



Sawyer County

Agenda

Zoning Committee Meeting
Friday, March 18, 2022 @ 8:30 AM
Assembly Room

Page

1.

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

2. PRELIMINARY MATTERS

6 - 7

- a. Call to Order and Roll Call
- b. Pledge of Allegiance
- c. State of Committee and Hearing Procedure and Statement of Hearing Notice

[Statement of Comm. Hearing & Procedure & Hearing Notice](#)

8 - 9

- d. Approval of Previous Meeting Minutes

[2-18-2022 ZC Minutes](#)

- e. Public Comment:

Please note comment time is intended for general public comments, not comments relating to a specific application before this Committee. Each Agenda item requiring a public hearing will have its public hearing conducted just prior to the application being considered by this Committee. If you wish to speak on a specific Agenda item, we encourage you to hold your comments until that specific public hearing.

3. REZONE APPLICATIONS

10 - 20

- a. **POSTPONED until April 22nd.** RZN #22-002. Owner: Hathaway Lodge LLC. Town of Edgewater.
- b.

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 ¼ NW ¼ 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.](#)

- c. 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 ¼ NW ¼ 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

21 - 29

- a. A Public Hearing in the Town of Winter. CUP #22-004. Owner: Shaun & Stephanie Melarvie. The SW ¼ of the NW ¼; 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 ¼ of the NW ¼; 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.

30 - 42

- 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). This request would be only for the land East of County Hwy F between the road and Lake Chetac; approximately 3.06 acres.

[CUP #22-005, Beverly Skar, Agent J. 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). This request would be only for the land East of County Hwy F between the road and Lake Chetac; approximately 3.06 acres.

- e. **OWNER WITHDRAWN** - CUP #22-008. Owner: Delta23 Outfitters LLC. Town of Round Lake.

5. REZONES WITH CONDITIONAL USES

43 - 58

- a. A Public Hearing in the Town of Bass Lake. RZN #22-003. Owner: Pinewood Properties LLC. Part of the N ½ S4, Part Lot CSM 16/41 #4022; S04, T40N, R09W; Parcel #002-940-04-2108; 73.18 total acres. Purpose of request is to rezone all Agricultural One (A-1) upland area excepting the Commercial One (C-1) area of 5.5 acres and the Shoreland-Wetland (S-W) area of approximately 1.5 acres, leaving approximately 66.18 acres to be rezoned to Residential/Recreational Two (RR-2). Purpose of the rezone request to RR-2 is to then apply for a Condition Use Permit for 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 and would including an existing lodge area. [RZN #22-003, Pinewood Properties LLC - Bass Lake pkt.](#)
- b. Discussion/Action in the Town of Bass Lake. RZN #22-003. Owner: Pinewood Properties LLC. Part of the N ½ S4, Part Lot CSM 16/41 #4022; S04, T40N, R09W; Parcel #002-940-04-2108; 73.18 total acres. Purpose of request is to rezone all Agricultural One (A-1) upland area excepting the Commercial One (C-1) area of 5.5 acres and the Shoreland-Wetland (S-W) area of approximately 1.5 acres, leaving approximately 66.18 acres to be rezoned to Residential/Recreational Two (RR-2). Purpose of the rezone request to RR-2 is to then apply for a Condition Use Permit for 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 and would including an existing lodge area.

59 - 71

- c. A Public Hearing in the Town of Bass Lake. CUP #22-006. Owner: Pinewood Properties LLC. Part of the N ½ S4, Part Lot CSM 16/41 #4022; S04, T40N, R09W; Parcel #002-940-04-2108; 73.18 total acres excepting the Commercial One (C-1) area of 5.5 acres and the Shoreland-Wetland (S-W) area of 1.5 acres leaving approximately 66.18 subject to the request. Permit requested for a 197 site RV Park. All sites to be Southeast of Spring Creek. A buffer of existing golf course holes would remain around the perimeter of the property. All Commercial One (C-1) zoned portions to remain Commercial One (C-1). This CUP is contingent upon zone district change to RR-2.

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

- d. Discussion/Action in the Town of Bass Lake. CUP #22-006. Owner: Pinewood Properties LLC. Part of the N $\frac{1}{2}$ S4, Part Lot CSM 16/41 #4022; S04, T40N, R09W; Parcel #002-940-04-2108; 73.18 total acres excepting the Commercial One (C-1) area of 5.5 acres and the Shoreland-Wetland (S-W) area of 1.5 acres leaving approximately 66.18 subject to the request. Permit requested for a 197 site RV Park. All sites to be Southeast of Spring Creek. A buffer of existing golf course holes would remain around the perimeter of the property. All Commercial One (C-1) zoned portions to remain Commercial One (C-1). This CUP is contingent upon zone district change to RR-2.

72 - 85

- e. A Public Hearing in the Town of Hayward, RZN #22-004, Owner: Pinewood Properties LLC. 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). Purpose of request is to rezone all Agricultural One (A-1) upland area excepting the Shoreland-Wetland (S-W) area of approximately 35.68 acres, leaving approximately 52.21 acres to be rezoned to Residential/Recreational Two (RR-2). Purpose of the rezone request to (RR-2) is to then apply for a Conditional Use Permit for a 197 site RV Park. All sites are Southeast of Spring Creek. Leaving a buffer of existing golf course holes around perimeter of property.
[RZN #22-004, Pinewood Properties LLC - Hayward pkt.](#)

- f. Discussion/Action in the Town of Hayward, RZN #22-004, Owner: Pinewood Properties LLC. 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). Purpose of request is to rezone all Agricultural One (A-1) upland area excepting the Shoreland-Wetland (S-W) area of approximately 35.68 acres, leaving approximately 52.21 acres to be rezoned to Residential/Recreational Two (RR-2). Purpose of the rezone request to (RR-2) is to then apply for a Conditional Use Permit for a 197 site RV Park. All sites are Southeast of Spring Creek. Leaving a buffer of existing golf course holes around perimeter of property.

86 - 98

- g. A Public Hearing in the Town of Hayward. CUP #22-007. Owner: Pinewood Properties LLC. 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). Permit request is to have approximately 14 acres of the 87.89 for a portion of 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. This CUP is contingent upon zone district change to RR-2.

[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 $\frac{1}{4}$, the NW $\frac{1}{4}$, the SW $\frac{1}{4}$,

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 approximately 14 acres of the 87.89 for a portion of 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. This CUP is contingent upon zone district change to RR-2.

6. NEW BUSINESS

99 - 102

- a. Bernard & Gerri Bara Certified Survey Map over existing County Plat. Requires Zoning Committee acceptance, conditional acceptance, or rejection. (Discussion/Action Item)

[3-18-2022 Bara Certified Survey Map](#)

103

- b. Brodie Lane Estates - County Subdivision Plat. Preliminary Plat Review. Requires Zoning Committee acceptance, conditional acceptance, or rejection. (Discussion/Action Item)

[Brodie Estates Plat](#)
- c. Brodie Lane Estates – County Subdivision Plat. Final Plat. If Preliminary Plat is approved, with no additional information needed The Zoning Committee may accept, conditional accept, or reject the final plat. (Discussion/Action Item)
- d. Any other business that may become before the Committee.

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
February 18, 2022**

Zoning Committee Members

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

Zoning Administration

Jay Kozlowski, Zoning & Conservation Administrator
Kathy Marks, Deputy Zoning & Conservation Administrator

PRELIMINARY MATTERS

- a) Call to Order and Roll Call
Buckholtz called the Public Hearing before the Sawyer County Zoning Committee to order at 8:30 AM in the Sawyer County Courthouse, 10610 Main St. Hayward, Wisconsin. Roll was called finding present: Buckholtz, Paulsen – absent, Petit, Boettcher, Shuman and Hessel. From the Zoning Office Kozlowski and Marks.
- b) Pledge of Allegiance.
- c) Statement of Committee and Hearing Procedure and Statement of Hearing. Those persons wishing to speak will be afforded the opportunity provided they identify themselves. The Public Hearing Notice was not published according to Wisconsin State Statutes 985 and the Public Hearing portion will be postponed by vote.
- d) Approval of January 21, 2022 minutes. Motion to approve by Petit, second by Hessel. All in favor.
- e) Public Comment. Jean Accola, Sand Lake resident thanks the Zoning office and Committee for postponing the public hearing portion of the meeting.
- f) Motion by Hessel to postpone the public hearing portion of the meeting until March 18, 2022. Second by Shuman. All in favor.

REZONE APPLICATIONS

None.

CONDITIONAL USE APPLICATION

None.

NEW BUSINESS

- 1) County Plat Provisions. Kozlowski explain the County Plat process. Discussion held with Committee and Kozlowski.

2) Temporary shipping containers. Allowing containers onsite for construction.
Discussion held with Committee and Kozlowski.

3) Permit Extensions. Allowing permits to be extended another 6 months. Discussion
with Committee and Kozlowski.

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

ADJOURNMENT

Buckholtz adjourns at 8:53am

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



Rezone Request STAFF REPORT

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

File: # RZN 22-005

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 4; S22, T39N, R09W - 22.86 TOTAL ACRES;
6058N CRY HWY E and part NENW; S22, 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 RHEA JR.

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.

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 138618 233/537

Ownership Updated: 2/6/2007

JAMES W & ROSEMARY RHEA STONE LAKE WI

Billing Address: **Mailing Address:**

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

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

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: 28850	
PIN: 57-026-2-39-09-22-5 05-006-000010	
Legacy PIN: 026939225601	
Map ID: :6.1	
Municipality: (026) TOWN OF SAND LAKE	
STR: S22 T39N R09W	
Description: PRT GOVT LOT 6	
Recorded Acres: 22.860	
Lottery Claims: 0	
First Dollar: Yes	
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: 4/9/2019
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AFFIDAVIT

Date Recorded: 3/7/1979	<u>168797</u>
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QUIT CLAIM DEED

Date Recorded: 10/29/1971	<u>138618</u> <u>233/537</u> <u>304/306</u>
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Ownership	Updated: 2/6/2007
JAMES W & ROSEMARY RHEA	STONE LAKE WI

Billing Address:	Mailing Address:
JAMES W & ROSEMARY RHEA 6095N ELSIE RD STONE LAKE WI 54876-3021	JAMES W & ROSEMARY RHEA 6095N ELSIE RD STONE LAKE WI 54876-3021

Site Address	* Indicates Private Road
6058N COUNTY HWY F	STONE LAKE 54876

Property Assessment	Updated: 9/28/2017
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2022 Assessment Detail			
Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.000	5,000	6,700
G6-PRODUCTIVE FOREST	21.860	26,200	0

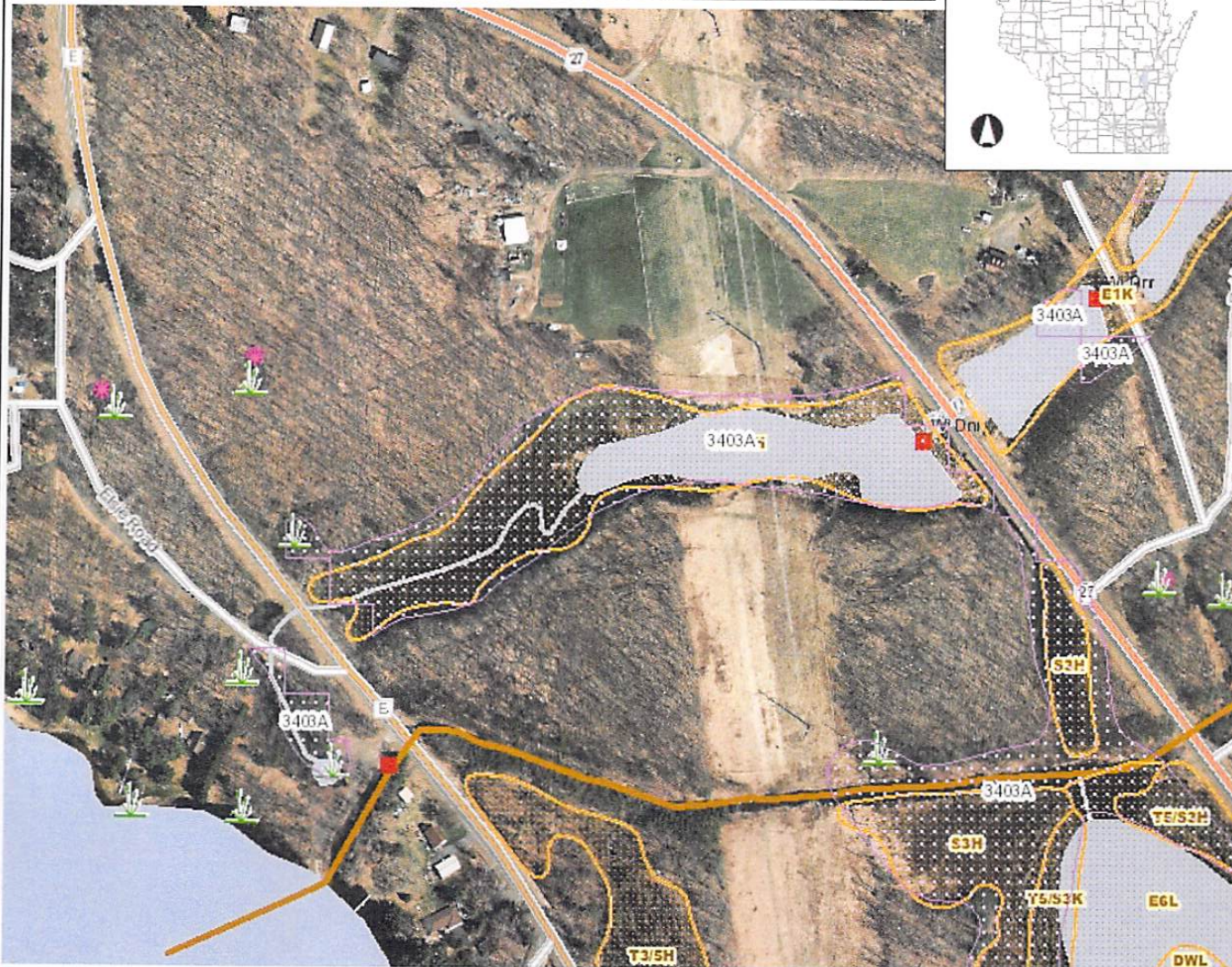
2-Year Comparison	2021	2022	Change
Land:	31,200	31,200	0.0%
Improved:	6,700	6,700	0.0%
Total:	37,900	37,900	0.0%

