi/6$ or $137\pi/6$ or $139\pi/6$ or $143\pi/6$ or $145\pi/6$ or $149\pi/6$ or $151\pi/6$ or $155\pi/6$ or $157\pi/6$ or $161\pi/6$ or $163\pi/6$ or $167\pi/6$ or $169\pi/6$ or $173\pi/6$ or $175\pi/6$ or $179\pi/6$ or $181\pi/6$ or $185\pi/6$ or $187\pi/6$ or $191\pi/6$ or $193\pi/6$ or $197\pi/6$ or $199\pi/6$ or $203\pi/6$ or $205\pi/6$ or $209\pi/6$ or $211\pi/6$ or $215\pi/6$ or $217\pi/6$ or $221\pi/6$ or $223\pi/6$ or $227\pi/6$ or $229\pi/6$ or $233\pi/6$ or $235\pi/6$ or $239\pi/6$ or $241\pi/6$ or $245\pi/6$ or $247\pi/6$ or $251\pi/6$ or $253\pi/6$ or $257\pi/6$ or $259\pi/6$ or $263\pi/6$ or $265\pi/6$ or $269\pi/6$ or $271\pi/6$ or $275\pi/6$ or $277\pi/6$ or $281\pi/6$ or $283\pi/6$ or $287\pi/6$ or $289\pi/6$ or $293\pi/6$ or $295\pi/6$ or $299\pi/6$ or $301\pi/6$ or $305\pi/6$ or $307\pi/6$ or $311\pi/6$ or $313\pi/6$ or $317\pi/6$ or $319\pi/6$ or $323\pi/6$ or $325\pi/6$ or $329\pi/6$ or $331\pi/6$ or $335\pi/6$ or $337\pi/6$ or $341\pi/6$ or $343\pi/6$ or $347\pi/6$ or $349\pi/6$ or $353\pi/6$ or $355\pi/6$ or $359\pi/6$ or $361\pi/6$ or $365\pi/6$ or $367\pi/6$ or $371\pi/6$ or $373\pi/6$ or $377\pi/6$ or $379\pi/6$ or $383\pi/6$ or $385\pi/6$ or $389\pi/6$ or $391\pi/6$ or $395\pi/6$ or $397\pi/6$ or $401\pi/6$ or $403\pi/6$ or $407\pi/6$ or $409\pi/6$ or $413\pi/6$ or $415\pi/6$ or $419\pi/6$ or $421\pi/6$ or $425\pi/6$ or $427\pi/6$ or $431\pi/6$ or $433\pi/6$ or $437\pi/6$ or $439\pi/6$ or $443\pi/6$ or $445\pi/6$ or $449\pi/6$ or $451\pi/6$ or $455\pi/6$ or $457\pi/6$ or $461\pi/6$ or $463\pi/6$ or $467\pi/6$ or $469\pi/6$ or $473\pi/6$ or $475\pi/6$ or $479\pi/6$ or $481\pi/6$ or $485\pi/6$ or $487\pi/6$ or $491\pi/6$ or $493\pi/6$ or $497\pi/6$ or $499\pi/6$ or $503\pi/6$ or $505\pi/6$ or $509\pi/6$ or $511\pi/6$ or $515\pi/6$ or $517\pi/6$ or $521\pi/6$ or $523\pi/6$ or $527\pi/6$ or $529\pi/6$ or $533\pi/6$ or $535\pi/6$ or $539\pi/6$ or $541\pi/6$ or $545\pi/6$ or $547\pi/6$ or $551\pi/6$ or $553\pi/6$ or $557\pi/6$ or $559\pi/6$ or $563\pi/6$ or $565\pi/6$ or $569\pi/6$ or $571\pi/6$ or $575\pi/6$ or $577\pi/6$ or $581\pi/6$ or $583\pi/6$ or $587\pi/6$ or $589\pi/6$ or $593\pi/6$ or $595\pi/6$ or $599\pi/6$ or $601\pi/6$ or $605\pi/6$ or $607\pi/6$ or $611\pi/6$ or $613\pi/6$ or $617\pi/6$ or $619\pi/6$ or $623\pi/6$ or $625\pi/6$ or $629\pi/6$ or $631\pi/6$ or $635\pi/6$ or $637\pi/6$ or $641\pi/6$ or $643\pi/6$ or $647\pi/6$ or $649\pi/6$ or $653\pi/6$ or $655\pi/6$ or $659\pi/6$ or $661\pi/6$ or $665\pi/6$ or $667\pi/6$ or $671\pi/6$ or $673\pi/6$ or $677\pi/6$ or $679\pi/6$ or $683\pi/6$ or $685\pi/6$ or $689\pi/6$ or $691\pi/6$ or $695\pi/6$ or $697\pi/6$ or $701\pi/6$ or $703\pi/6$ or $707\pi/6$ or $709\pi/6$ or $713\pi/6$ or $715\pi/6$ or $719\pi/6$ or $721\pi/6$ or $725\pi/6$ or $727\pi/6$ or $731\pi/6$ or $733\pi/6$ or $737\pi/6$ or $739\pi/6$ or $743\pi/6$ or $745\pi/6$ or $749\pi/6$ or $751\pi/6$ or $755\pi/6$ or $757\pi/6$ or $761\pi/6$ or $763\pi/6$ or $767\pi/6$ or $769\pi/6$ or $773\pi/6$ or $775\pi/6$ or $779\pi/6$ or $781\pi/6$ or $785\pi/6$ or $787\pi/6$ or $791\pi/6$ or $793\pi/6$ or $797\pi/6$ or $799\pi/6$ or $803\pi/6$ or $805\pi/6$ or $809\pi/6$ or $811\pi/6$ or $815\pi/6$ or $817\pi/6$ or $819\pi/6$ or $823\pi/6$ or $825\pi/6$ or $829\pi/6$ or $831\pi/6$ or $835\pi/6$ or $837\pi/6$ or $841\pi/6$ or $843\pi/6$ or $847\pi/6$ or $849\pi/6$ or $853\pi/6$ or $855\pi/6$ or $859\pi/6$ or $861\pi/6$ or $865\pi/6$ or $867\pi/6$ or $871\pi/6$ or $873\pi/6$

