



Sawyer County

Agenda

Zoning Committee Meeting

Friday, May 20, 2022 @ 8:30 AM

Large Courtroom; Sawyer County Courthouse

Page

1.

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

2. PRELIMINARY MATTERS

- a. Call to Order and Roll Call
- 5 - 6 b. State of Committee and Hearing Procedure and Statement of Hearing Notice
[Statement of Comm. Hearing & Procedure & Hearing Notice](#)
- c. Pledge of Allegiance
- 7 - 13 d. Approval of Previous Meeting Minutes
[4-22-2022 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

- 14 - 25 a. A public Hearing in the Town of Couderay & Radisson. RZN#22-007. Owner: Riverside Golf & Recreation LLC. Part of the SE ¼ of the NE ¼; S18, T38N, R07W; Parcel #004-738-18-1401; approximately 2.24 acres of a 33.83 total acre parcel; Zoned Commercial One (C-1). And Part of the SW ¼ of the NW ¼ ;S17, T38N, R07W; Parcel #022-738-

17-2304; approximately .52 acres of a 6.98 total acre parcel; Zoned Agricultural One (A-1). Purpose of request is to rezone approximately 2.24 acres of parcel #-1401 in the Town of Couderay from Commercial One (C-1) to Agricultural One (A-1) and combine with other parcel to make conforming zone district requirements. Also .52 acres of parcel #-2304 in the Town of Radisson from Agricultural One (A-1) to Commercial One (C-1) and combine back with other parcel to make conforming zone district requirements. The Shoreland-Wetland (S-W) District is not to be affected by the rezoning.

[RZN #22-007, Riverside Golf & Recreation LLC pkt.](#)

- b. Discussion/Action in the Town of Couderay & Radisson. RZN#22-007. Owner: Riverside Golf & Recreation LLC. Part of the SE ¼ of the NE ¼; S18, T38N, R07W; Parcel #004-738-18-1401; approximately 2.24 acres of a 33.83 total acre parcel; Zoned Commercial One (C-1). And Part of the SW ¼ of the NW ¼ ;S17, T38N, R07W; Parcel #022-738-17-2304; approximately .52 acres of a 6.98 total acre parcel; Zoned Agricultural One (A-1). Purpose of request is to rezone approximately 2.24 acres of parcel #-1401 in the Town of Couderay from Commercial One (C-1) to Agricultural One (A-1) and combine with other parcel to make conforming zone district requirements. Also .52 acres of parcel #-2304 in the Town of Radisson from Agricultural One (A-1) to Commercial One (C-1) and combine back with other parcel to make conforming zone district requirements. The Shoreland-Wetland (S-W) District is not to be affected by the rezoning.

4. **CONDITIONAL USE APPLICATIONS**

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- a. A Public Hearing in the Town of Round Lake. CUP #22-015. Owners: Andrew & Brittney Gradall. Part of the E ½ of the SW ¼, Lot 2 CSM 11/263 #2438; S06, T41N, R07W; Parcel #024-741-06-3103; 2.22 total acres; Zoned Residential/Recreational One (RR-1); Permit desired for Multi-dwelling development that meets dimensional requirements as per Sawyer County Zoning Ordinance Sec 17.2 (B) (15).
[CUP #22-015, Andrew & Brittney Gradall pkt.](#)

- b. Discussion/Action in the Town of Round Lake. CUP #22-015. Owners: Andrew & Brittney Gradall. Part of the E ½ of the SW ¼, Lot 2 CSM 11/263 #2438; S06, T41N, R07W; Parcel #024-741-06-3103; 2.22 total acres; Zoned Residential/Recreational One (RR-1); Permit desired for Multi-dwelling development that meets dimensional requirements as per Sawyer County Zoning Ordinance Sec 17.2 (B) (15).

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- c. A Public Hearing in the Town of Meadowbrook. CUP #22-016. Owners: Janet K Thompson Trust. Agent: Milestone Materials. Part of the NE ¼ of the NE ¼ and Part of the NW ¼ of the NE ¼; All in S04, T37N, R06W; Parcels 016-637-04-1101 & -1201; 71.86 total acres; Zoned Agricultural One (A-1). Known as the Thompson Plant #386. Permit is desired for the five (5) year renewal of conditional use permit #19-023 for the location/operation of a non-metallic mineral extraction, including rock crusher, and temporary asphalt plant. The CUP was originally

approved at public hearing on March 29, 2008 and renewed most recently May 17, 2019.

[CUP #22-016, Janet Thompson Trust, Agent Milestone Materials, pkt.](#)

- d. Discussion/Action in the Town of Meadowbrook. CUP #22-016. Owners: Janet K Thompson Trust. Agent: Milestone Materials. Part of the NE ¼ of the NE ¼ and Part of the NW ¼ of the NE ¼; All in S04, T37N, R06W; Parcels 016-637-04-1101 & -1201; 71.86 total acres; Zoned Agricultural One (A-1). Known as the Thompson Plant #386. Permit is desired for the five (5) year renewal of conditional use permit #19-023 for the location/operation of a non-metallic mineral extraction, including rock crusher, and temporary asphalt plant. The CUP was originally approved at public hearing on March 29, 2008 and renewed most recently May 17, 2019.