Property History
N/A





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

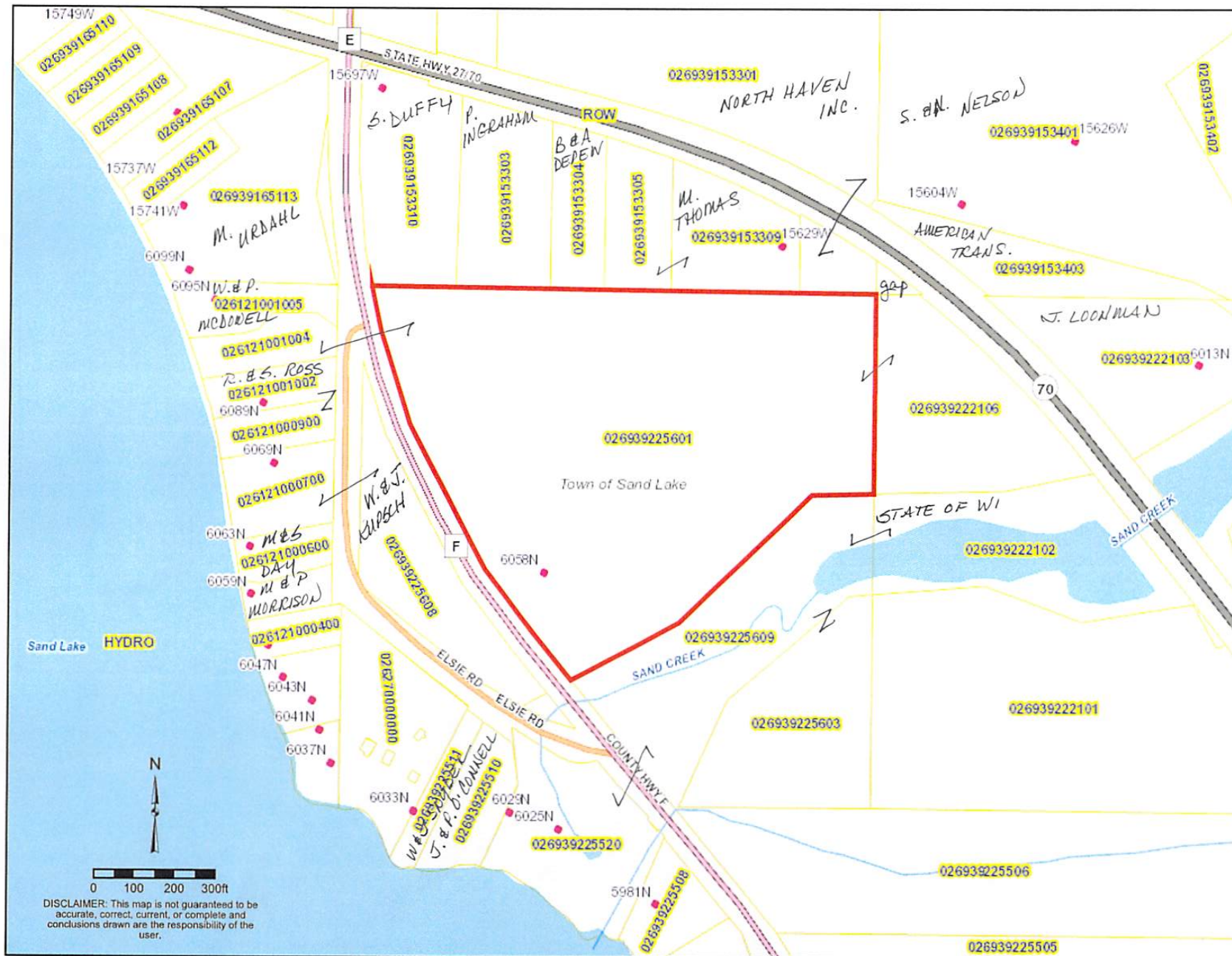
Notes

0.1 0 0.06 0.1 Miles

NAD_1983_HARN_Wisconsin_TM

1: 3,960

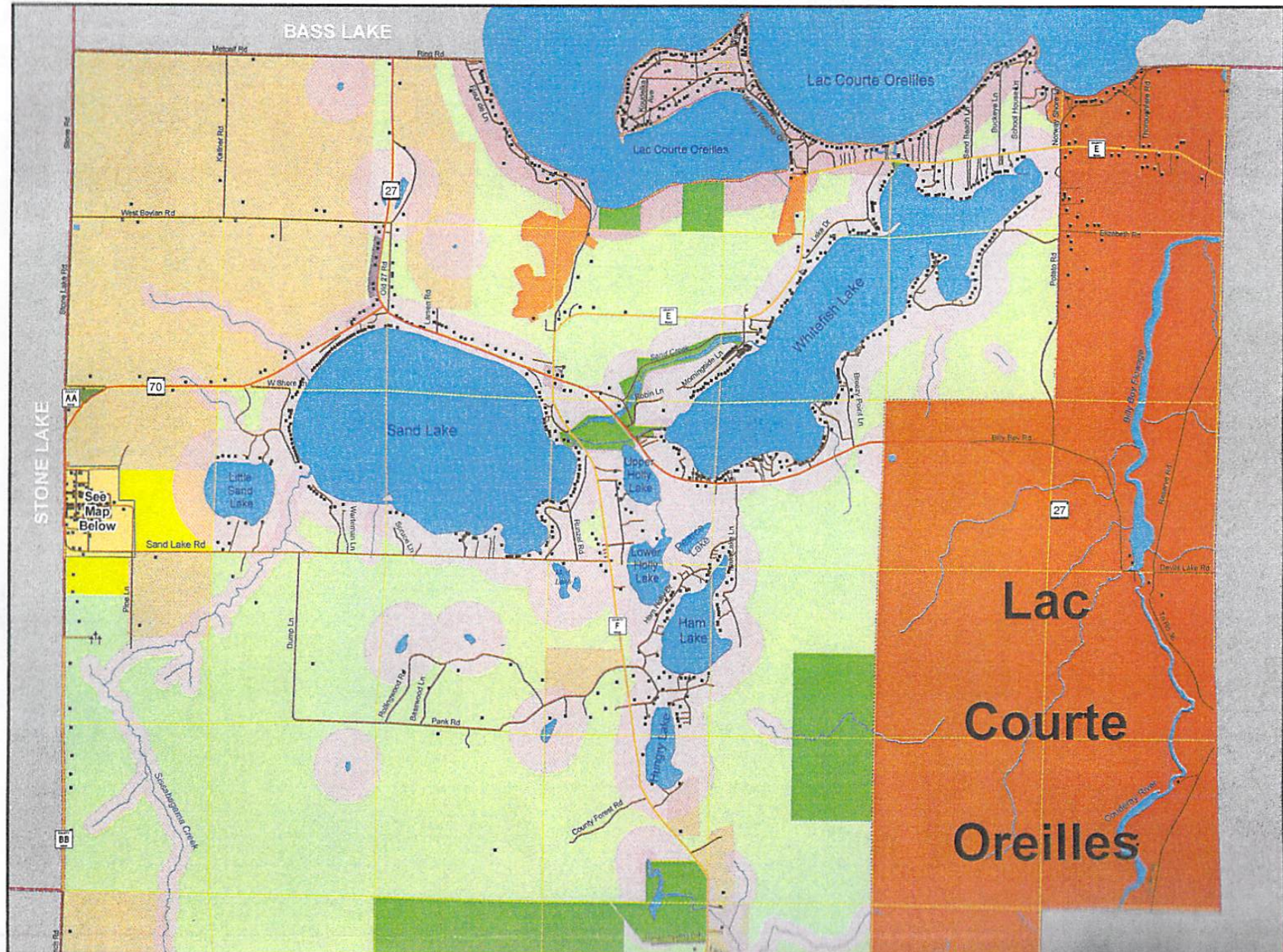
DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No 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/>



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

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 ¼ of the NW ¼; 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.

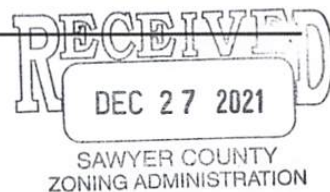
Name, Address, Phone & Email of Agent or Buyer:

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

**Ownership**

Updated: 12/1/2017

SHAUN M MELARVIE	WINTER WI
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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
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**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

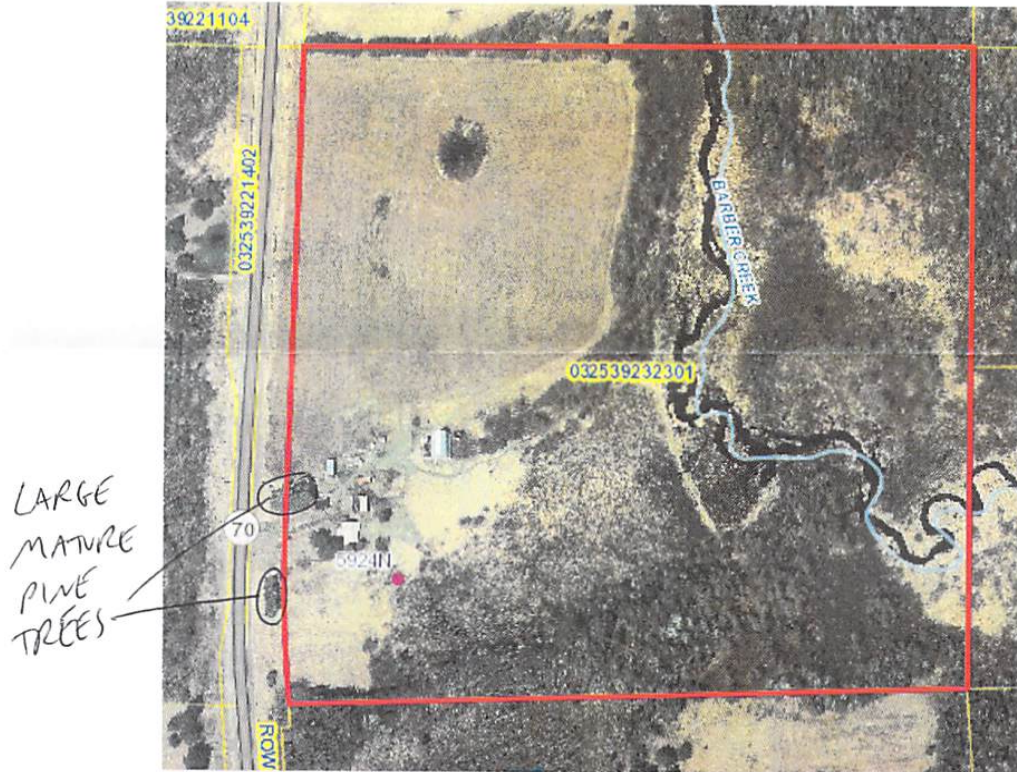
	2020	2021	Change
Land:	14,300	14,300	0.0%
Improved:	71,900	71,900	0.0%
Total:	86,200	86,200	0.0%

**Property History**

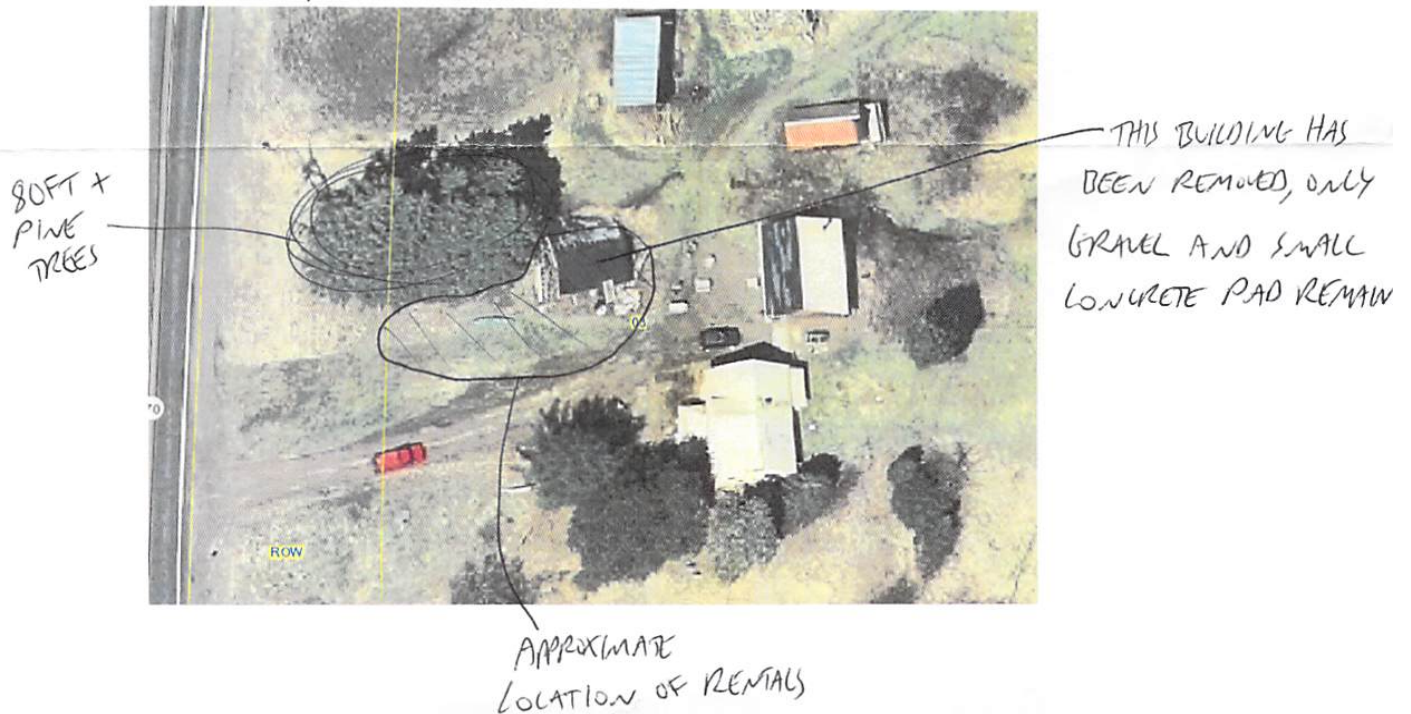
N/A

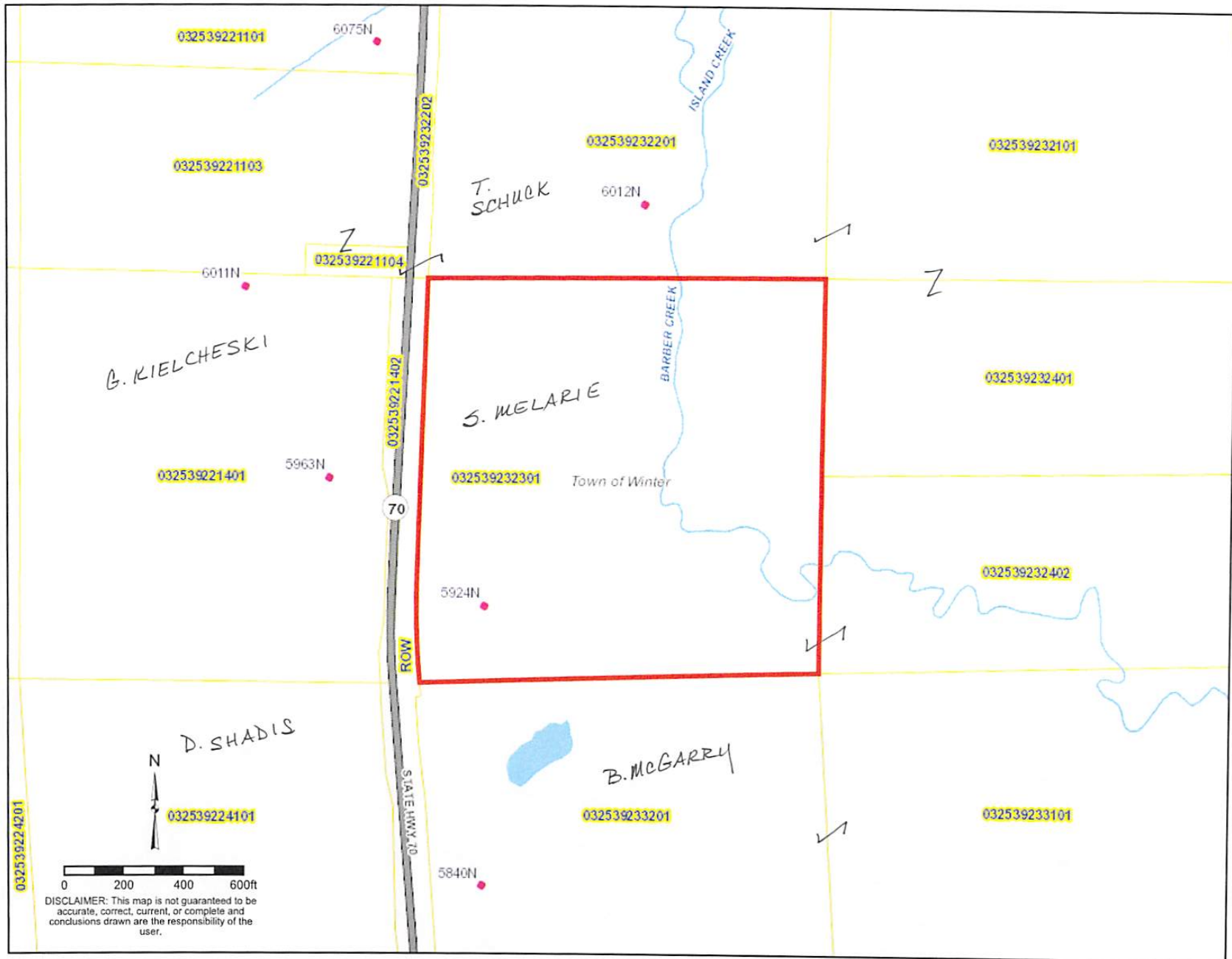
Sawyer County GIS Aerial Map

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). This request would be only for the land East of County Hwy F between the road and Lake Chetac; approximately 3.06 acres.