SECTION 21, T. 40 N., R. 2 W., IN THE TOWN OF WEST LAKE AND THE SW 1/4 - SE 1/4, NE 1/4 - SE 1/4, SE 1/4 - SE 1/4 AND THE 1/4 - SE 1/4 OF SECTION 22, T. 40 N., R. 2 W., IN THE TOWN OF LAUREL, ALL IN SHERMAN COUNTY, MINNESOTA.

THIS FORM MUST BE COMPLETED WITH CHAPTER 8-2 OF THE FOLLOWING ALPHABETIC INDEX IN
BUREAU OF THE DISTRICT ATTORNEY

that has been a long consideration of the survey and

10/10/10

John Wilson

1/1/50

$\alpha = 10^{-4}$ to 10^{-2}	1.01 to 1.04
---------------------------------	--------------

LEGEND

- FLANG 1" BUN PPM, UNLESS NOTED
- FLANG 1/4" BUN BUN
- FLANG 1/8" BUN BUN
- (X) 1/8" FLANG 1" BUN BUN

```

# CALCULATED POSITION - SEE NOTE
( ) RECEIVED DATA
** APPROXIMATE CALCULATED POSITION

```

CLIENT: MAYNARD NATIONAL GOLF CLUB INC.
JOB NO. 0013740
PLAN: ONE PLAN - 200 PLOT
JOB: 214 PLOT 18

HEART OF THE NORTH
SURVEYING OF HAYWARD, INC.

000 715/836-2442
 Fax: 715/836-8894
 e-mail: jerry@jerry.com



Surface Water Data Viewer Map



Legend

- Wetland Indicators
- Wetland Class Areas
- Wetland Class Points
 - Dammed pond
 - Excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
 - Filled excavated pond
- Filled Points
- Wetland Class Areas
- Filled Areas
- Wetland Class Areas
- Wetland Class Points
 - Dammed pond
 - Excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
 - Filled excavated pond
- Filled Points
- Wetland Class Areas
- Filled Areas
- 2D Water Surface Elevation Grid
 - High : 937,446
 - Low : 855,125
- Dams
 - Dams with FERC License
 - Dams
- Record Flood Levels
- Analysis Lines
 - Other
 - Flood Insurance Study
 - Letter of Map Revision
 - Case By Case Analysis

0.1 0 0.06 0.1 Miles

NAD_1983_HARN_Wisconsin_TM

1: 3,960

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

Notes



Conditional Use Permit Request STAFF REPORT

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

File: # CUP 22-006 & 22-007

Applicant:

Pinewood Properties LLC

15437 County Hwy B

Hayward, WI 54843

Agent/Operator: Adam Bodenschatz

Property Location & Legal Description:

CUP #22-006 in the Town of Bass Lake. Part of the N $\frac{1}{2}$ Part Lot 1 CSM 16/41 #4022; S04, T40N, R09W; Parcel #002-940-04-2108; 73.18 total acres Zoned Agricultural One (A-1) (Pending Rezone RZN #22-003 of 67.68 acres to RR-2).