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- e. A Public Hearing in the Town of Radisson. CUP #22-017. Owners: Leonard Yeadon Jr. The E ½ of the NE ¼ of the NW ¼; S32, T38N, R06W; Parcel #022-638-32-2102; 20 total acres; Zoned Agricultural One (A-1). Permit desired for a post frame accessory building 36'x52' (w/eaves 39'x55'). Per section 4.26(1), construction of a single accessory structure on vacant property subject to conditions.
[CUP #22-017, Leonard Yeadon Jr. pkt.](#)

- f. Discussion/Action in the Town of Radisson. CUP #22-017. Owners: Leonard Yeadon Jr. The E ½ of the NE ¼ of the NW ¼; S32, T38N, R06W; Parcel #022-638-32-2102; 20 total acres; Zoned Agricultural One (A-1). Permit desired for a post frame accessory building 36'x52' (w/eaves 39'x55'). Per section 4.26(1), construction of a single accessory structure on vacant property subject to conditions.

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- g. A Public Hearing in the Town of Bass Lake. CUP #22-018. Owner: Rodney Olson. Abendpost Beach Lots 24-30, Lots 11-15, Lots 9-10, Block 18; S30, T40N R08W; Parcel #'s 002-103-18-2400,-1100, -0900; 1.03 total acres; Zoned Residential/Recreational Two (RR-1); -1100 & -0900 zoned Residential/Recreational One (RR-1) & Residential/Recreational Two (RR-2). Permit desired for construction of a 1400 square foot private woodworking shop as allowed in Sawyer County Ordinance Sec 17.3, (B) (6), for construction business trim work. The building would be entered between Post & Fox avenues on Lot 16 and would be located in the RR-2 Zone District.
[CUP #22-018, Rodney Olson pkt.](#)

- h. Discussion/Action A Public Hearing in the Town of Bass Lake. CUP #22-018. Owner: Rodney Olson. Abendpost Beach Lots 24-30, Lots 11-15, Lots 9-10, Block 18; S30, T40N R08W; Parcel #'s 002-103-18-2400,-1100, -0900; 1.03 total acres; Zoned Residential/Recreational Two (RR-1); -1100 & -0900 zoned Residential/Recreational One (RR-1) & Residential/Recreational Two (RR-2). Permit desired for construction of a 1400 square foot private woodworking shop as allowed in Sawyer County Ordinance Sec 17.3, (B) (6), for construction business trim

work. The building would be entered between Post & Fox avenues on Lot 16 and would be located in the RR-2 Zone District.

5. NEW BUSINESS

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- a. Draft version of the Storage Sheds/Shipping Container Ordinance Amendment (Discussion/Possible Action to send to Towns for approval and legal counsel review). An official public hearing process would be heard at a later date.
[redline storage shed ordinance amendment V1](#)
- b. Mini warehouse storage (Discussion Only)
- c. Neighbor Opinion Letters (Discussion Only)
- d. Any other business that may come before the Committee.

6. ADJOURNMENT

7.

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

**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
April 22, 2022, 8:30 AM Sawyer County Courthouse**

Zoning Committee Members

Jesse Boettcher, Chairman
Ronald Buckholtz, Vice Chairman
Tweed Shuman
Stacey Hessel
Michael Maestri
John Righeimer, Alternate

Zoning Administration

Jay Kozlowski, Zoning Administrator
Pat Brown, Assistant Zoning Administrator
Kathy Marks, Deputy Zoning & Conservation Administrator
Andy Phillips, Corporation Council

PRELIMINARY MATTERS

a) Call to Order and Roll Call Kozlowski called the Public Hearing before the Sawyer County Zoning Committee to order at 8:30 AM at the Sawyer County Courthouse, 10610 Main St., Hayward, Wisconsin. Roll is called finding present: Buckholtz, Shuman, Boettcher, Hessel. Maestri and Righeimer. Attending from the Zoning Office Kozlowski and Brown. Marks is absent. Virtual is Andy Phillips, Corporation Council.

b) Election of Officers (Chairperson & Vice-Chairperson). Lynn Fitch, County Clerk starts the process. Nomination of Chairman for Buckholtz by Shuman. Nomination of Chairman for Boettcher by Hessel. No additional comments for addressing committee. Vote for Buckholtz for Chairman. 2 voice votes for Buckholtz as Chairman. Vote for Boettcher for Chairman. 3 voice votes for Boettcher as Chairman. Andy Phillips, Corporation Council speaks of voting procedure that it is not to be secret ballot. Voting for Vice Chairman is held. Shuman nominates Buckholtz for Vice Chairman. Boettcher nominate Hessel for Vice Chairman. Votes for Buckholtz finds 3 voice votes for Buckholtz and 2 voice votes for Hessel.

c) Kozlowski nominates Marks as Zoning Committee secretary. Motion by Buckholtz, second by Hessel. All in favor.