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 but would need to meet applicable setbacks.

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 included within the "pier planner" information distributed by 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)

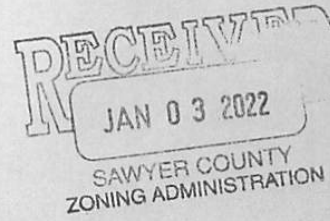
- 1 It would not be damaging to the rights of others or property values
- 2 It would not be detrimental to ecology, wild life, wetlands or shorelands.
- 3 It would not create an air quality, water supply, or pollution problem.
- 4 It would not create topographical problems such as run off, drainage, 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 Saks. & Matina pet 11.2 (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

O'Rourkejoshua@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:

BEVERLY J SKAR
15615W MAIN ST
BIRCHWOOD WI 54817-3038

Mailing Address:

BEVERLY J SKAR
15615W MAIN ST
BIRCHWOOD WI 54817-3038

**Site Address** * indicates Private Road

N/A

**Property Assessment**

Updated: N/A

2021 Assessment Detail

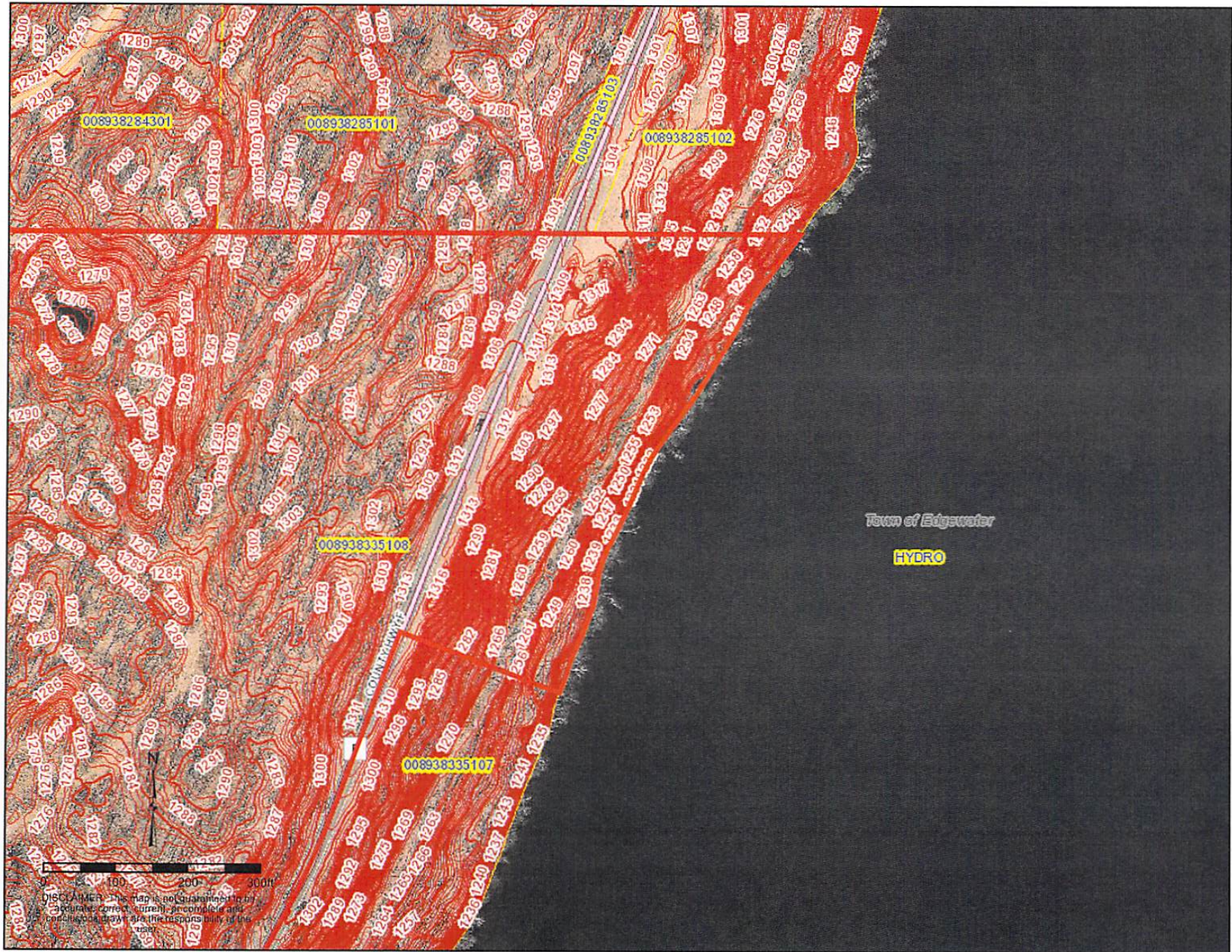
Code	Acres	Land	Imp.
N/A			

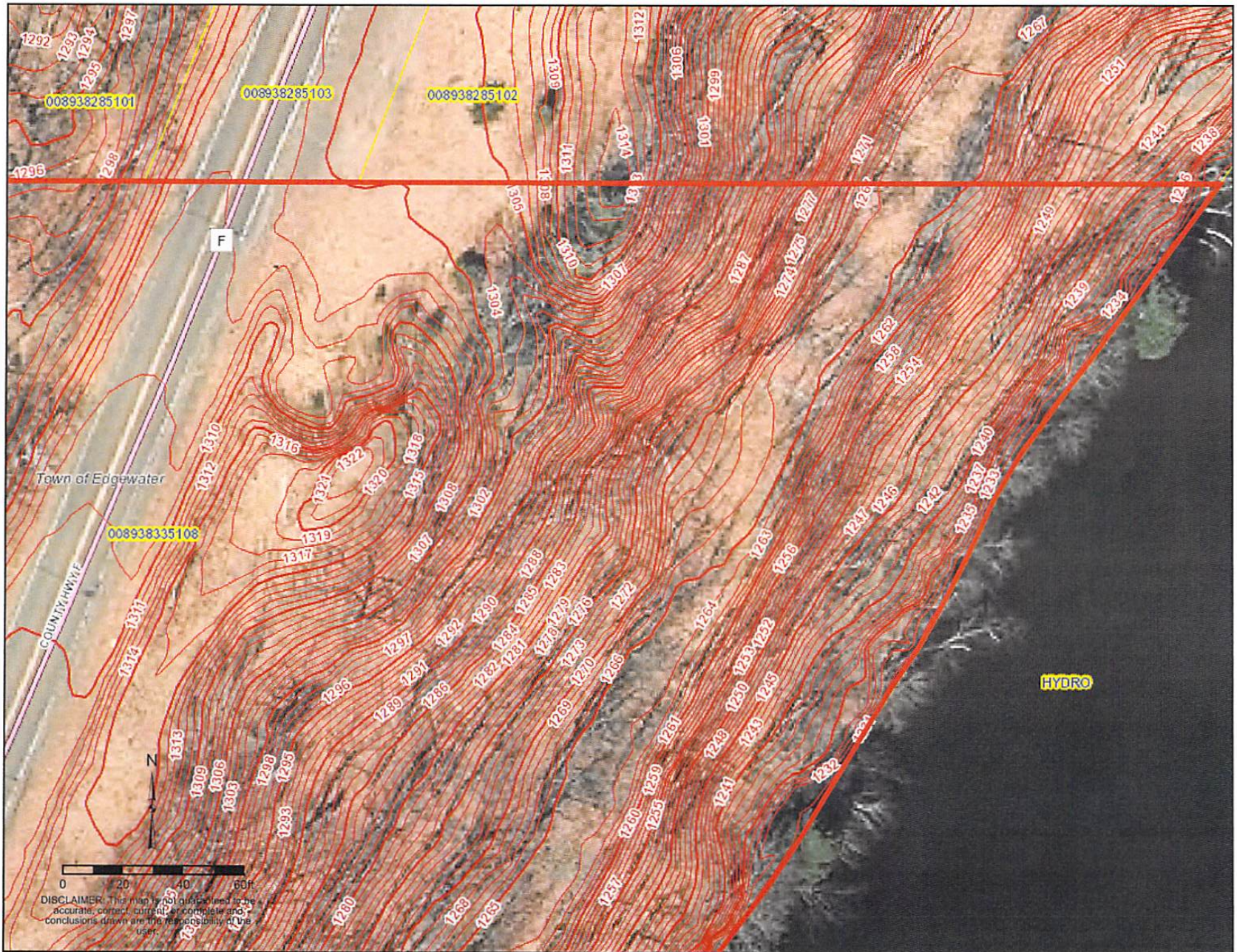
2-Year Comparison	2020	2021	Change
Land:	0	0	0.0%
Improved:	0	0	0.0%
Total:	0	0	0.0%

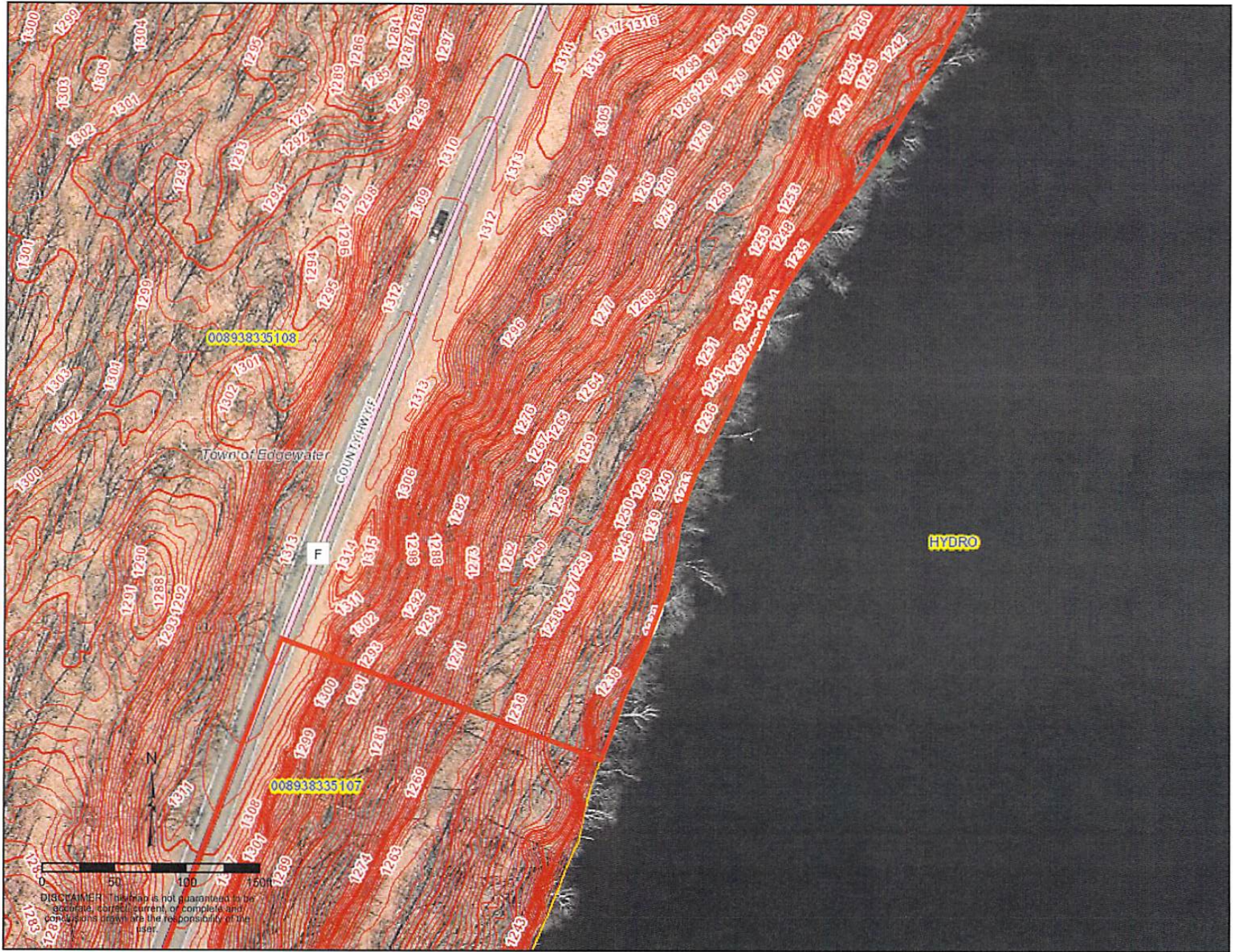
**Property History**

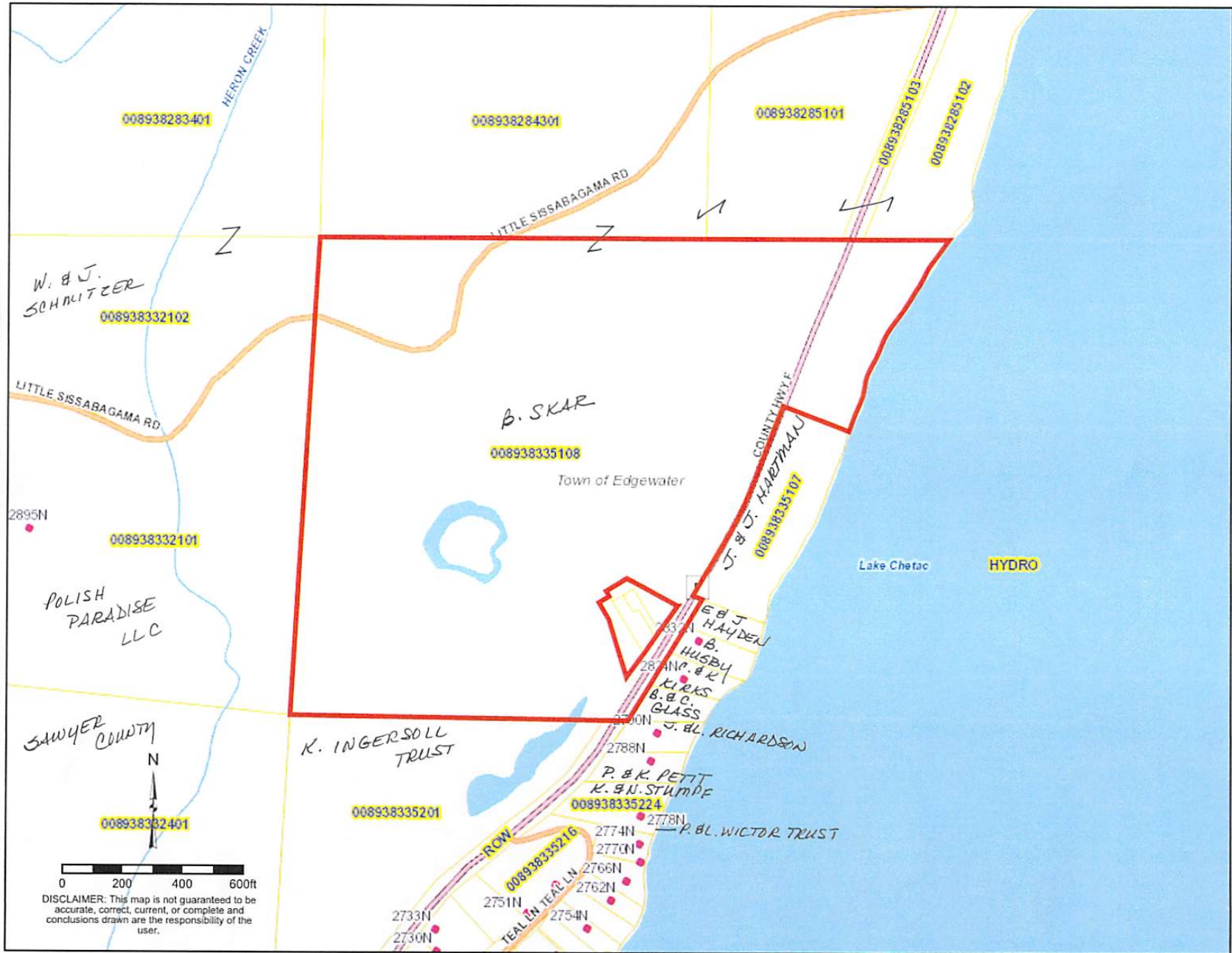
Parent Properties	Tax ID
57-008-2-38-09-33-5 05-001-000040	40901











17.2 RR-1: Residential/Recreational One District

This district is intended to provide for residential development and essential recreation oriented-services in areas of high recreational value where soil conditions and other physical features will support such development without depleting or destroying natural resources.