CUP #22-007 in the Town of Hayward. Part of the NE $\frac{1}{4}$, the NW $\frac{1}{4}$, the SW $\frac{1}{4}$, and the SE $\frac{1}{4}$ all of the SE $\frac{1}{4}$, Part Lot 1 CSM 16/41 #4022; S33, T41N, R09W; Parcel #010-941-33-4107; 87.89 total acres; Zoned Agricultural One (A-1) (Pending Rezone RZN #22-004 to RR-2).

Purpose of Request:

For ease of interpretation this staff report includes CUP #22-006 & #22-007 as they pertain to the same 197 total RV site Campground Operation combined between them. This staff report is to serve as record for both **conditional use permits**. Each conditional use will be heard as a separate public hearing process as there are multiple properties across 2 separate Town boundary lines. Permit requested for a 197 site RV Park Southeast of Spring Creek. A buffer of existing golf course holes around the perimeter of the property would remain. All Commercial One (C-1) zoned portions to remain Commercial One (C-1). The request is made under Section 17.3(B)(1) Campgrounds subject to the provisions of Section 6.6 of the Sawyer County Zoning Ordinance. The Sawyer County Zoning Committee can reference this staff report with each CUP case and indicate the same potential conditions and findings of facts as determined for the first CUP public hearing.

Project History & Summary or Request: With the potential approval of RZN #22-003 and RZN 22-04 into the RR-2 zone district the owner/operator is requesting for the operation of a 197 unit (site) RV campground. See additional attached maps to see purposed campground layout.

Campground layout must meet all minimum standards as specified in Section 6.6 of the Sawyer County Zoning Ordinance and Wisconsin State Chapter ATCP 79 for Campground Regulations. If campground layout is to change a new map must be placed on file with the Zoning & Conservation Department and approved by the Sawyer County Zoning Committee. The current request shows approximately 29 sites located fully within the Town of Hayward, 4 approximately that straddle the Town lines, and the remaining 164 located on the Town of Bass Lake side. The nearest designated site to a vacant property in the Town of Hayward to the North is approximately 90'. The nearest designated site to a residential structure in the Town of Hayward in the Northeast is approximately 280'. The nearest designated site to a vacant property in the Town of Bass Lake to the West is approximately 220'. The nearest designated site to a residential structure in the Town of Bass Lake in the Southeast is approximately 300'.

Previous requests for this type of campground operation have occurred twice in the last 2 years. In previous request the Rezones and CUPs were withdrawn before going to Zoning Committee as there had been a deed restriction document from an adjacent property owner that with the restriction in place this land could not be anything other than a golf course. That deed restriction has now been removed by Mr. Robert Gersbach.

Additional information for Conditional Use Permits:

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

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

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

1. Any "Current or Future" request for "Removal or Change" of ANY CONDITIONS listed SHALL require Town of Hayward and Town Bass Lake approval.
2. These "Conditions" must be recorded on the properties listed on "CUP #22-006 and CUP #22-006" as "Deed Restrictions" in the Sawyer County Office of Register of Deeds.
3. Campground will comply with all requirements of Wis. Admin. Code § ATCP 79, Campgrounds and Wis. Stat. § 97, Food, Lodging and Recreation.