Kozlowski turns over the meeting to new Chairman, Boettcher.

d) Statement of Committee and Hearing Procedure and Statement of Hearing Notice. Boettcher reads the Statement of Committee and Statement of Hearing Notice.

e) Pledge of Allegiance.

f) Approval of March 18, 2022 minutes. Motion by o approve the March 18, 2022 minutes by Buckholtz and second by Shuman. No other discussion. All in favor.

e) Public comment. Linda Zillmer, Edgewater property owner speaks.

Boettcher speaks of his expectations as Chairman. Buckholtz congratulates Boettcher on his new position.

REZONE APPLICATIONS

a) A Public Hearing in the Town of Lenroot. RZN #22-006. Owner: Roger & Renee Sievers. Part of the NE ¼ of the SW ¼ ; S21, T42N, R09W; Parcel #014-942-21-3117; 8.7 total acres; Zoned Forestry One (F-1) including 0.25 acres of Shoreland-Wetland as an overlay district. Purpose of request is to rezone all F-1 underlying zone district to Residential/Recreational One (RR-1). The included 0.25 acres of Shoreland-Wetland (S-W) is not to be affected by the rezoning. Purpose of rezone is requested in order to subdivide into three Residential/Recreational One (RR-1) parcels. This will allow applicant to build three separate dwellings for family. Kozlowski reads the application, staff report, Town opinion, Committee acknowledges they have read the opinion letters. Andy Phillips, Corporation Council explains the 2 new members abstain from the cases today as new members to the committee without proper information to decide. Motion by Buckholtz to open the public hearing portion of the application, second by Hessel. All in favor. Roger Sievers, owner of the property speaks in favor of the application. Discussion by Committee, Owner and Kozlowski. Pat O'Brien, Town of Lenroot resident speaks in favor of the application. Linda Zillmer, Edgewater property owner speaks not in favor or against. No other comments. Boettcher asks if anyone wants to speak against. Pamela Mayer, Town of Lenroot resident, Ross Mayer, Town of Lenroot resident, speaks against the application, Mark Kaiser, Town of Lenroot resident speak against the application. No other comments. Motion by Shuman to come out of public hearing, second by Buckholtz. All in favor. Kozlowski reads the discussion/action portion of the application. Boettcher clarifies his opening statements. Discussion held. Motion by Hessel to approve the application, second by Boettcher. Discussion held with Committee and Kozlowski. Roll call finds: Boettcher – no, Shuman – no, Hessel – yes, Buckholtz – no. 1 to 3 for recommendation of approval- Motion fails. Motion by Shuman to deny, second by Buckholtz. Voice vote finds 3 to 1 to recommend denial. Findings of Fact. It would create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal. It would not be consistent with the Town and/or County Comprehensive Plan.

c) A Public Hearing in the Town of Edgewater. RZN #22-002. Owner: Hathaway Lodge LLC. Part of Government Lot 4; S20, T38N, R09W; Parcel #008-938-20-5402; 18.9 total acres; Zoned Forestry One (F-1) including 3.47 of Shoreland-Wetland as an overlay district. Purpose of request is to rezone all F-1 under-laying zone district to

Residential/Recreational One (RR-1). The included 3.47 acres of Shoreland-Wetland (S-W) is not to be affected by the rezoning. The proposed rezone to Residential/Recreational One (RR-1) is requested in order to divide lot and build lakeshore cottages. Kozlowski reads application, staff report, Town opinion and opinion letters. Committee acknowledges emailed opinion letters were read. Motion by Shuman to go into Public Hearing, second by Hessel. All in favor. Steve Friendshuh, owner speaks in favor of the application and hands out a map. Discussion held with applicant, Committee and Kozlowski. No other comments. Speaking in opposition is Jean Accola, Town of Sand Lake, Julie Parroni, representing Lake Shore owners, Linda Zillmer, Edgewater property owner, Chuck Abrams, Little Sissabagama Shore Owners Assoc. Steve Peinovich is unavailable.

Chairman Boettcher calls for recess.

Motion by Boettcher to come out of public hearing by Buckholtz, second by Hessel. All in favor. Kozlowski rereads the application discussion/action portion of the application. Discussion held. Motion by Hessel to approve the application, second by Boettcher. Discussion held. Roll call finds: Shuman – no, Hessel – yes, Buckholtz – no, Boettcher – yes. Motion fails 2 to 2. Discussion held with Council regarding failed motion. No recommendation determined by Zoning Committee.