A) Permitted Uses

- 1) One-family and two-family dwellings.
- 2) Private garages, carports, and boathouses.
- 3) Horticulture and gardening.
- 4) Essential services and utilities intended to serve the principal permitted use.
- 5) Signs subject to the provisions of Section 5.0.
- 6) Customary accessory uses provided such uses are clearly incidental to the principal permitted use.
- 7) Licensed In-Home Day Care/Child Care (no more than 8 children)

B) Uses Authorized by Conditional Use

- 1) Mobile home parks subject to the provisions of Section 6.5.
- 2) Telephone, telegraph and power transmission towers, poles, and lines, including transformers, substations, relay and repeater stations, equipment housing and other necessary appurtenant equipment and structures.
- 3) Recreational service-oriented uses such as restaurants, cocktail lounges, marinas, County Zoning Committee are of the same general character or clearly incidental to a permitted use or use authorized by conditional permit.
- 4) Hair salon and barber shop
- 5) Sport shops, bait sales, and other recreational services which in the opinion of the private or wholesale carpentry or woodworking shop; limited to property owner.
- 6) Greenhouse and florist.
- 7) Professional offices and studios.
- 8) Bed and Breakfast establishments.
- 9) Taxidermy.
- 10) Real estate office.
- 11) Childcare center, play school.
- 12) Shrub, tree nursery.
- 13) Lake access subject to provisions of Section 4.412.
- 14) Lake access for island development subject to provisions of Section 4.413.
- 15) MULTI-DWELLING DEVELOPMENT (i.e. **new** condominium, hotel, motel or resort, or other development which is the same general scale and character). (Does not include the conversion of existing properties to a condominium ownership, existing resorts, motels, hotels or any other existing multi dwelling development unless more rental/dwelling units are being proposed by plat or other means that would be in addition to the existing rental/dwelling units.)
- 16) Public and private parks, playgrounds and water sports areas.
- 17) Churches
- 18) Accessory structures on vacant property according to Section 4.26 (1) or an

accessory structure on property lying across the Town or County Road from the principle structure. See Section 4.26(2)

19) Funeral Homes

20) Horses



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) upland area excepting the Commercial One (C-1) area of 5.5 acres and the Shoreland-Wetland (S-W) area of approximately 1.5 acres, leaving approximately 66.18 acres to be rezoned to Residential/Recreational Two (RR-2). Purpose of the rezone request to RR-2 is to then apply for a Condition Use Permit for 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 and would including an existing lodge area. This request is split between the Town of Bass Lake and Town of Hayward. 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 66.18 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 52.21 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, 002940042/08 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 Bodenschutz 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.

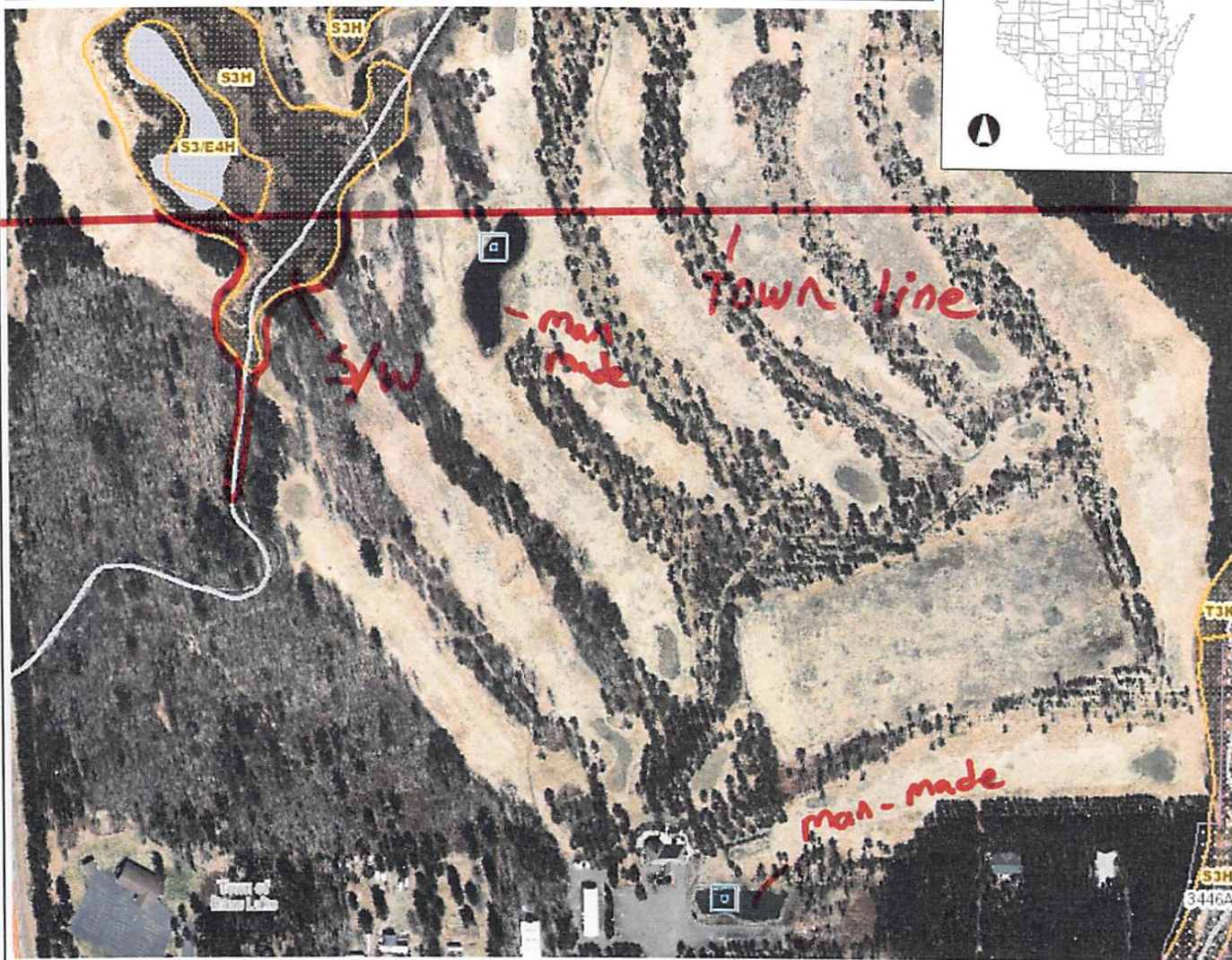


Surface Water Data Viewer Map



Legend

- Wetland Indicators
- Wetland Class Areas
- Wetland Class Points
 - Dammed pond
 - Excavated pond
 - Filled/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
- Wetland Identifications and Confirmations
- NRCS Wetspots
- Municipality
- State Boundaries
- County Boundaries
- Major Roads
 - Interstate Highway
 - State Highway
 - US Highway
- County and Local Roads
 - County HWY
 - Local Road
- Barren