4. All other Federal, State, County, Town, and other local rules/laws must be followed. This would include Sawyer County Zoning & Conservation setback requirements from wetland areas, floodplain zoning, and navigable water setbacks.
5. All permits, fees, campground plan approval, and inspections required by the State of Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) must be obtained.
6. Maximum number of sites in campground limited to one hundred ninety-seven (197). Maximum to include total of all sites under CUP #22-005 and CUP #22-006.
7. Set-Backs: Any site, including but not limited to camper, park model, trailer, tent, or seasonal must be minimum as specified in the staff report and shown on the campground layout map. "Vegetative cover" must be maintained within set-backs. "Water Park", "ATV Trails", or similar separate "Uses" are not allowed. The shown "recreation area" on the campground layout map of a swimming area would be allowed.
8. No "Mobile Homes" allowed: only "Recreational" accommodations including but not limited to: travel trailers, park models, campers, tents.
9. All Lighting must be "Down Lighting".
10. Any signage must comply with Sawyer County Zoning Ordinance Section 5.0, dated June 17, 2021.
11. All "Waste Water and Septic" systems must comply with State of Wisconsin and Sawyer County regulations.
12. All provisions of the Sawyer County Zoning Ordinance Section 6.6, dated June 27, 2021, shall be considered as minimum requirements.
13. All Ingress/Egress shall comply with DOT, Sawyer County, Town of Hayward and Town of Bass Lake regulations.
14. Sites can only be "Operational to Public" from May 1st until October 15th.
15. A "Manager or Designee" must be on site twenty four (24) hours per day.
16. "Quiet Hours" are to be from ten (10) pm to eight (8) am every day.
17. No "Fireworks" or "Firearms" allowed.
18. Provisions are to be made so that there is no reduction of, or impact on, broadband, internet, or WI-FI service for adjacent properties due to campground activities.
19. Appropriate Wisconsin Department of Natural Resources "Stormwater Permits" and/or other appropriate permits are to be acquired prior to any land/earth disturbance activities.
20. Any and all camp site(s) must be seventy-five feet from the ordinary high-water mark (OHM) of Spring Lake Creek.

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

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

- 8 It would not create an objectionable view.

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

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

Conditional Use Application # 22-006
Town of Bass Lake
Sawyer County

Return Original

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

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

Owner: Pinewood Properties LLC

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

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

Legacy PIN# 43495, 002940042108 Zoned: A-1

Acreage: 73.18

Property Description: See Attached

Permit desired for: See Attached

Adam Bodenschatz 12/2
*Please Print & Sign (Property Owner)

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

Name, Address, Phone & Email of agent: _____

Fee\$ 350.00

Date of Public Hearing _____

Rev. 1/2020

Pinewood Properties LLC Conditional use application Town of Bass Lake

Property Description:

PRT FRAC N1/2 SEC 4 PRT LOT 1 CSM 16/41 #4022 73.18 acres (zoned A-1 & C-1)

PRT FRAC N1/2 SEC 4 PRT LOT 1 CSM 16/41 #4022 1.1 acres (zoned C-1)

Permit Desired for:

~~RECREATIONAL SERVICE ORIENTED USE~~ 197 site RV Park. All is SE of Spring Creek and South of the township(s) section line. Leaving a buffer of existing golf course holes around perimeter of property. All C-1 zoned portions to remain C-1.

~~Request also includes Section 17.3(B)(3)
Recreational Service oriented use to
include golf holes as part of
campground amenity.~~

Withdrawn golf course reconstruction as per
applicant 2/8/22.

Real Estate Sawyer County Property Listing

Today's Date: 2/2/2022

Property Status: Current
Created On: 3/19/2019 9:34:55 AM

Description

Updated: 3/20/2019

Tax ID:	43495
PIN:	57-002-2-40-09-04-2 01-000-000080
Legacy PIN:	002940042108
Map ID:	
Municipality:	(002) TOWN OF BASS LAKE
STR:	S04 T40N R09W
Description:	PRT FRAC N1/2 SEC 4 PRT LOT 1 CSM 16/41 #4022
Recorded Acres:	73.180
Calculated Acres:	0.000
Lottery Claims:	0
First Dollar:	Yes
Waterbody:	Spring Creek
Zoning:	(A-1) Agricultural One (C-1) Commercial One
ESN:	406

Tax Districts

Updated: 3/19/2019

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

Recorded Documents

Updated: 8/31/2021

WARRANTY DEED	
Date Recorded: 8/16/2021	<u>434013</u>
MAP OF SURVEY	
Date Recorded: 8/18/2021	<u>33419-27</u>
CERTIFIED SURVEY MAP	
Date Recorded: 3/18/2019	<u>416937</u>
WARRANTY DEED	
Date Recorded: 8/23/1999	<u>278808</u>
CERTIFIED SURVEY MAP	
Date Recorded: 7/18/1994	<u>242933</u>