CONDITIONAL USE APPLICATIONS

a) A Public Hearing in the Town of Couderay. CUP #22-009. Owner: Cynthia Pulver & Deborah Linc. Lake A-SHE-GON Heights, Lots 47 & 48 Block 2, Lot 1 CSM 16/84 #4045; S24, T39N, R08W; Parcel #004-146-02-4400; .710 total acres; Zoned Residential/Recreational Two (RR-2). Permit desired for a 12' x 16' accessory building for tools & materials to aid in prepping the property for future dwelling. As per section 4.26 (1) of the Sawyer County Zoning Ordinance. Kozlowski reads the withdrawn for this application. Motion by Hessel to approve the withdraw, second by Shuman. No discussion held. All in favor.

c) A Public Hearing in the Town of Bass Lake. CUP #22-010. Owner: Charles & Elizabeth Bauer; Agent: Alex Kerkman/Olson Solar Energy. Malar Beach, Lots 14-19 Block 1 & Lots 13-19 Block 2; S30, T40N, R08W; Parcel #002-157-01-1400; .413 total acres; Zoned Residential/Recreational One (RR-1). Permit desired for a solar array installation ground mount system, located across Poplar Lane a Town Road. Array will be bored under the Town road for powering the dwelling. Size will be 70'x12'. As per Section 4.26 (2) accessory structure across a Town Road in the Sawyer County Zoning Ordinance. Kozlowski reads the application, staff report, Town opinion, and Neighbor opinions. Motion by Shuman to open the public hearing portion of the application, second by Buckholtz. All in favor. Charles Bauer, owner speaks in favor of the application. Alex Kerkman, project manager answers questions. Discussion with Committee held. No other comments. Motion by Shuman to close the public hearing portion of the

application. All in favor. Kozlowski reads the discussion/action portion of the application. Committee discussion held.

Kozlowski clarifies Town conditions. No other comments. Motion by Shuman to approve with conditions of No commercial use or operation allowed with the solar array. A deed restriction, recorded in the Register of Deeds, be placed on the 2 properties that they cannot be sold separately unless the array is removed. A Land Use Permit is required for the construction of the array as part of an accessory structure. 3. Size of proposed accessory structure (solar panel array) not to exceed 70' x 12'. Must follow all other County, State, Federal regulations/laws including also binding by Town of Bass Lake Conditions as specified from Town Board Meeting. Second by Buckholtz. Committee discussion held. Boettcher requests amendment to remove fence, shrubs and 6' depth under the road, no less than 36" bury depth and 3" in diameter. Second by Buckholtz. No other comments, Brown rereads the Motion and the amendments. 3 to 1 in favor of the amendment. The initial motion vote finds all in favor. Findings of Fact: It would not be significantly damaging to the rights of others or property values. It would not be detrimental to ecology, wild life, wetlands or shorelands. It would not create an air quality, water supply, or pollution problem. It would not create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal. It would not create traffic or highway access problems. It would not destroy prime agricultural lands. It would be compatible with the surrounding uses and the area. It would be consistent with the Town and/or County Comprehensive Plan. It would not create an objectionable view. Boettcher agrees with the Findings of Fact in the Staff Report. All in favor. Only conditions of fence, shrubs, and max bury depth removed. All other conditions remain.

e) A Public Hearing in the Town of Sand Lake. CUP #22-011. Owner: Darryl & Ruth Mast. Part of the SW ¼ of the SW ¼; S09, T39N, R09W; Parcel #026-939-09-3301; 40 total acres; Zoned Agricultural One (A-1). Permit desired to build a 48 unit self-storage facility approximately 150' North of the South property line, on the East end of the front 40. Our plan is to erect a 50' x 290' building. 48 individual units with the possibility of adding a second building in the future. As per Section 17.4 (B) (13) of the Sawyer County zoning Ordinance. Kozlowski reads the application, staff report, Town opinion and opinion letters. Motion by to open the public hearing portion of the application by Shuman, second by Buckholtz. All in favor. Darryl Mast, owner speaks in favor of the application. No other comments either for or against. Motion to come out of the public hearing portion of the application by Buckholtz, second by Hessel. All in favor. Kozlowski reads the discussion/action portion of the application with the conditions and findings of fact. Discussion held with Committee, Corporation Council and Kozlowski regarding findings of facts. Motion to approve the application by Buckholtz with conditions of: Size of building not to exceed 50' x 290'. All setbacks are to be met. All other town, County, State and Federal Laws are followed. All signage to meet requirements of Sawyer County Zoning Ordinance. All lighting to be downed lighting. Land Use Permit required for the first and second proposed building within a 5-year time-frame. Second by

Shuman. It would not be damaging to the rights of others or property values. It would not be detrimental to ecology, wild life, wetlands or shorelands. It would not create an air quality, water supply, or pollution problem. It would not create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal. It would not create traffic or highway access problems. It would not destroy prime agricultural lands. It would be compatible with the surrounding uses and the area. It would not create an objectionable view. Roll call finds: Boettcher – yes, Shuman – yes, Hessel – yes, Buckholtz – yes. All in favor.