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



EXISTING FAIRWAY



EXISTING COURSE POND



EXISTING ENTRY TO REMAIN



EXISTING CLUBHOUSE TO REMAIN



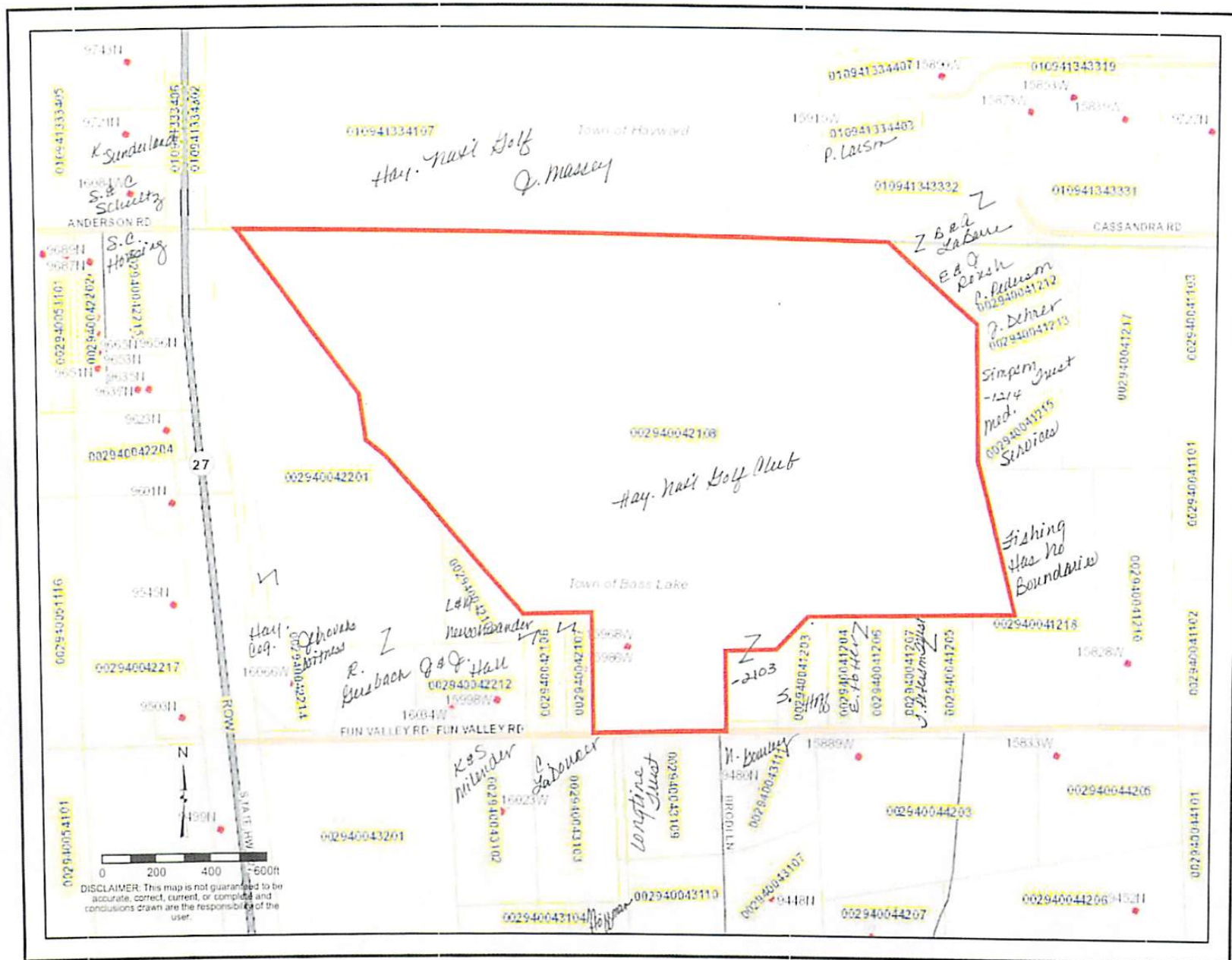
EXISTING ENTRY TO REMAIN



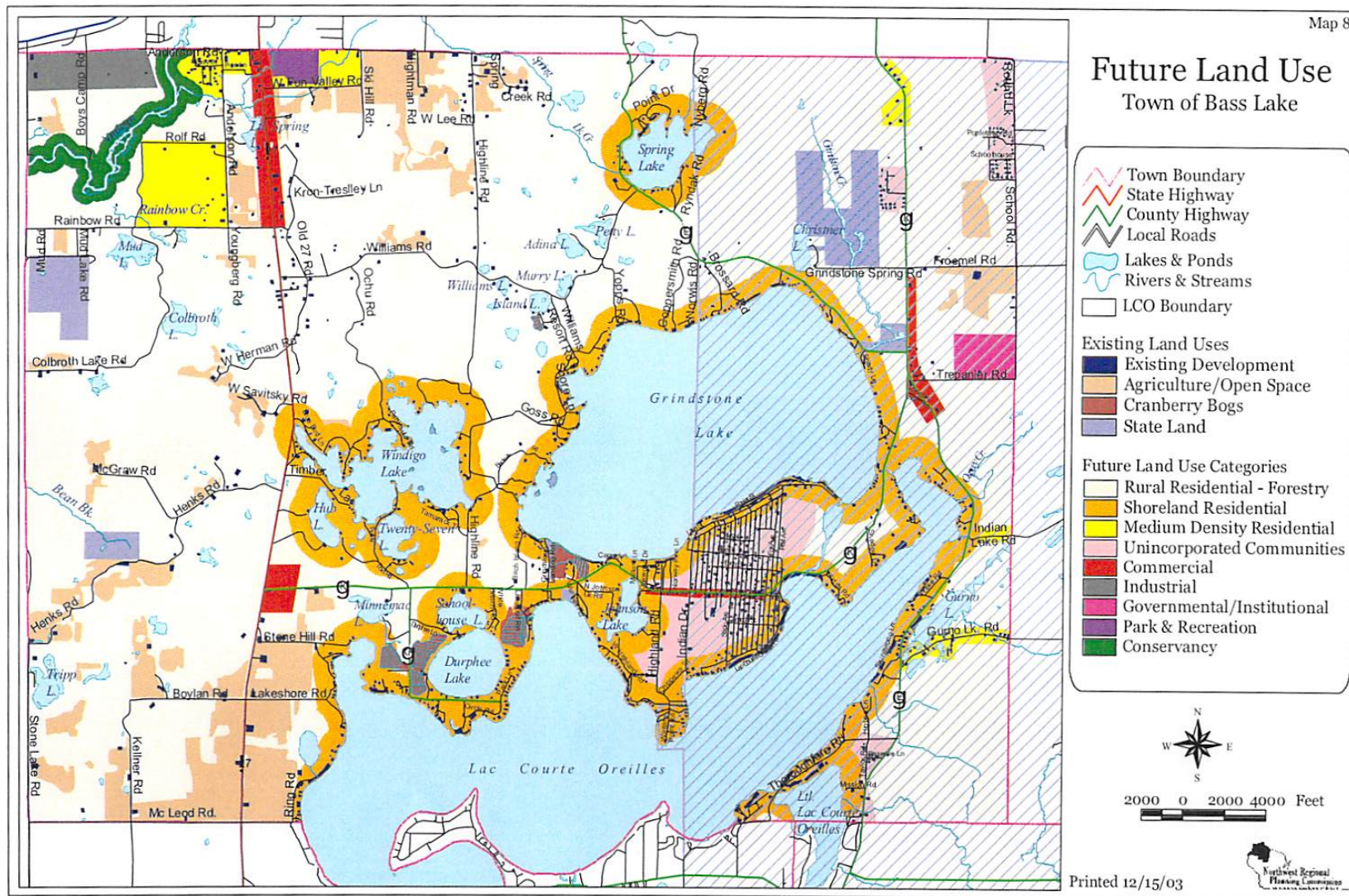
EXISTING CLUBHOUSE TO REMAIN

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		

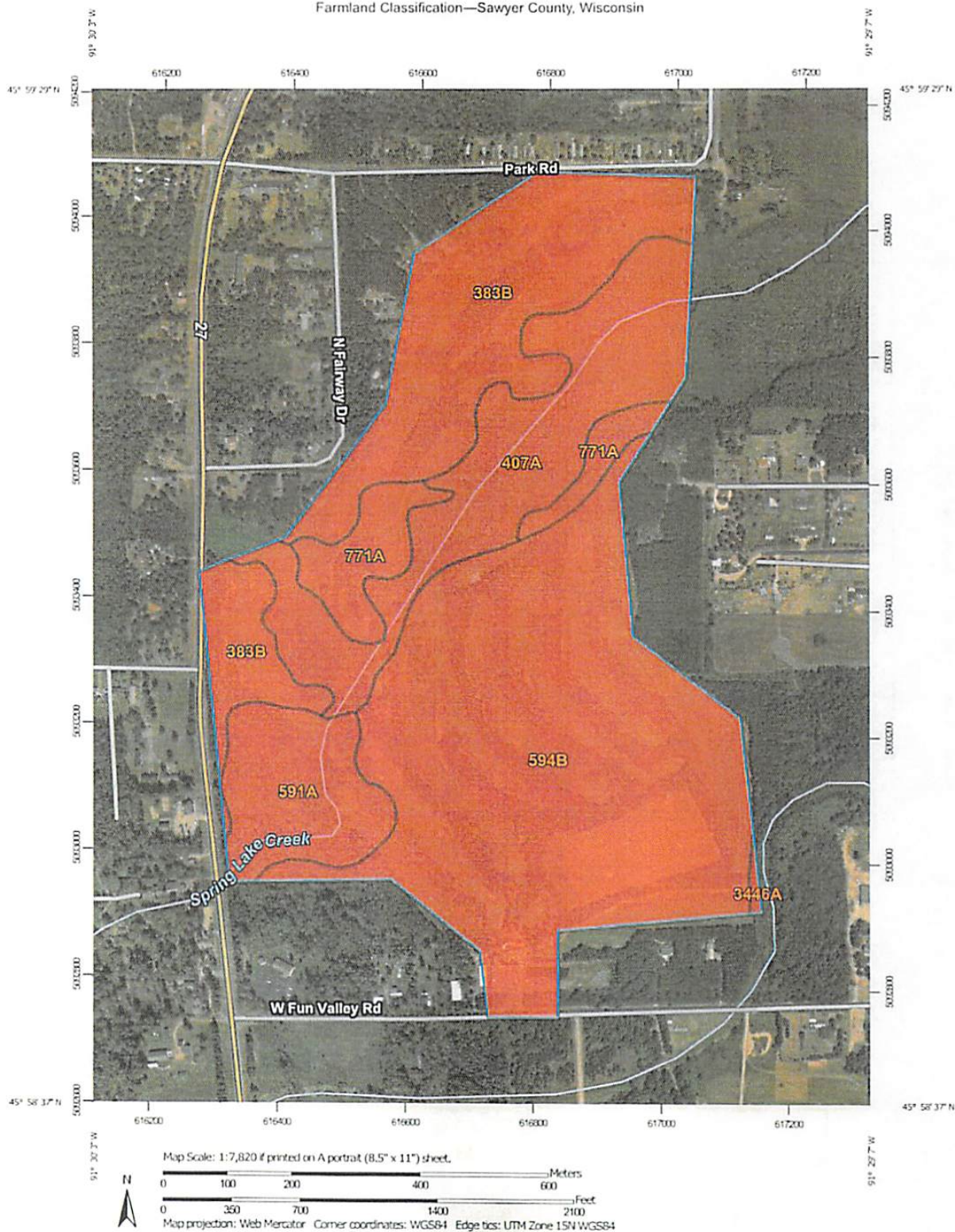




Future Land Use Town of Bass Lake



Farmland Classification—Sawyer County, Wisconsin

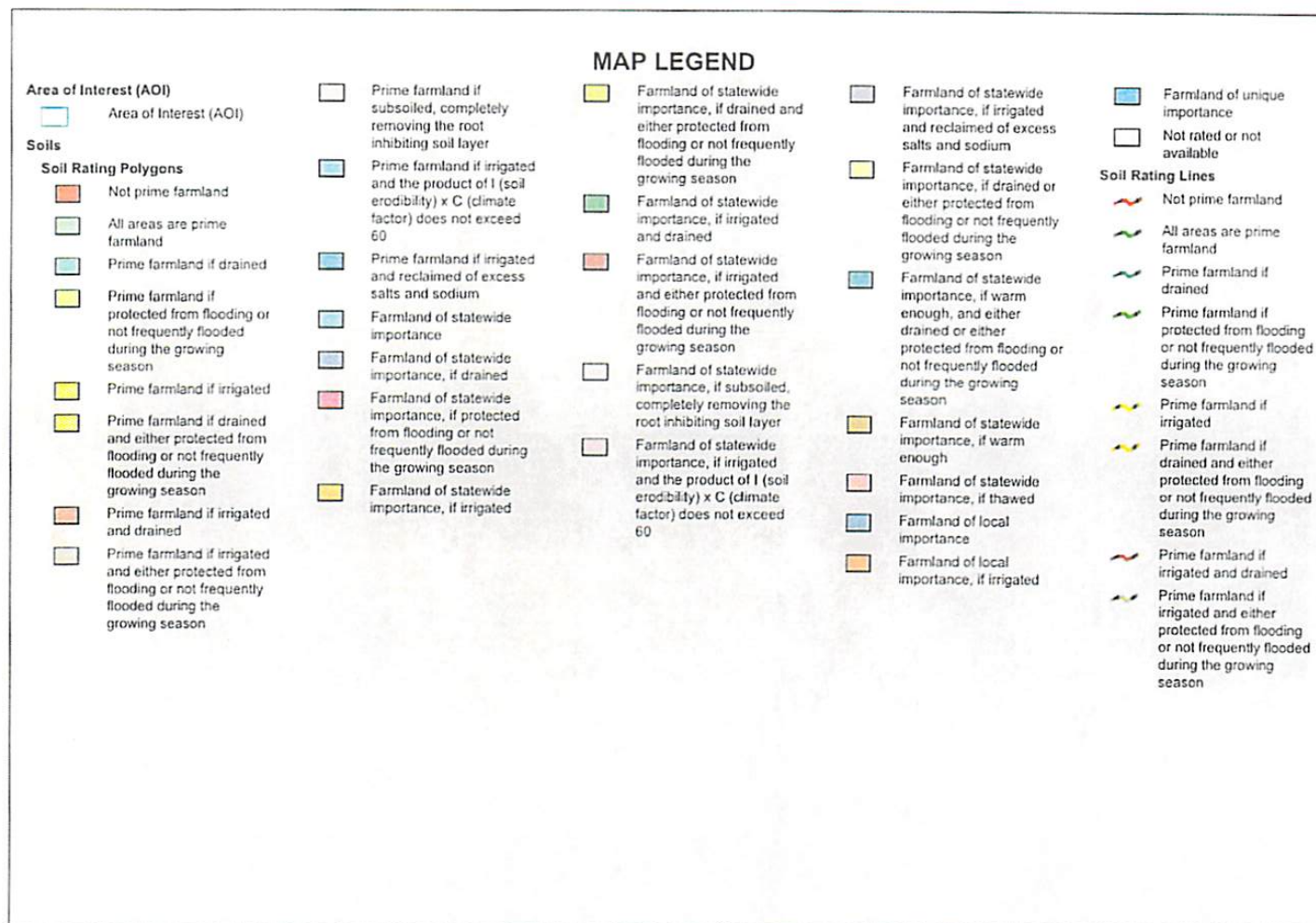


Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

8/26/2020
Page 1 of 5

Farmland Classification—Sawyer County, Wisconsin





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

Site Address * Indicates Private Road

15968W FUN VALLEY RD	HAYWARD 54843
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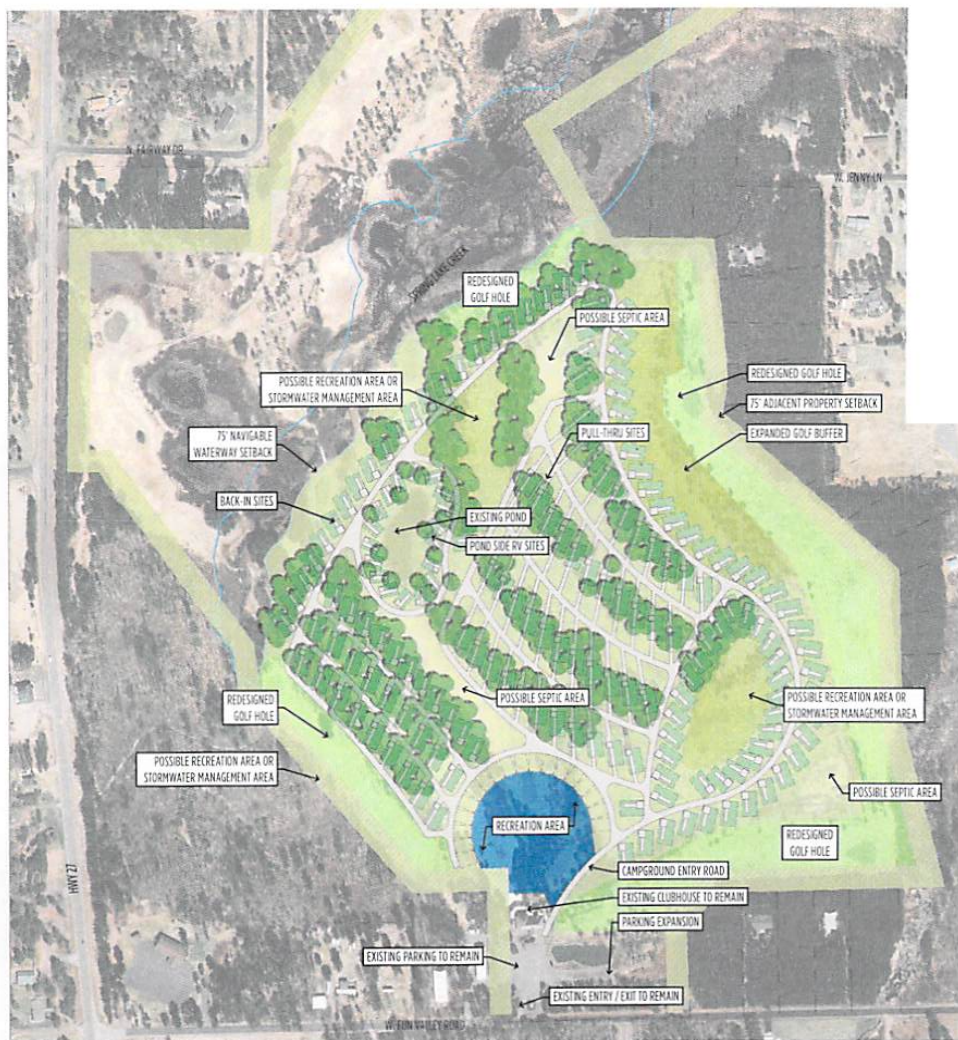
Property Assessment Updated: 5/13/2020**2022 Assessment Detail**

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



PRELIMINARY SITE CALCULATIONS			
SITES			
BACK-IN	117	RV AREA	43 AC
POND SIDE	18	GOLF AREA	13 AC
PULL-THRU	62	GREEN SPACE/SEPTIC/	
		REC. AREA/STORM/	
TOTAL SITES	197	SETBACK AREA	26 AC
TOTAL PROJECT ACRES	90		
TOTAL SITES / ACRE	219 / 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

0191-9469/01/0005-0000\$05.00/0

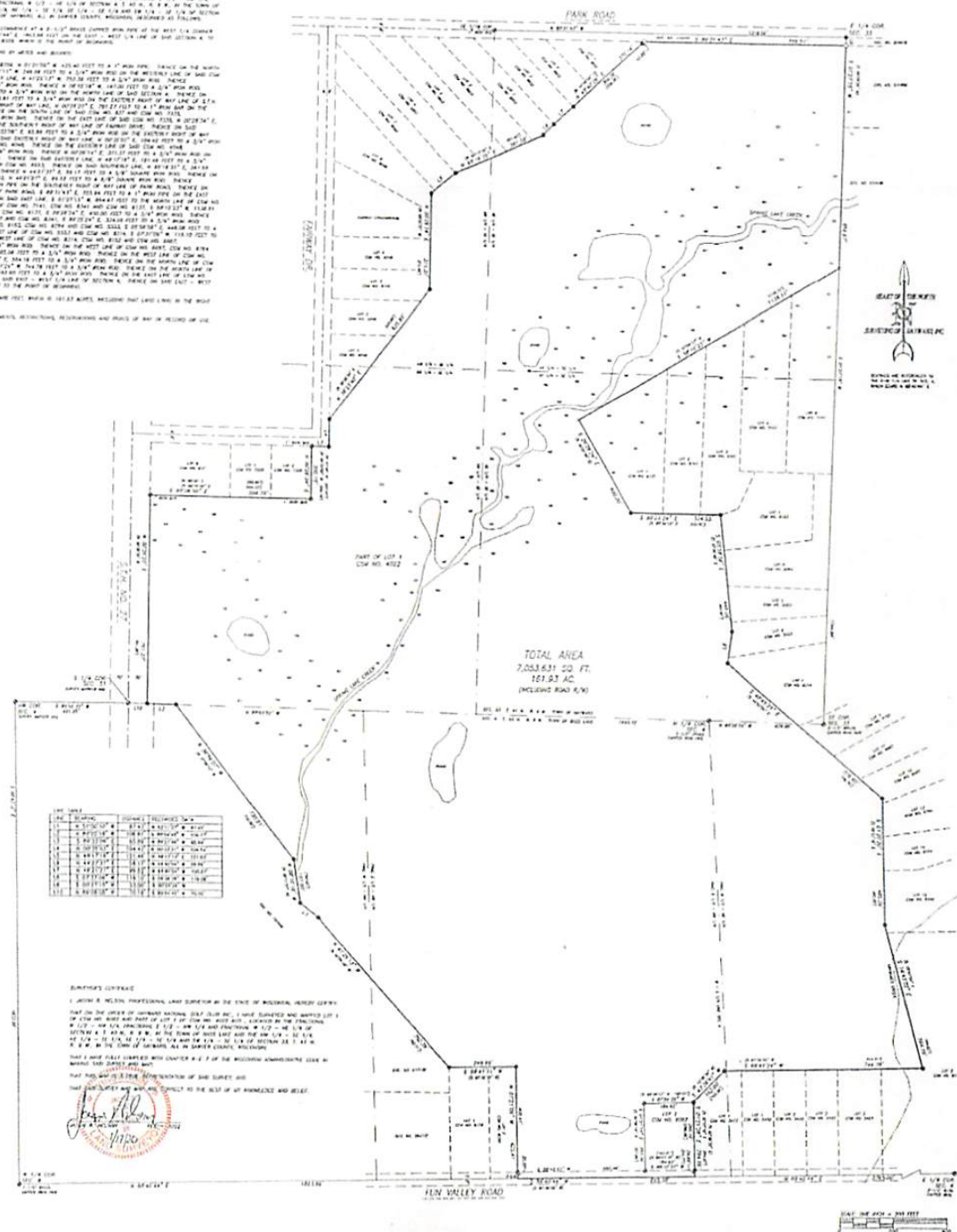
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DUK TO THE DEPTH OF KNOW AT THE TIME OF THE SEARCH, THE CASE OF THE STRANDED CHILD WAS NOT INVESTIGATED. THE INDICATED STRANDED CHILDS ARE APPROXIMATE. THE MAPPED LOCATION IS BASED ON THE MILLIAM JUNE WILLARD PHOTOGRAPH MAP.