HISTORY Expand All History

White=Current Parcels Pink=Retired Parcels

- Tax ID: 2763 Pin: 57-002-2-40-09-04-2 01-000-000040 Leg. Pin: 002940042104 Map ID: 5.4**
Tax ID: 2761 Pin: 57-002-2-40-09-04-2 01-000-000020 Leg. Pin: 002940042102 Map ID: 5.2
Tax ID: 43492 Pin: 57-002-2-40-09-04-2 01-000-000050 Leg. Pin: 002940042105

43495 This Parcel ↑ Parents ↓ Children

Ownership

Updated: 8/26/2021

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

15968W FUN VALLEY RD HAYWARD 54843



Property Assessment

Updated: 5/13/2020

2022 Assessment Detail

Code	Acres	Land	Imp.
G2-COMMERCIAL	73.180	150,400	143,700

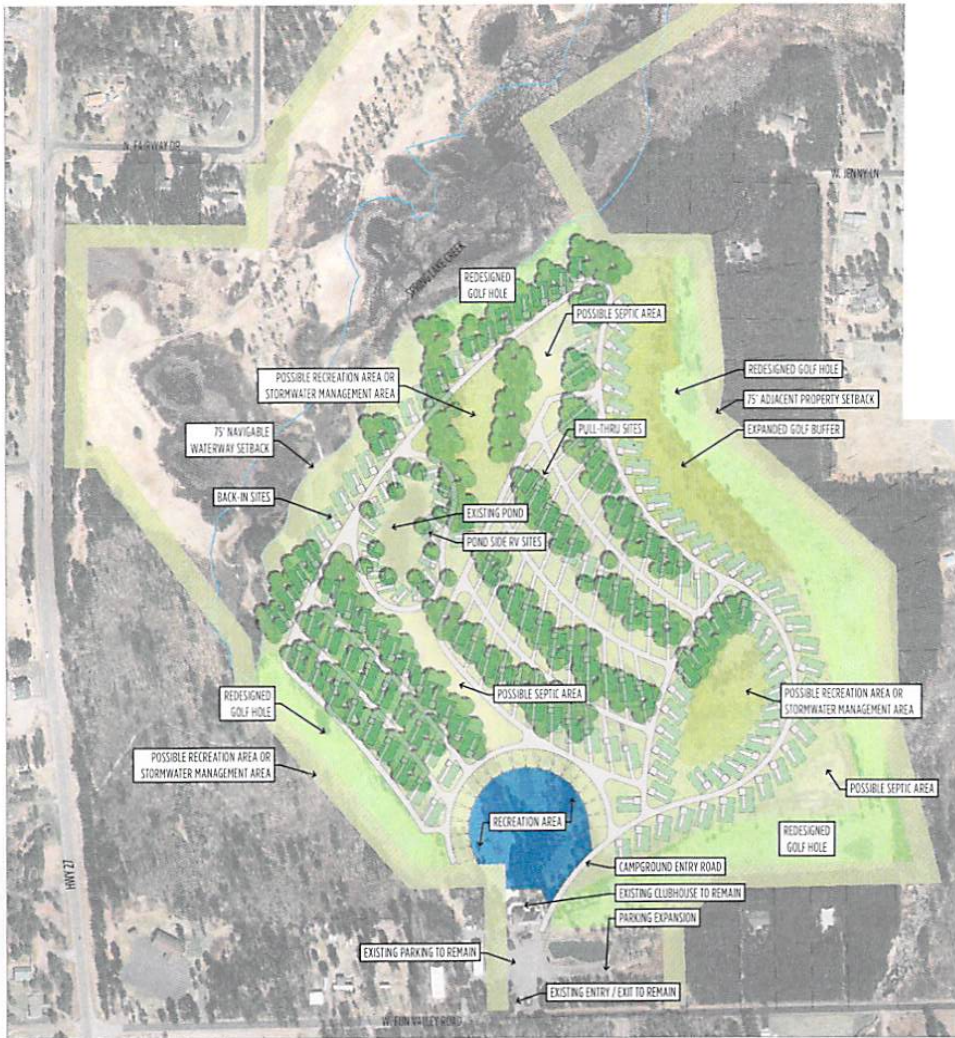
2-Year Comparison

	2021	2022	Change
Land:	150,400	150,400	0.0%
Improved:	143,700	143,700	0.0%
Total:	294,100	294,100	0.0%