f) A Public Hearing in the Town of Winter. CUP #22-012. Owner: William & Allison Larson. Part of the NE ¼ of the NE ¼, Lot 1 CSM 14/372 #3615; S09, T39N, R05W; Parcel #032-538-09-1121; 1.52 total acres; Zoned Residential One (R-1). Permit desired for a 30' x 30' garage on a concrete slab on vacant property. Contains no habitable space. Per section 4.26 (1) of the Sawyer County Ordinance. Kozlowski reads the application, staff report, Town opinion and Opinion letters. Motion to go into the public hearing portion of the application by Shuman, second by Hessel. All in favor. William Larson, owner speaks in favor of the application. No other comments either for or against. Motion to come out of the public hearing portion of the meeting by Shuman, second Buckholtz. All in favor. Kozlowski reads the discussion/action portion of the application. No Discussion held. Motion to approve the application by Buckholtz, with conditions of: Land Use Permit Land Use Permit is required and applied for accessory structure(s) within 1 year from the date of Zoning Committee decision. Land Use Permit is required and applied for principal structure within 3 years from date of Zoning Committee decision. Failure to apply will result in citation with potential order for removal of accessory building. Proposed accessory structure must meet all other Sawyer County Zoning & Conservation requirements including setbacks and also compliant with all other State & Federal Laws. Size of proposed structure not to exceed 30' x 30' with no habitable area. Second by Shuman. It would not be damaging to the rights of others or property values. It would not be detrimental to ecology, wild life, wetlands or shorelands. It would not create an air quality, water supply, or pollution problem. It would not create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal. It would not create traffic or highway access problems. It would not destroy prime agricultural lands. It would be compatible with the surrounding uses and the area. It would not create an objectionable view. Voice vote finds all in favor.

i) A Public Hearing in the Town of Meteor - #22-013; Royce and Audrey Zesiger Trust. Agent: Town of Meteor. Part of the NE1/4 of the SE1/4; S04, T37N, R08W; Parcel #018-837-04-4101. 11.15 Acres of the 40 Total Acres; Zoned Agricultural One (A-1). Permit desired for the five (5) year renewal of conditional use permit #19-018 for the location of a non-metallic mineral extraction operation, including rock crusher, and hot-mix plant. The CUP was originally approved at public hearing on April 15, 2011 and renewed on April 16, 2019. Kozlowski reads the application, staff report, Town opinion and Opinion letters. Motion to go into the public hearing portion of the application by

Buckholtz, second by Hessel. All in favor. Dale Olson, agent speaks in favor of the application. No other comments either for or against. Motion to come out of the public hearing portion of the application by Shuman, second by Hessel. All in favor. Kozlowski reads the discussion/action portion of the application. Kozlowski reads possible Conditions into record. Discussion held. Motion to approve the application by Buckholtz with conditions of: Maintain compliance with NR 135 (reclamation plan). Maintain compliance with Plan of Operation including current hours of operation from daylight hours and crushing plant and hot mix asphalt plant from 5 AM – 10 PM Monday-Saturday, March-November. Maintain compliance with Plan of Operation. Department of Natural Resources Chapter 30. Second by Shuman. Findings of Fact: It would not be significantly damaging to the rights of others or property values. It would not be detrimental to ecology, wild life, wetlands or shorelands. It would not create an air quality, water supply, or pollution problem. It would not create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal. It would not create traffic or highway access problems. It would not destroy prime agricultural lands. It would be compatible with the surrounding uses and the area. It would be consistent with the Town & County Comprehensive Plan. It would not create an objectionable view. Voice vote finds all in favor. Voice vote finds all in favor.

k) A Public Hearing in the Town of Winter. CUP #22-014. Owner: Donald & Marcella Thompson. Part of the NW ¼ of the SW ¼ and the NE ¼ of the SW ¼; S01, T39N, R05W; Parcel #032-539-01-3201 and -3101; 75 total acres Zoned Agricultural Two (A-2). Permit desired for a five (5) year renewal of conditional use permit CUP #19-019 for the location of a non-metallic mineral extraction operation, including rock crusher. The CUP was originally approved at public hearing on April 15, 2002 and most recently renewed on April 16, 2019. Kozlowski reads the application, staff report, Town opinion and Neighbor opinions. Motion by Hessel, second by Shuman. All in favor. Craig Thompson, agent speaks in favor of the application. Discussion held. No other comments for or against the application. Motion by Hessel to come out of the public hearing portion of the application, second by Shuman. All in favor. Kozlowski reads the discussion/action portion of the application and the possible conditions. Discussion held. Motion to approve by Shuman with conditions of: Maintain compliance with NR 135 (reclamation plan). Hours of operation 7 AM – 9 PM Monday-Saturday. Gravel crusher and asphalt plant periodically from 6 AM to 7 PM Monday-Saturday. Maintain compliance with Department of Natural Resources Chapter 30. Second by Buckholtz. Findings of Fact: It would not be significantly damaging to the rights of others or property values. It would not be detrimental to ecology, wild life, wetlands or shorelands. It would not create an air quality, water supply, or pollution problem. It would not create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal. It would not create traffic or highway access problems. It would not destroy prime agricultural lands. It would be compatible with the surrounding uses and the area. It would be consistent with the Town & County Comprehensive Plan. It would not create an objectionable view. No further discussion. Voice vote finds all in favor.