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.



SUBJECTS

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 $369\pi/6$ or $373\pi/6$ or $375\pi/6$ or $379\pi/6$ or $381\pi/6$ or $385\pi/6$ or $387\pi/6$ or $391\pi/6$ or $393\pi/6$ or $397\pi/6$ or $399\pi/6$ or $403\pi/6$ or $405\pi/6$ or $409\pi/6$ or $411\pi/6$ or $415\pi/6$ or $417\pi/6$ or $421\pi/6$ or $423\pi/6$ or $427\pi/6$ or $429\pi/6$ or $433\pi/6$ or $435\pi/6$ or $439\pi/6$ or $441\pi/6$ or $445\pi/6$ or $447\pi/6$ or $451\pi/6$ or $453\pi/6$ or $457\pi/6$ or $459\pi/6$ or $463\pi/6$ or $465\pi/6$ or $469\pi/6$ or $471\pi/6$ or $475\pi/6$ or $477\pi/6$ or $481\pi/6$ or $483\pi/6$ or $487\pi/6$ or $489\pi/6$ or $493\pi/6$ or $495\pi/6$ or $499\pi/6$ or $501\pi/6$ or $505\pi/6$ or $507\pi/6$ or $511\pi/6$ or $513\pi/6$ or $517\pi/6$ or $519\pi/6$ or $523\pi/6$ or $525\pi/6$ or $529\pi/6$ or $531\pi/6$ or $535\pi/6$ or $537\pi/6$ or $541\pi/6$ or $543\pi/6$ or $547\pi/6$ or $549\pi/6$ or $553\pi/6$ or $555\pi/6$ or $559\pi/6$ or $561\pi/6$ or $565\pi/6$ or $567\pi/6$ or $571\pi/6$ or $573\pi/6$ or $577\pi/6$ or $579\pi/6$ or $583\pi/6$ or $585\pi/6$ or $589\pi/6$ or $591\pi/6$ or $595\pi/6$ or $597\pi/6$ or $601\pi/6$ or $603\pi/6$ or $607\pi/6$ or $609\pi/6$ or $613\pi/6$ or $615\pi/6$ or $619\pi/6$ or $621\pi/6$ or $625\pi/6$ or $627\pi/6$ or $631\pi/6$ or $633\pi/6$ or $637\pi/6$ or $639\pi/6$ or $643\pi/6$ or $645\pi/6$ or $649\pi/6$ or $651\pi/6$ or $655\pi/6$ or $657\pi/6$ or $661\pi/6$ or $663\pi/6$ or $667\pi/6$ or $669\pi/6$ or $673\pi/6$ or $675\pi/6$ or $679\pi/6$ or $681\pi/6$ or $685\pi/6$ or $687\pi/6$ or $691\pi/6$ or $693\pi/6$ or $697\pi/6$ or $699\pi/6$ or $703\pi/6$ or $705\pi/6$ or $709\pi/6$ or $711\pi/6$ or $715\pi/6$ or $717\pi/6$ or $721\pi/6$ or $723\pi/6$ or $727\pi/6$ or $729\pi/6$ or $733\pi/6$ or $735\pi/6$ or $739\pi/6$ or $741\pi/6$ or $745\pi/6$ or $747\pi/6$ or $751\pi/6$ or $753\pi/6$ or $757\pi/6$ or $759\pi/6$ or $763\pi/6$ or $765\pi/6$ or $769\pi/6$ or $771\pi/6$ or $775\pi/6$ or $777\pi/6$ or $781\pi/6$ or $783\pi/6$ or $787\pi/6$ or $789\pi/6$ or $793\pi/6$ or $795\pi/6$ or $799\pi/6$ or $801\pi/6$ or $805\pi/6$ or $807\pi/6$ or $811\pi/6$ or $813\pi/6$ 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
BLOCK 100 FIRST AND LAST

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

- FLOOR 1" BOLD LINE, UNLESS NOTED
- FLOOR 3/4" BOLD LINE
- FLOOR 1/2" BOLD LINE
- () SET POINT 1/4" BOLD LINE

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

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CLIENT: HAYWARD NATIONAL GOLF CLUB INC.
JOB NO. 001740
SCALE: ONE INCH = 200 FEET
JOB: 3 - 214 PG. 15
FIELD MARK COMPLETED: 12/18/79

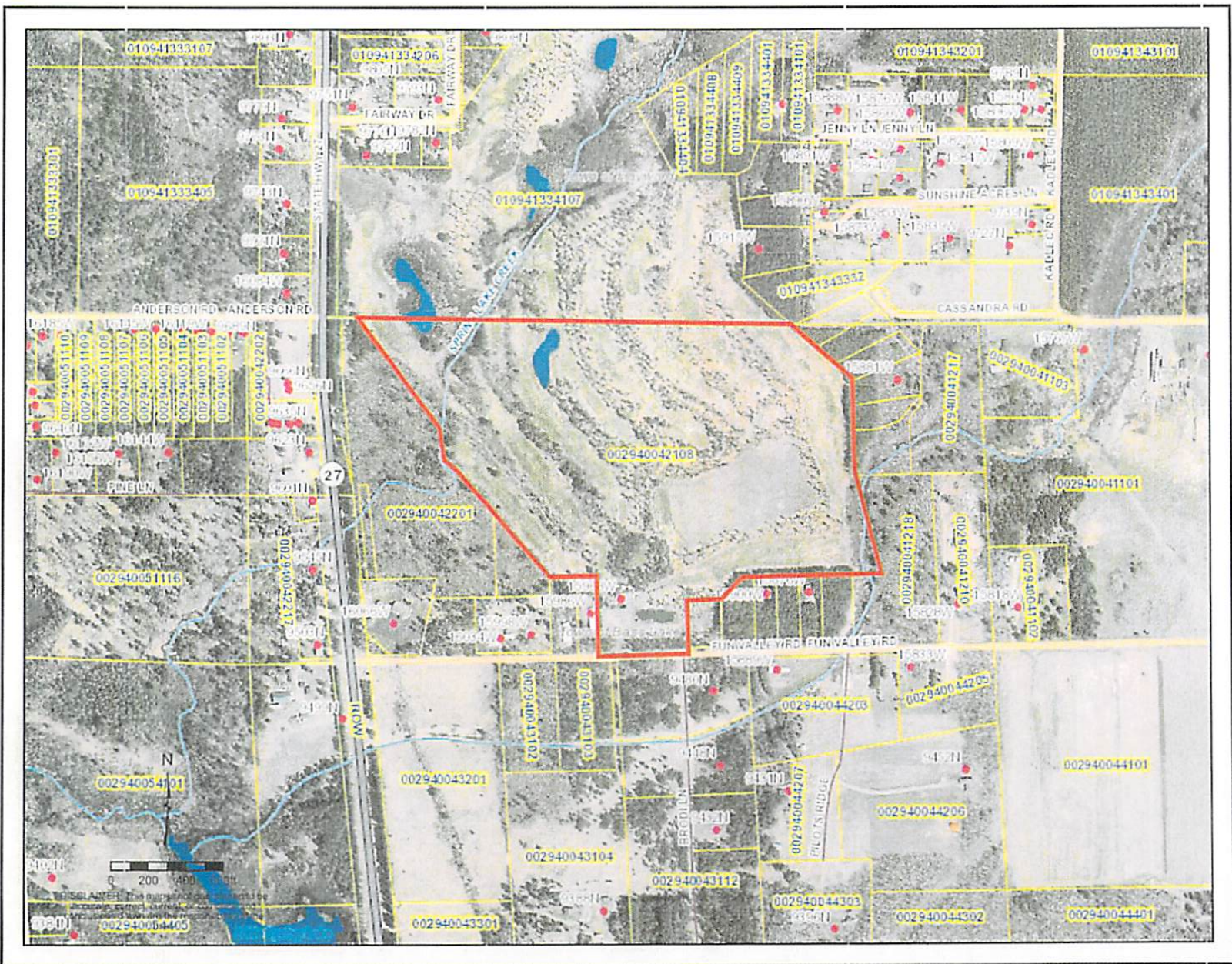
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FBI 6/740PMW/TCU
ACR3 018_240
(0000) 001017

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HEART OF THE NORTH
SURVEYING OF HAYWARD, INC.

800 765-4342
 Fax: 715/434-8494
 e-mail: jerry.hend
 erwood@att.net
 www.hendersoninc.co





Surface Water Data Viewer Map



0.1 0 0.06 0.1 Miles

NAD_1983_HARN_Wisconsin_TM

1: 3,960

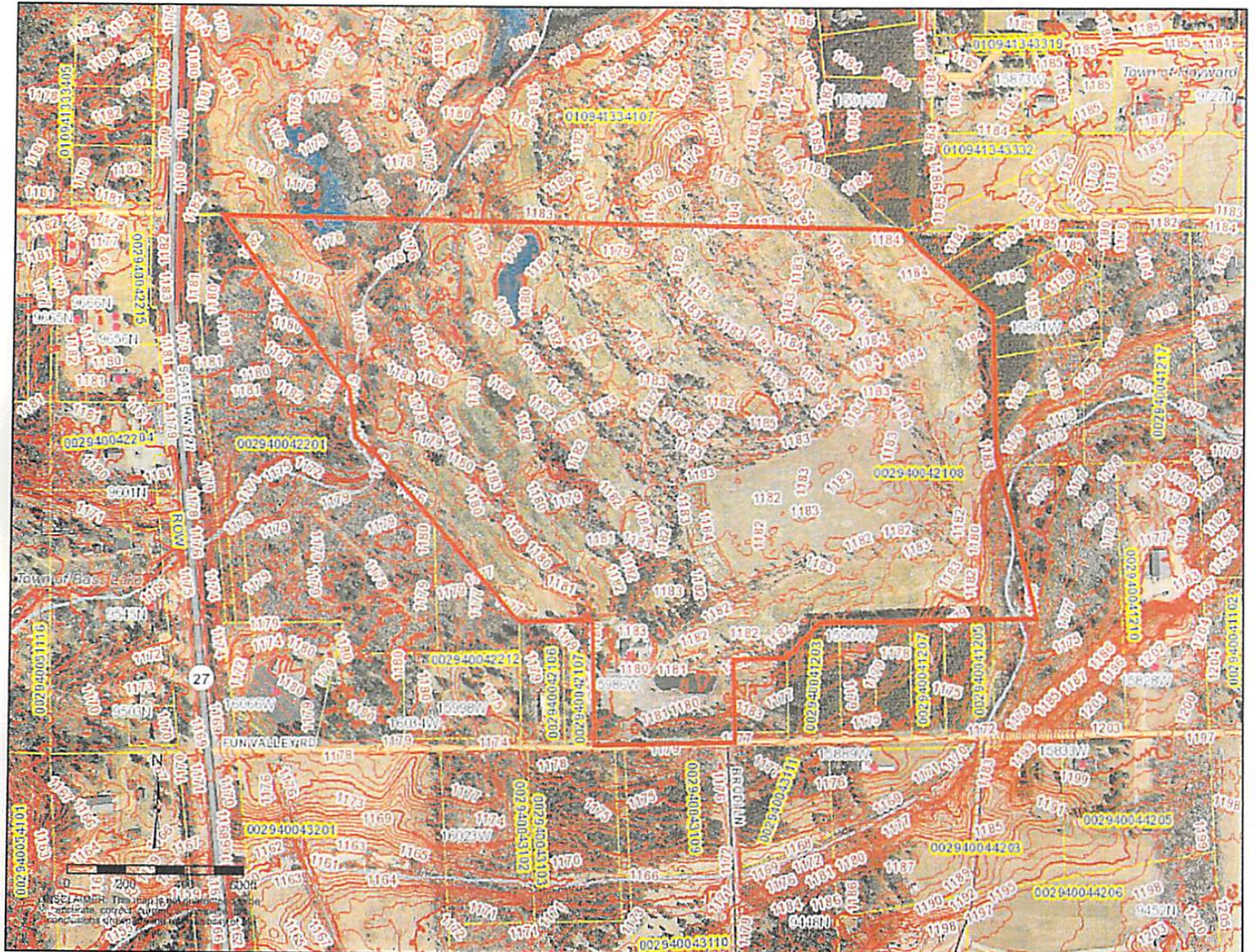
DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No 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/>



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
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 - 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





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 Agricultural One (A-1) upland area excepting the Shoreland-Wetland (S-W) area of approximately 35.68 acres, leaving approximately 52.21 acres to be rezoned to Residential/Recreational Two (RR-2). Purpose of the rezone request to (RR-2) is to then apply for a Conditional Use Permit for a 197 site RV Park. All sites are Southeast of Spring Creek. Leaving a buffer of existing golf course holes around perimeter of property. 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 approximately 52.21 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 66.18.18 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

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 [Signature]
*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 2-18-22



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

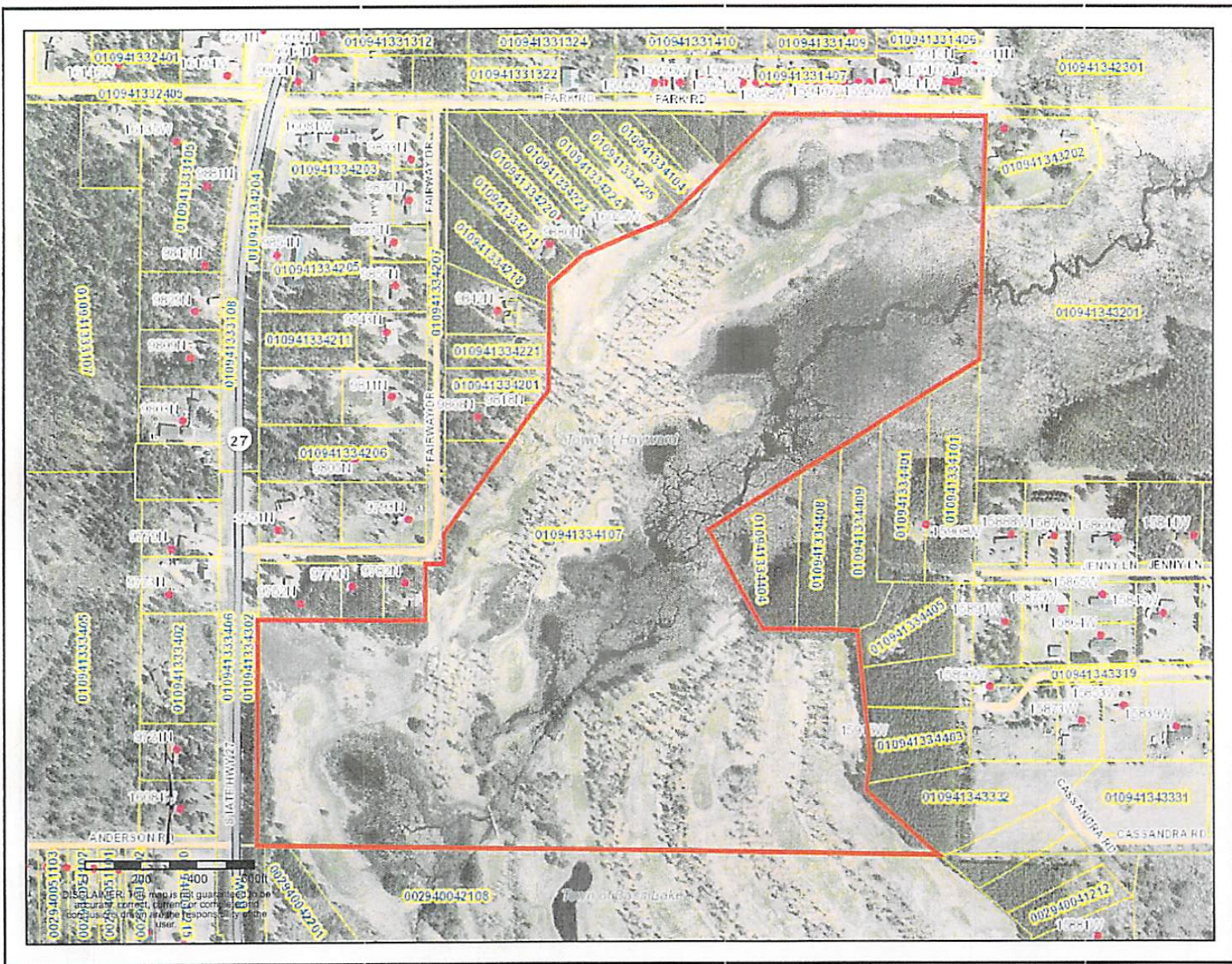
Site Address * indicates Private Road

Property Assessment	Updated: 11/9/2015
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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
<u>57-010-2-41-09-33-4</u>	<u>13281</u>
<u>01-000-000030</u>	
<u>57-010-2-41-09-34-3</u>	<u>13340</u>
<u>03-000-000020</u>	