Property History

Parent Properties	Tax ID
57-002-2-40-09-04-2 01-000-000050	43492



EXISTING FAIRWAY



EXISTING COURSE POND



EXISTING ENTRY TO REMAIN



EXISTING CLUBHOUSE TO REMAIN



EXISTING ENTRY TO REMAIN



EXISTING CLUBHOUSE TO REMAIN

PRELIMINARY SITE CALCULATIONS			
SITES		RV AREA	43 AC
BACK-IN	117	GOLF AREA	13 AC
POND SIDE	18	GREEN SPACE/SEPTIC/	
PULL-THRU	62	REC. AREA/STORM/	
TOTAL SITES	197	SETBACK AREA	26 AC
TOTAL PROJECT ACRES	90		
TOTAL SITES / ACRE	2.19 / AC		



LOT 1 OF CSM NO. 6082 AND PART OF LOT 1 OF CSM NO. 4022, LOCATED IN THE FRACTIONAL W 1/2 - NW 1/4, FRACTIONAL E 1/2 - NW 1/4 AND FRACTIONAL W 1/2 - NE 1/4 OF SECTION 4, T. 40 N., R. 9 W., IN THE TOWN OF BASS LAKE AND THE NW 1/4 - SE 1/4, NE 1/4 - SE 1/4, SE 1/4 - SE 1/4 AND SW 1/4 - SE 1/4 OF SECTION 33, T. 41 N., R. 9 W., IN THE TOWN OF HAYWARD, ALL IN SAWYER COUNTY, WISCONSIN

0190-9025/00/0000-0000\$10.00/0

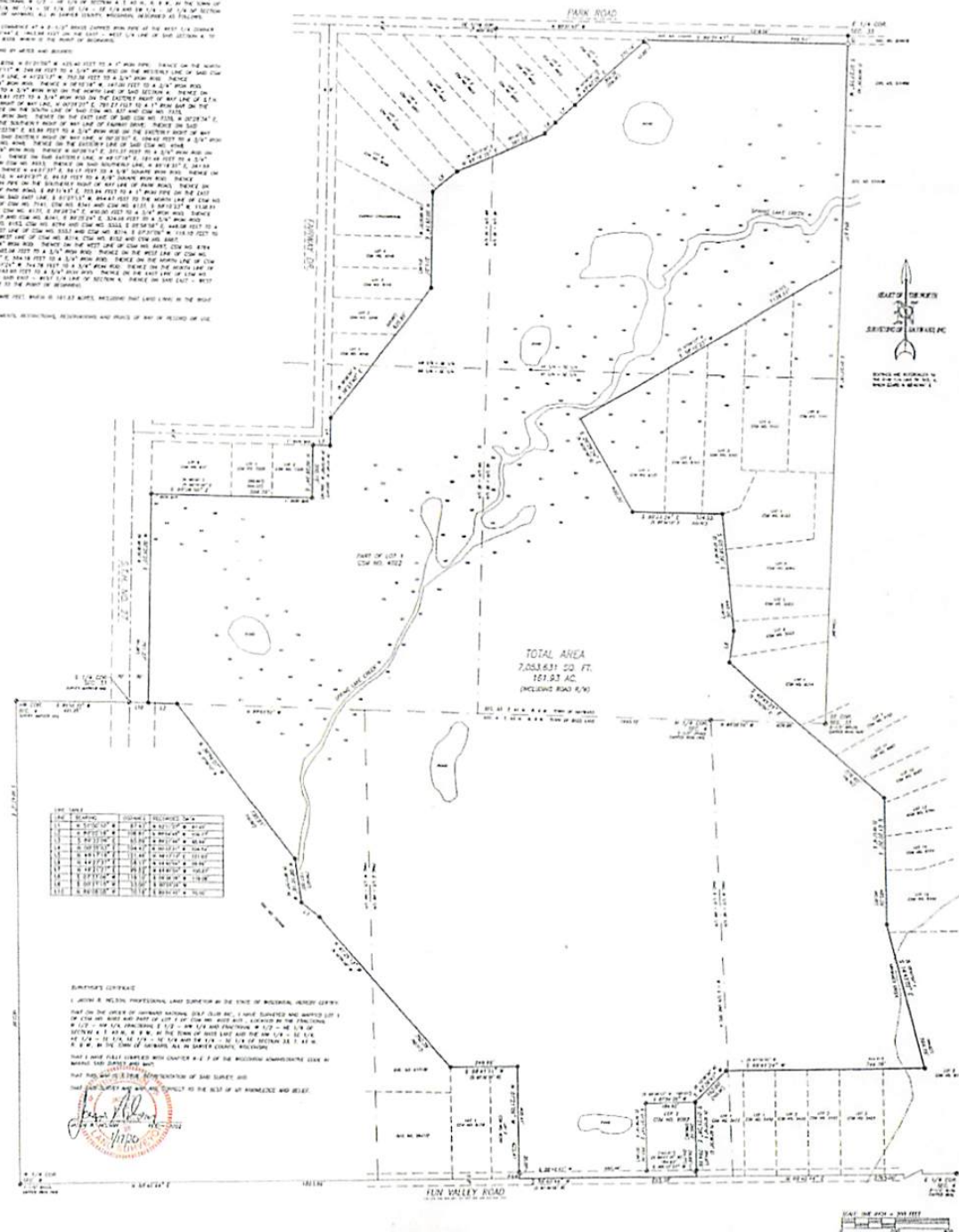
[illegible][illegible][illegible]