SPECIAL EVENT APPLICATIONS

a) A Public Hearing in the Town of Bass Lake. SUP #22-001. Owner: Scott Poppe. The East ½ part of the Northwest ¼; S03, T40N, R09W; Parcel #002-940-03-2101; Tax ID# 49.50 Total Acres; Zoned Agricultural One (A-1). Purpose of request is to have a 3year Tri-Annual Special Events (Customer Appreciation Days) May 20-22, July 22-24 and September 23-25, 2022. Anticipated attendance would be 50 to 100 participants per each event. Kozlowski reads the application, staff report, Town opinion and neighbor opinions. Motion by Shuman, second by Hessel. All in favor. Laura Poppe, agent speaks in favor of the application. No other comments either for or against. Discussion held. Motion to come out of the public hearing portion of the application by Shuman, second by Hessel. All in favor. Kozlowski reads the application and possible conditions. Motion by Buckholtz to approve the application with conditions of: No Firearm discharging. No Fireworks. Quiet hours to be from 11pm-7AM. No vehicle parking on Town Road. Number of RV campers or sites not to exceed 12 per event. All lighting must be down lighting. A manager or designee must be on-site during approved dates at all times. The Special Use Permit approval is valid for 3 years with dates specified for the year of 2022. Applicant will need to submit new days of the events to the Sawyer County Zoning Department and Town of Bass Lake for the years of 2023 and 2024 prior to the events being held. Applicant will need to renew the SUP with the Sawyer County Zoning Committee if events are to occur in the year 2025. All other town, County, State, Federal Laws are followed. Violation of conditions specified or valid complaints received per said events may result in revocation of SUP 22-001. Second by Findings of Fact: It would not create an air quality, water supply, or pollution problem. It would not create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal. It would not create traffic or highway access problems. Second by Hessel. No further discussion. Voice vote. All in favor.

NEW BUSINESS

a) Accessory Structures Vacant Land. Kozlowski reads information regarding the accessory buildings. Explains the Town decision(s) regarding the accessory building/shipping containers. Discussion held. Kozlowski will have a final draft version for members.

b) Any other business that may become before the Committee. Boettcher requests that all the opinion letters be sent by email to the Committee members to read before Public Hearings.

ADJOURNMENT

Boettcher adjourns meeting at 12:06pm

Minutes prepared by Kathy Marks, Deputy Zoning Administrator

For more information and audio please see our website at sawyercountygov.org



Rezone Request STAFF REPORT

Prepared By: Jay Kozlowski

File: # RZN 22-007

Applicant(s):

Riverside Golf & Recreation LLC
ATTN: Jeff Schoeder
W719 County Road G
Elmwood, WI 54740

Property Location & Legal Description:

Town of Couderay. Part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$; S18, T38N, R07W; Parcel #004-738-18-1401; approximately 2.24 acres of a 33.83 total acre parcel; Zoned Commercial One (C-1). And Town of Radisson. Part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$; S17, T38N, R07W; Parcel #022-738-17-2304; approximately .52 acres of a 6.98 total acre parcel; Zoned Agricultural One (A-1).

Request: Purpose of request is to rezone approximately 2.24 acres of parcel #-1401 in the Town of Couderay from Commercial One (C-1) to Agricultural One (A-1) and combine with other parcel to make conforming zone district requirements. Also to rezone approximately 0.52 acres of parcel #-2304 in the Town of Radisson from Agricultural One (A-1) to Commercial One (C-1) and combine back with other parcel to make conforming zone district requirements. The Shoreland-Wetland (S-W) District is not to be affected by the rezoning.

Summary of Request, Project History, and Additional Information:

The applicant is requesting these smaller rezone areas (shown on attached map form within case file packet) to ultimately split off an existing house and pole shed area from the bar/restaurant area that contains the golf course club house. In order to maintain compliant lot configuration and compliant zone district requirements it was advised to the applicant that this proposed rezone request would be the easiest process. This request does occur across two separate Town lines but the proposed request would result in conforming parcels as proposed on the preliminary certified survey map.

The Town of Couderay Comprehensive Plan future land use map shows this area as a mix of Agricultural and Commercial. The Town of Couderay land would propose the change from C-1 to A-1.

The Town of Radisson Comprehensive Plan future land use map shows this area as Agricultural. The Town of Radisson land would propose the change from A-1 to C-1 in the amount of approximately 0.52 acres. Again, this request is needed in order to divide the parcel as shown on the preliminary survey map (attached). Both the C-1 district request and A-1 zone district request are existing zone districts in this area and it would not be viewed as spot zoning.