Approx 35.68 Acres of SW in Town of Hayward



Surface Water Data Viewer Map



Legend

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- Wetland Class Points
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 - Excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
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 - Filled/draind wetland
 - Wetland too small to delineate
 - Filled excavated pond
- Filled Points
- Wetland Class Areas
- Filled Areas
- Wetland Identifications and Confirmations
- NRCS Wetspots
- Municipality
- State Boundaries
- County Boundaries
- Major Roads
 - Interstate Highway
 - State Highway
 - US Highway
- County and Local Roads
 - County HWY
 - Local Road
- Railroads

Notes

0.3 0 0.13 0.3 Miles

NAD_1983_HARN_Wisconsin_TM

1: 7,920

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	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		

HAYWARD NATIONAL
CAMPGROUND CONCEPT REVIEW
OCTOBER 2021 © 2021 CRS

0' 160' 320'

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

[illegible][illegible]

SAD POINTS CONSIDERED FOR BEST SCORING FOR: NUMBER OF 18128 MORE AFFILIATE PER LINE LINE IN THE ORDER OF WAY OF PLAIN UNLESS ROAD

SAD POINTS IS SUBJECT TO ALL AGREEMENTS, RESTRICTIONS, RESERVATIONS AND POLICIES OF WAY OF PLAINS (IN L.P. 10)

DUE TO THE DEPTH OF SNOW AT THE TIME OF THE SURVEY, THE EXACT OF THE WETLAND CORDED
 WAS NOT DETERMINED. THE UNDEVELOPED WETLAND SURFACE AND APPROXIMATE THE MAPPED
 LOCATION IS BASED ON THE UNDEVELOPED (BUT WETLAND) PARALLEL MAPS.
 THE LOCATION OF SPRING LAKE CREEK, THE DRAINAGE CANAL AND DRAINAGE ON THE CANALS AND

FOR CLYDE'S RECORD, THE APPROXIMATE ON THE PARCEL ARE NOT LOCATED OR NUMBER.



JOHN W. WILSON, PROFESSORIAL, LONG SLURVED IN THE STATE OF MISSISSIPPI, HONORARY CERTIFICATE OF THE ORDER OF HONORABLE ARTS AND LETTERS, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 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

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1/1/20

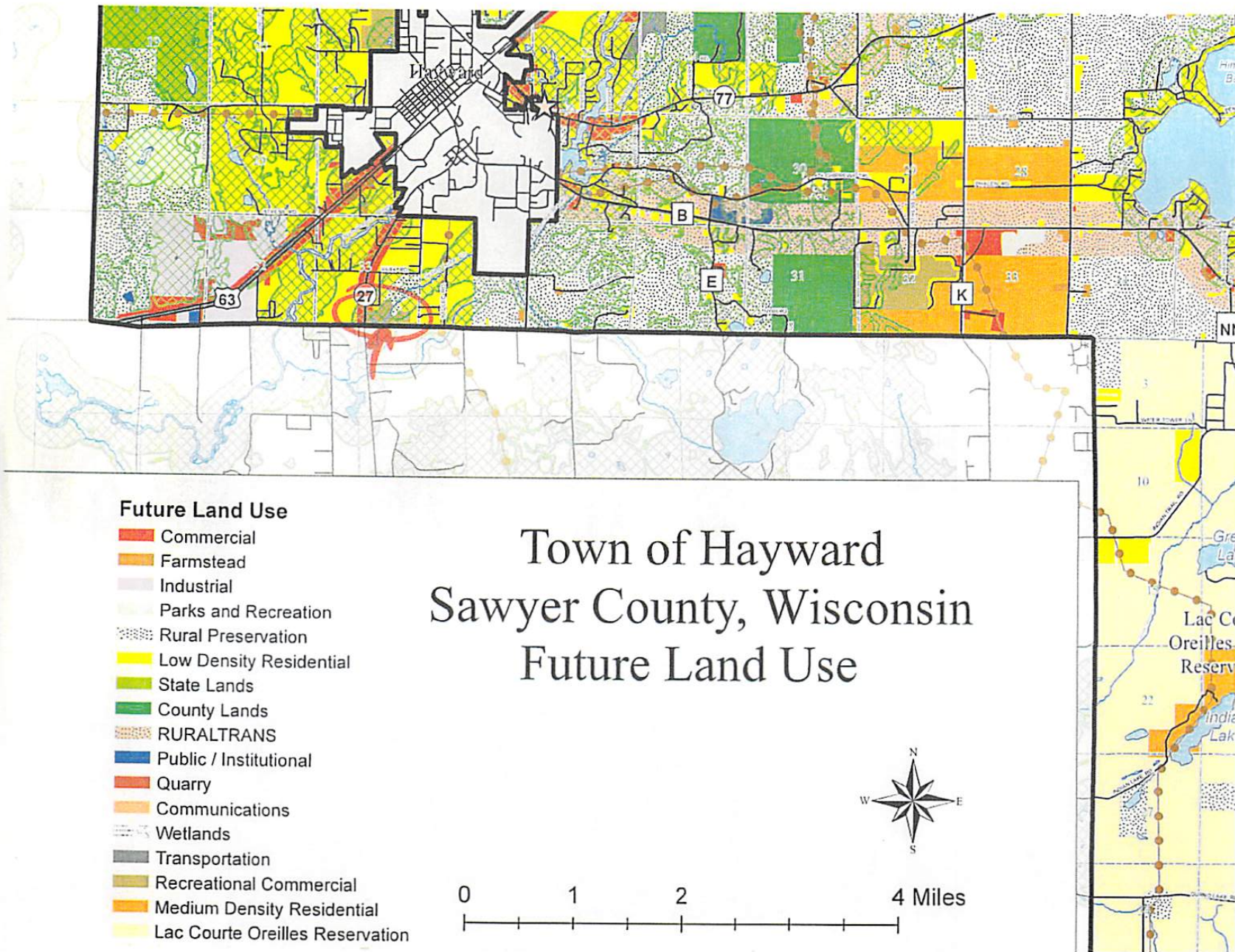
- ☐ FLOOD 1" FROM PPL. JALTS WETS
- ☐ FLOOD 1/4" FROM BOB
- ☐ FLOOD 1/8" TO 3/4" FROM PPL
- ☐ SET FLOOD 1/8" FROM PPL

* CALCULATED POSITION - SEE NOTE
() RECORD DATA
** APPROXIMATE UNDETERMINED VALUE

CLIENT: HAYWARD NATIONAL GOLF CLUB INC.
JOB NO: H18/240
SUNZ ONE BAY + 2ND FLYT
HE 5- 214 PG. 14
FIELD WORK COMPLETED: 12/08/18
FILE: H18/240/001
ACNO: H18_240
CONTRACT: H18/240

HEART OF THE NORTH
SURVEYING OF HAYWARD, INC.

Tel: 715.834-2442
 Fax: 715.834-6666
 10100 Duff Road
 Hayward, WI 54943
 www.mechanicalsaw.com



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 Petitions⁷ 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:	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
 15968W FUN VALLEY RD HAYWARD 54843

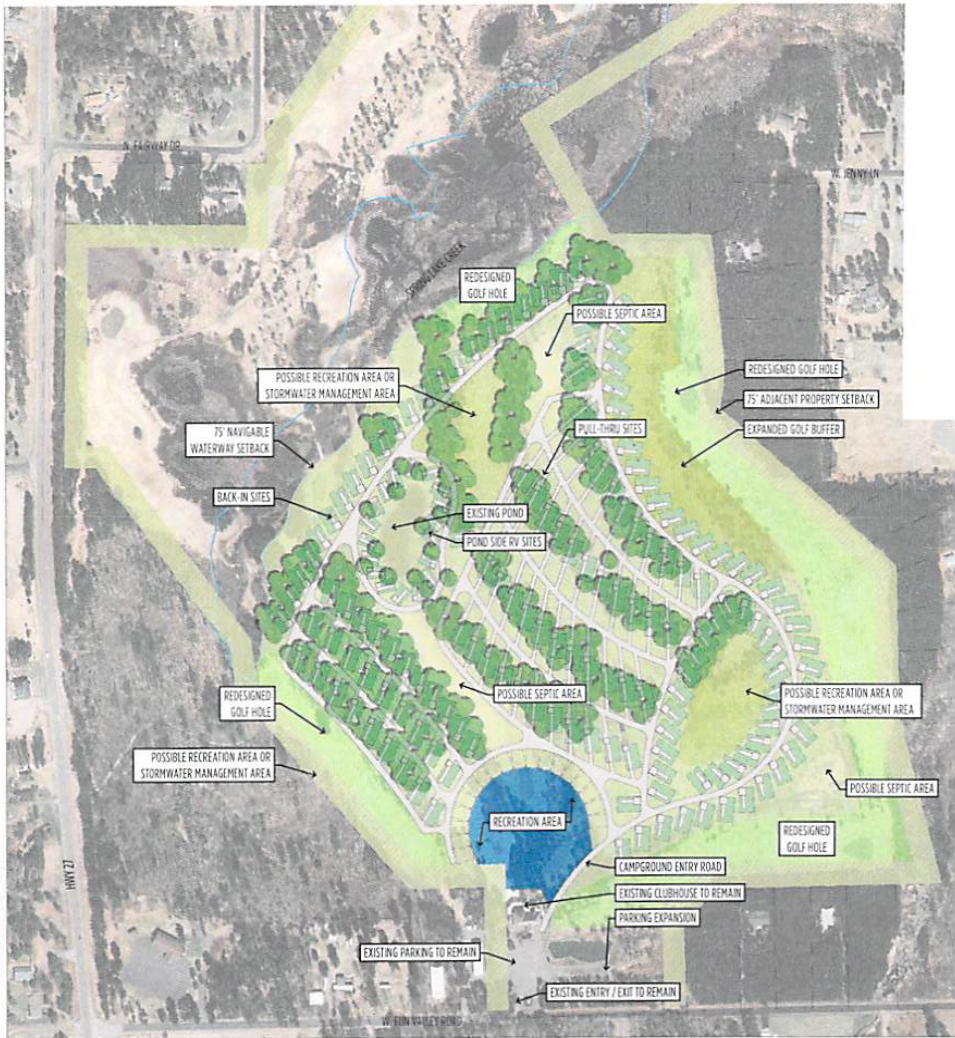
Property Assessment Updated: 5/13/2020

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

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BACK-IN	117	GOLF AREA	13 AC
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PULL-THRU	62	REC. AREA/STORM/	
TOTAL SITES	197	SETBACK AREA	26 AC
TOTAL PROJECT ACRES	90		
TOTAL SITES / ACRE	2.19 / AC		







Surface Water Data Viewer Map



0.1 0 0.06 0.1 Miles

NAD_1983_HARN_Wisconsin_TM

1: 3,960

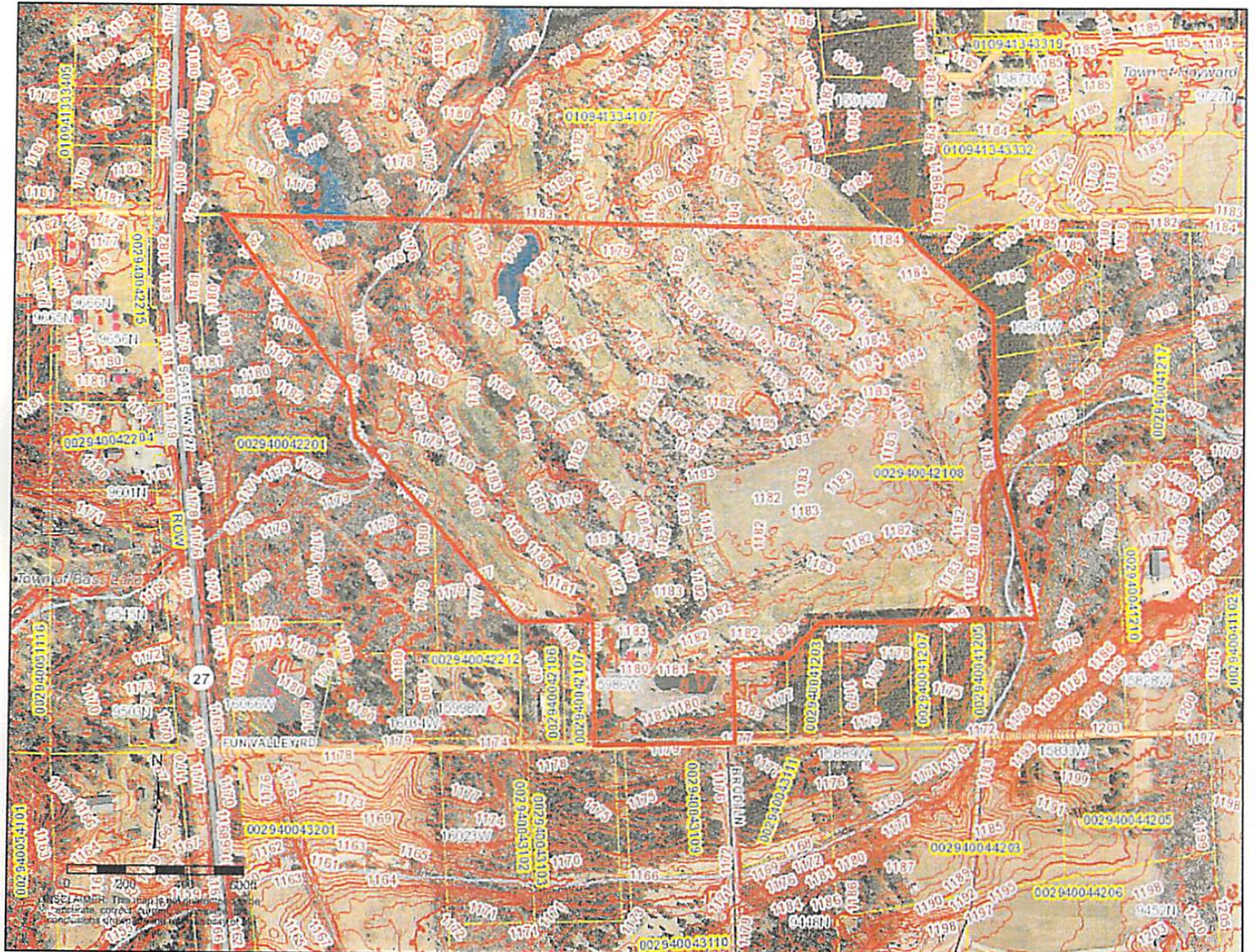
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Legend