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

DUK TO THE DEPTH OF KNOW AT THE TIME OF THE SEARCH, THE CASE OF THE STRANDED CHILD WAS NOT INVESTIGATED. THE INDICATED STRANDED CHILDS ARE APPROXIMATE. THE MAPPED LOCATION IS BASED ON THE MILLIAM JUNE WILSON PARKERSON MAP.

THE LOCATION OF SPRING LIME CRACK, THE LAWRENCE CREEK AND POKES IN THE PARCEL ARE APPROXIMATE AND FOR INFORMATION PURPOSES ONLY.

FOR FURTHER READING, SEE ADDITIONAL INFORMATION ON THE SUBJECT AND THE COURSE OF STUDY.



SUBJECTS

1. JACOB R. NELSON, PROFESSIONAL LAND SURVEYOR IN THE STATE OF MISSOURI, HERETOFORE CERTIFIED AS SUCH ON THE OATH OF SOLEMN AFFIDAVIT, FILED JULY 26, 1947, HAVE HERETOFORE AND HERETOBY SUBMITTED TO THE BOARD OF LAND SURVEYORS OF THE STATE OF MISSOURI, FOR REVIEW AND APPROVAL, THE FOLLOWING: (1) $1/2$ - NW $1/4$ CORNERING E $1/2$ - SW $1/4$ AND $1/4$ AND CORNERING $1/2$ - SW $1/4$ - NW $1/4$ OF SECTION 14, T. 40 N., R. 20 W., OF THE TOWNSHIP OF NORTH DART AND THE NW $1/4$ - E $1/4$ OF SECTION 16, T. 40 N., R. 20 W., OF THE TOWNSHIP OF NORTH DART AND THE NW $1/4$ - E $1/4$ OF SECTION 18, T. 40 N., R. 20 W., OF THE TOWNSHIP OF NORTH DART, ALL IN SHERBUR COUNTY, MISSOURI.