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

- 1 It would not be significantly 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 be consistent with the Town and/or County Comprehensive Plan
- 9 It would not create an objectionable view.

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

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



Rezoning Application # 22-007
Town of Radisson & Couderay
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: Riverside Golf & Recreation LLC (Jeff Schoeder)

Address: W 719 County Road G, Elmwood, WI 54740
Phone: 715-279-0550 Email: bscan2@yahoo.com

Legacy PIN # 022-738-17-2304 / 004-738-18-1401 Acreage: 6.98 / 33.83
Change from District A-1 to C-1

Property Description: Town of Radisson, Part SWNW, S17, T38N, R07W, Parcel
022-738-17-2304, 6.98 total acres. Also Town of Couderay, Part
SENE, S18, T38N, R07W, parcel # 004-738-18-1401, 33.83 total
acres

Purpose of

Request: TO rezone approximately 0.52 acres of parcel -2304 in
the Town of Radisson from A-1 to C-1 and combine back with other
Parcel to make conforming zone district requirements. Also rezone approximately
2.24 Acres of parcel -1401 in the Town of Couderay from C-1 to A-1 and
combine with other parcel to make conforming zone district requirements.

Jeffrey Schoeder
*Please Print & Sign (Property Owner)

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

Name, Address, Phone & Email of Agent:

Phone: _____ Email: _____

Office Information: Fee: \$500.00
Rev. 1/2021

Date of Public Hearing May 20, 2022

Real Estate Sawyer County Property Listing

Today's Date: 3/25/2022

Property Status: Current

Created On: 2/6/2007 7:55:09 AM

**Description**

Updated: 2/25/2021

Tax ID:	4347
PIN:	57-004-2-38-07-18-1 04-000-000010
Legacy PIN:	004738181401
Map ID:	.4.1
Municipality:	(004) TOWN OF COUDERAY
STR:	S18 T38N R07W
Description:	PRT SENE LC - CHARTER BANK EAU CLAIRE
Recorded Acres:	33.830
Calculated Acres:	31.889
Lottery Claims:	0
First Dollar:	Yes
Waterbody:	Couderay River
Zoning:	(C-1) Commercial One
ESN:	

**Tax Districts**

Updated: 2/6/2007

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

**Recorded Documents**

Updated: 2/25/2021

QUIT CLAIM DEED	
Date Recorded: 6/18/2014	390882
WARRANTY DEED	
Date Recorded: 6/17/2014	390864
ASSIGNMENT OF LAND CONTRACT	
Date Recorded: 1/12/2006	336276
LAND CONTRACT	
Date Recorded: 12/19/2005	335820
WARRANTY DEED	
Date Recorded: 1/16/2001	288734 727/155
NOTE	
Date Recorded:	

**Ownership**

Updated: 2/25/2021

RIVERSIDE GOLF & RECREATION LLC ELMWOOD WI**Billing Address:**

RIVERSIDE GOLF & RECREATION LLC
ATTN JEFF SCHOEDER
W719 COUNTY RD G
ELMWOOD WI 54740

Mailing Address:

RIVERSIDE GOLF & RECREATION LLC
ATTN JEFF SCHOEDER
W719 COUNTY RD G
ELMWOOD WI 54740

**Site Address** * indicates Private Road

11701W STATE HWY 27/70 COUDERAY 54828

**Property Assessment**

Updated: 8/19/2013

2022 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.000	5,000	44,500
G2-COMMERCIAL	27.000	44,000	114,600
G6-PRODUCTIVE FOREST	5.830	8,700	0

2-Year Comparison	2021	2022	Change
Land:	57,700	57,700	0.0%
Improved:	159,100	159,100	0.0%
Total:	216,800	216,800	0.0%

**Property History**

N/A

Real Estate Sawyer County Property Listing

Today's Date: 3/28/2022

Property Status: Current

Created On: 2/6/2007 7:55:38 AM

**Description**

Updated: 2/25/2021

Tax ID:	22536
PIN:	57-022-2-38-07-17-2 03-000-000040
Legacy PIN:	022738172304
Map ID:	.74
Municipality:	(022) TOWN OF RADISSON
STR:	S17 T38N R07W
Description:	PRT SWNW
Recorded Acres:	6.980
Calculated Acres:	3.147
Lottery Claims:	0
First Dollar:	Yes
Zoning:	(A-1) Agricultural One
ESN:	

**Tax Districts**

Updated: 2/6/2007

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

**Recorded Documents**

Updated: 2/25/2021

QUIT CLAIM DEED	
Date Recorded: 6/18/2014	390882
WARRANTY DEED	
Date Recorded: 6/17/2014	390864
ASSIGNMENT OF LAND CONTRACT	
Date Recorded: 1/12/2006	336276
LAND CONTRACT	
Date Recorded: 12/19/2005	335820
WARRANTY DEED	
Date Recorded: 1/16/2001	288734 727/155
NOTE	
Date Recorded:	