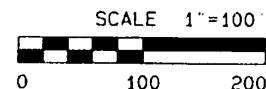
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 - Wetland too small to delineate
 - Filled excavated pond
- Filled Points
- Wetland Class Areas
- Filled Areas
- 2D Water Surface Elevation Grid
 - High : 937,446
 - Low : 855,125
- Dams
 - Dams with FERC License
 - Dams
- Record Flood Levels
- Analysis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

Notes



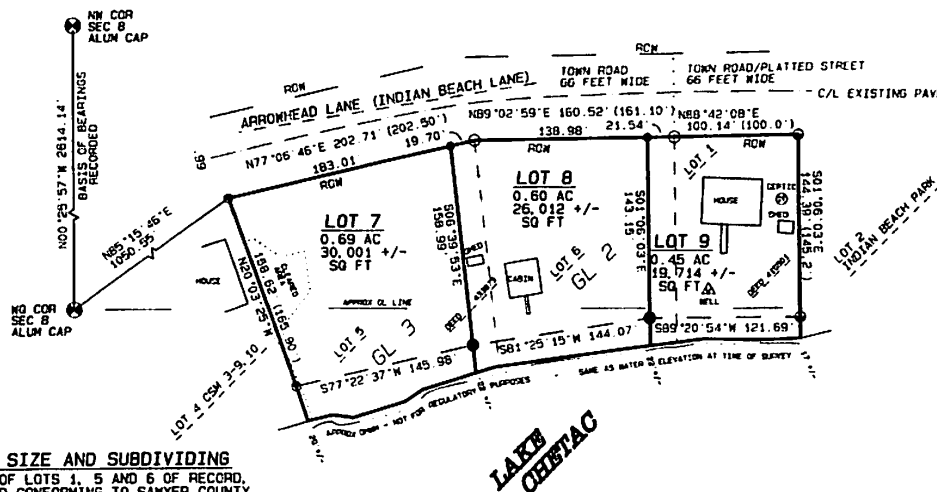
CERTIFIED SURVEY MAP

LOTS 5 and 6, CERTIFIED SURVEY MAP
NO. 447, VOLUME 3 PAGE 11, DOCUMENT
NO. 145847 and LOT 1, PLAT OF INDIAN
BEACH PARK, DOCUMENT NO. 111248A, ALL
BEING PART OF GOVERNMENT LOTS 2 and 3,
SECTION 8, TOWNSHIP 37 NORTH, RANGE
9 WEST, TOWN OF EDGEWATER, SAWYER COUNTY
WISCONSIN.



LEGEND

- ⊕ = GOVERNMENT CORNER
- = FOUND AS NOTED
- = FOUND 2" OD IRON PIPE
- = FOUND 1 1/4" OD IRON PIPE
- = FOUND 1" OD IRON PIPE
- = SET 3/4" x 24" IRON BAR
- = SET 1.5 LBS/FT
- = SET 2 3/8" OD x 20" IRON PIPE
- = SET 3.65 LBS/FT
- () = RECORDED AS



SURVEYOR'S
CERTIFICATE
ON SHEET 2 OF 4

OWNER'S
CERTIFICATE
ON SHEET 3 OF 4

MORTGAGEE
CERTIFICATE
ON SHEET 2 OF 4

APPROVALS
ON SHEET 4 OF 4

NOTE-PARCEL SIZE AND SUBDIVIDING

THE REDIVISION OF LOTS 1, 5 AND 6 OF RECCRD, WAS ACCOMPLISHED CONFORMING TO SAWYER COUNTY ZONING RULES. LOT 5 WAS ALREADY CONFORMING, LOTS 1 AND 6 WERE NOT. THE VOLUME OF EXTRA AREA FROM CONFORMING LOT 5 WAS ADDED TO LOT 1 FROM LOT 6, CREATING LOT 9 ON THIS MAP. THEN THAT VOLUME OF AREA WAS ADDED FROM LOT 5 TO LOT 6, CREATING LOTS 7 AND 8 ON THIS MAP. LOT 7 THIS MAP IS STILL CONFORMING IN AREA. LOT 8 THIS MAP HAS THE SAME AREA AS ORIGINAL LOT 6 OF RECCRD, THEREBY NOT MADE MORE NONCONFORMING. LOT 9 THIS MAP AS GAINED AREA, STILL NONCONFORMING, BUT LARGER NOW.

PUBLIC TRUST DOCTRINE

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

SHEET 1 OF 4

CERTIFIED SURVEY MAP

***LOTS 5 and 6, CERTIFIED SURVEY MAP
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SECTION 8, TOWNSHIP 37 NORTH, RANGE
9 WEST, TOWN OF EDGEWATER, SAWYER COUNTY
WISCONSIN.***

SURVEYOR'S CERTIFICATE

I, Michael C Clamer, a Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped a parcel of land being part of Government Lots 2 and 3, Section 8, Township 37 North, Range 9 West, Town of Edgewater, Sawyer County, Wisconsin, more particularly described as follows:

Lots 5 and 6 of Certified Survey Map Number 447, Volume 3 Page 11, Document Number 145847 and Lot 1 of the Plat of Indian Beach Lane, Document Number 111248A, all being parts of Government Lots 2 and 3, Section 8, Township 37 North, Range 9 West, Town of Edgewater, Sawyer County, Wisconsin.

Said parcel contains 75,727 square feet more or less, including all the land between the Meander Line, the water's edge and the Lot lines extended.

I further Certify that I have made this survey at the direction of The Bernard J. Bara and Gerri L. Bara Revocable Trust Agreement Dated November 26, 2002 and Bernard J. Bara and Gerri L. Bara; and that this Map is a correct representation of all the exterior boundaries and the division thereof; that I have fully complied with the provisions of Section 236.34 of Chapter 236 of the Wisconsin Statutes, the Sawyer County Subdivision Ordinance in surveying, dividing and mapping the same.

Michael C Clamer, WPLS S-2345
W235 County Highway B
Stone Lake, WI 54876
field work completed 02/14/2022

MORTGAGEE CERTIFICATE

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

CERTIFIED SURVEY MAP

LOTS 5 and 6, CERTIFIED SURVEY MAP
NO.447, VOLUME 3 PAGE 11, DOCUMENT
NO.145847 and LOT 1, PLAT OF INDIAN
BEACH PARK, DOCUMENT NO.111248A, ALL
BEING PART OF GOVERNMENT LOTS 2 and 3,
SECTION 8, TOWNSHIP 37 NORTH, RANGE
9 WEST, TOWN OF EDGEWATER, SAWYER COUNTY
WISCONSIN.

OWNER'S CERTIFICATE

The Bernard J. Bara and Gerri L. Bara Revocable Trust Agreement Dated November 26, 2002,
as owner, do hereby certify that we caused the land on this Certified Survey Map to surveyed, divided
and dedicated as represented on this Map;
We also certify that this Certified Survey Map is required by S.236.34 to be submitted to the Town of
Edgewater and the County of Sawyer for approval or objection.

Bernard J. Bara and Gerri L. Bara, date
Trustees of the The Bernard J. Bara and Gerri L. Bara Revocable Trust Agreement Dated November
26, 2002

Personally came before me this day of , 2022,
The above named Bernard J. Bara and Gerri L. Bara, Trustees of the The Bernard J. Bara and Gerri L.
Bara Revocable Trust Agreement Dated November 26, 2002,
to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
my commission is
permanent/expires

OWNER'S CERTIFICATE

We, Bernard J. Bara and Gerri L. Bara, as owners, do hereby certify that we caused the land on this
Certified Survey Map to surveyed, divided and dedicated as represented on this Map;
We also certify that this Certified Survey Map is required by S.236.34 to be submitted to the Town of
Edgewater and the County of Sawyer for approval or objection.

Bernard J. Bara and Gerri L. Bara, date
Personally came before me this day of , 2022,
The above named Bernard J. Bara and Gerri L. Bara, owners,
to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
my commission is
permanent/expires

CERTIFIED SURVEY MAP

**LOTS 5 and 6, CERTIFIED SURVEY MAP
NO.447, VOLUME 3 PAGE 11, DOCUMENT
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BEACH PARK, DOCUMENT NO.111248A, ALL
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SECTION 8, TOWNSHIP 37 NORTH, RANGE
9 WEST, TOWN OF EDGEWATER, SAWYER COUNTY
WISCONSIN.**

TOWN BOARD APPROVAL

Resolved that this Certified Survey Map by The Bernard J. Bara and Gerri L. Bara Revocable Trust Agreement Dated November 26, 2002 and Bernard J. Bara and Gerri L. Bara, owners, is hereby approved by the Town Board of Edgewater, Sawyer County, Wisconsin.

Pete Baribeau Town Chairman date

Natalie Clemens Town Clerk/Treasurer date

SAWYER COUNTY ZONING COMMITTEE APPROVAL

Resolved that this Certified Survey Map by The Bernard J. Bara and Gerri L. Bara Revocable Trust Agreement Dated November 26, 2002 and Bernard J. Bara and Gerri L. Bara, owners, is hereby approved by the Sawyer County Zoning Committee, Sawyer County, Wisconsin.

Ron Buckholtz Zoning Committee Chairman date

Jay Kozlowski Interim Zoning Administrator date

LOCATED IN PART OF THE NORTHEAST QUARTER OF THE
SOUTHWEST QUARTER AND PART OF THE SOUTHEAST
QUARTER OF THE SOUTHWEST QUARTER, OF SECTION 4,
TOWNSHIP 40 NORTH, RANGE 9 WEST, IN THE TOWN OF
BASS LAKE, SAWYER COUNTY, WISCONSIN.

I, JESSE B. SUZAN, PROFESSIONAL WISCONSIN LAND SURVEYOR, HEREBY CERTIFY: THAT IN COMPLESS WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION OF SAVER COUNTY AND THE TOWN OF BASS LAKE AND UNDER THE AUTHORITY OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, SAID LAND, HAVE SURVEYED, DIVIDED, AND MAPPED BROOD LAND ESTATES SUBDIVISION; THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED; AND THAT THIS LAND IS LOCATED IN PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 10 WEST, OF THE TOWNSHIP OF BASS LAKE, SAWYER COUNTY, WISCONSIN, CONTAINING 927.239 SQUARE FEET (21.29 ACRES) OF LAND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 4, BEING THE POINT OF BEGINNING; THENCE, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 4, S88°43'29"W 1175.68' TO A FOUND IRON ROD; THENCE LEAVING SAID SOUTH LINE, N15°05'52"W 397.60' TO A FOUND IRON ROD; THENCE, N86°49'41"E 629.18' TO A POINT; THENCE, N38°49'54"E 403.72' TO A POINT; THENCE, N02°45'20"W 798.09' TO A POINT; THENCE, N88°45'39"E 354.94' TO A FOUND IRON BAR; THENCE, S03°15'24"E 76.11' TO A FOUND IRON PIPE; THENCE, S03°03'38"E 1437.92' TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD.

JESSE B. SUZAN
PROFESSIONAL WISCONSIN LAND SURVEYOR No.2635

AB LAND LLC, A WISCONSIN LIMITED LIABILITY CORPORATION, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT; AB LAND LLC, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 AND/OR S.236.12 TO BE SUBMITTED TO THE TOWN OF BASS LAKE AND SAWYER COUNTY FOR APPROVAL.

WITNESS THE HAND AND SEAL OF SAID OWNER THIS _____ DAY OF _____, 2022.

IN PRESENCE OF:

BEN A. LaBARRE (MEMBER)

ASHLEY C. LaBARRE (MEMBER)

STATE OF WISCONSIN
SAWYER COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____ 2022, THE ABOVE NAMED OWNER TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

SHELL LAKE STATE BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING, AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF AB LAND LLC, OWNER.

WITNESS THE HAND AND SEAL OF SAID OWNER THIS _____ DAY OF _____, 2022.

IN PRESENCE OF:

MIKE STAMP (PRESIDENT) (SEAL)

STATE OF WISCONSIN
SAWYER COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____ 2022,
MIKE STAMP, PRESIDENT OF THE ABOVE NAMED CORPORATION, TO ME KNOWN
TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND
ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, _____ WISCONSIN. MY COMMISSION EXPIRES _____

RESOLVED, THAT THE PLAT OF BRODI LANE ESTATES SUBDIVISION IN THE TOWN OF BASS LAKE, AB LAND LLC., OWNER, IS HEREBY APPROVED BY THE SAWYER COUNTY ZONING COMMITTEE.

APPROVED _____ DATE _____
JAY KOZLOWSKI, ZONING ADMINISTRATOR

APPROVED _____ DATE _____
RON BUCKHOLTZ CHAIRPERSON, SAWYER COUNTY ZONING COMMITTEE

RESOLVED, THAT THE PLAT OF BRODI LANE ESTATES SUBDIVISION IN THE TOWN OF BASS LAKE, AB LAND LLC., OWNER, IS HEREBY APPROVED BY THE TOWN OF BASS LAKE.

APPROVED _____ DATE _____
JUSTIN HALL CHAIRPERSON, TOWN OF BASS LAKE

JOB # 10421

Prepared by:
Jesse Suzan Land Surveying LLC
 Phone No. (715) 634-0774
 13731W Sjostrom Circle
 Hayward, WI 54843

Sheet 1 of 1 Sheets

STATE OF WISCONSIN
SAWYER COUNTY) SS

WE, BEING DULY ELECTED QUALIFIED AND ACTING TREASURERS OF THE COUNTY OF SAWYER AND THE TOWN OF BASS LAKE, DO HEREBY CERTIFY THAT THE RECORDS IN OUR OFFICES SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THE DATES LISTED BELOW AFFECTING THE LANDS INCLUDED IN THE PLAT OF BRODI LANE ESTATES SUBDIVISION.

KARI ADERMAN
TOWN OF BASS LAKE TREASURER

JANEEN ABRIC
SAWYER COUNTY TREASURER

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	DEGREE OF CURVE
C1	60.00'	100.18'	88.94'	S51°00'11"E	95°39'44"	95°29'35"
C2	60.00'	88.32'	80.56'	N38°59'54"E	84°20'16"	95°29'35"
C3	60.00'	15.32'	15.28'	N10°29'12"W	14°37'45"	95°29'35"

THIS PLAT WAS RECEIVED FOR RECORDING ON THIS ____ DAY OF _____ 2022
AT _____ AND IS RECORDED IN PLAT ENVELOPE No. _____

PAULA CHISSER, REGISTER OF DEEDS

L1= N88°45'39"E 33.01'
L2= S88°43'52"W 33.01'
L3= S88°41'47"W 33.01'
L4= N71°57'43"W 35.30'
L5= S03°03'38"E 11.06'

◆ P.L.S.S. Corner Monument of Record as noted.
 ● Set .75" x 18" Iron Rod wt. 1.50 lbs. per foot.
 ⊗ Found .75" O.D. Iron Rod
 ⊙ Found 1" O.D. Iron Pipe
 ■ Found .625" Square Iron Bar
 ○ Calculated Position
 (xxxx) Recorded Data