2. THAT I HAVE FULLY COMPLIED WITH CHAPTER 186 OF THE MISSOURI ADMINISTRATIVE CODE IN REGARD TO THE PRESENT OATH.

3. THAT THIS IS A TRUE REPRESENTATION OF THE STATE AND

4. THAT I HAVE NO OTHER OATHS OR OATHS IN CONFLICT TO THIS AFFIDAVIT AND DECLARATION.



LEGEND

- FLOOR 1" MIN. PPE, UNLESS NOTED
- FLOOR 1/4" MIN. MIN.
- FLOOR 1/2" SQ. MIN. MIN.
- (3) SET FLOOR 1 1/2" MIN. PPE

```

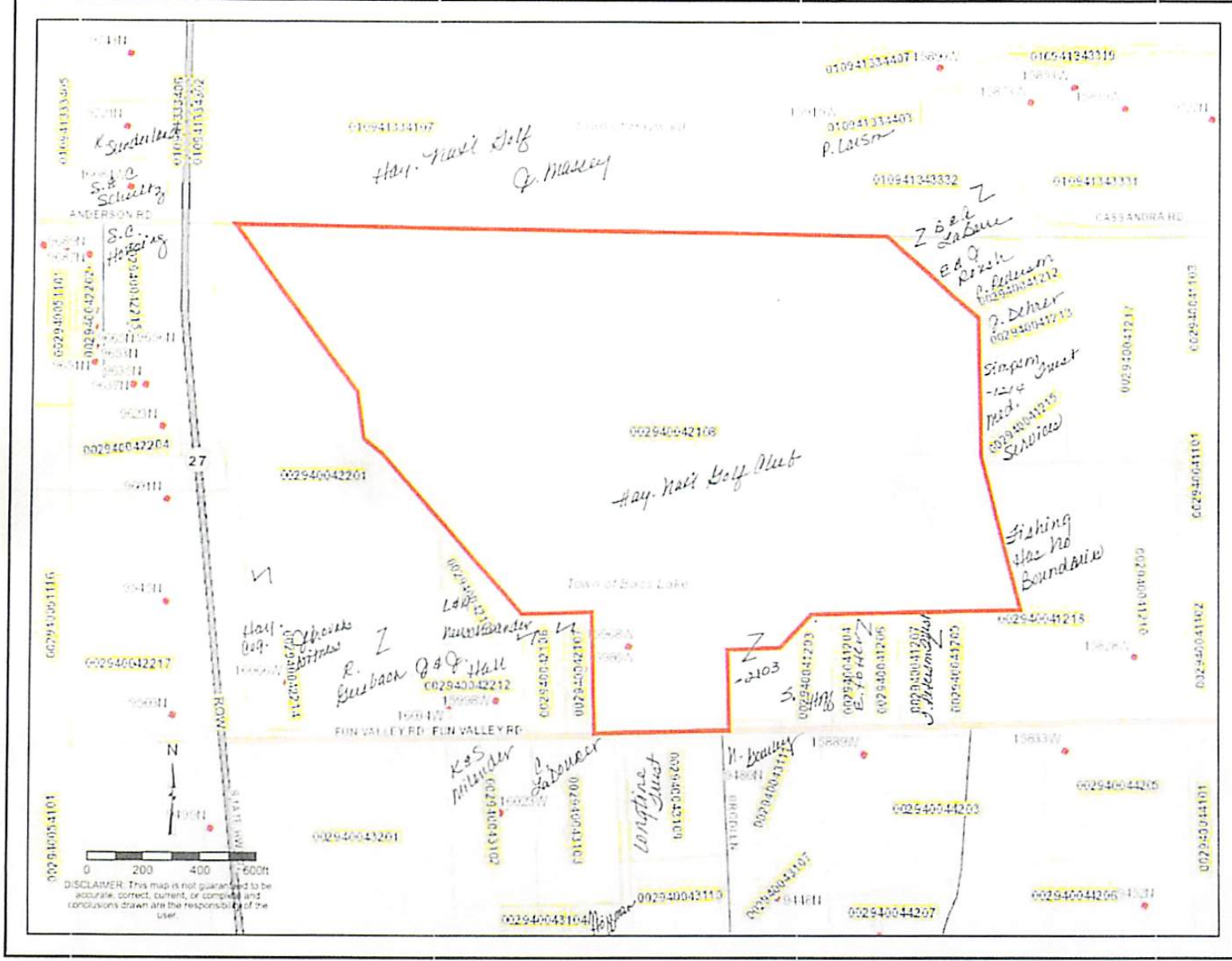
# CALCULATED POSITION - SEE NOTE
( ) RECEIVED DATA
** APPROXIMATE CALCULATED POSITION

```

CLIENT: HARVARD NATIONAL GOLF CLUB IN
JOB NO. 311/740
SCALE: ONE BOX = 200 FEET
JOB 3 - 214 PG. 18

HEART OF THE NORTH
SURVEYING OF HAYWARD, INC.

001 715/836-2442
 Fax: 715/836-8894
 e-mail: jaffry@uic.edu
 uc-ucsd@uic.edu
 www.uic.edu/~jaffry





Surface Water Data Viewer Map



Legend

- Wetland Indicators
- Wetland Class Areas
- Wetland Class Points
 - Dammed pond
 - Excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
 - Filled excavated pond
- Filled Points
- Wetland Class Areas
- Filled Areas
- Wetland Class Areas
- Wetland Class Points
 - Dammed pond
 - Excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
 - Filled excavated pond
- Filled Points
- Wetland Class Areas
- Filled Areas
- 2D Water Surface Elevation Grid
 - High : 937,446
 - Low : 855,125
- Dams
 - Dams with FERC License
 - Dams
- Record Flood Levels
- Analysis Lines
 - Other
 - Flood Insurance Study
 - Letter of Map Revision
 - Case By Case Analysis

Notes

0.1 0 0.06 0.1 Miles

NAD_1983_HARN_Wisconsin_TM

1: 3,960

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