**Ownership**

Updated: 2/25/2021

RIVERSIDE GOLF & RECREATION LLC ELMWOOD WI**Billing Address:**

RIVERSIDE GOLF & RECREATION LLC
ATTN JEFF SCHOEDER
W719 COUNTY RD G
ELMWOOD WI 54740

Mailing Address:

RIVERSIDE GOLF & RECREATION LLC
ATTN JEFF SCHOEDER
W719 COUNTY RD G
ELMWOOD WI 54740

**Site Address** * indicates Private Road**Property Assessment**

Updated: 10/24/2011

2022 Assessment Detail

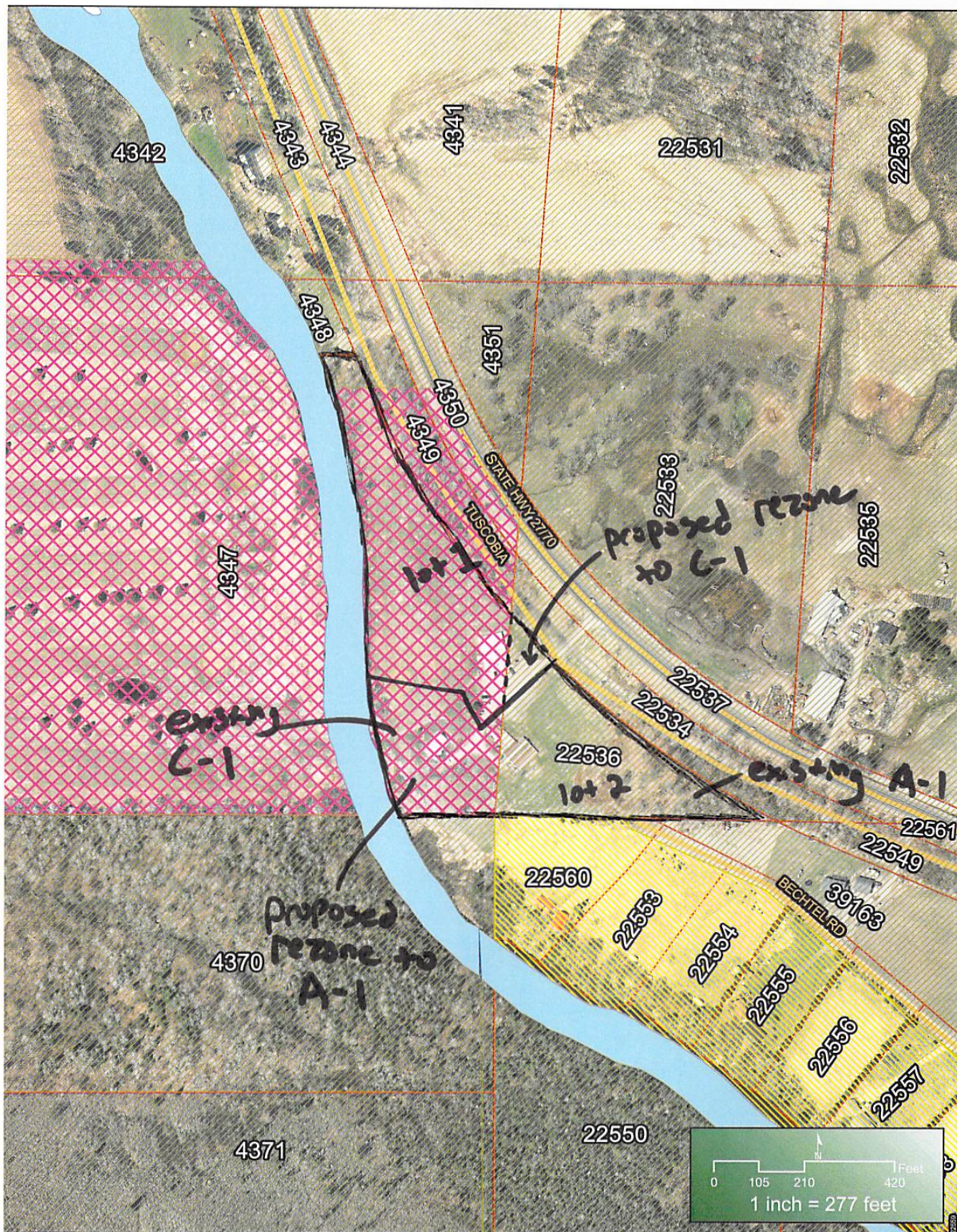
Code	Acres	Land	Imp.
G2-COMMERCIAL	1.980	7,000	4,600
G6-PRODUCTIVE FOREST	5.000	10,000	0

2-Year Comparison

	2021	2022	Change
Land:	17,000	17,000	0.0%
Improved:	4,600	4,600	0.0%
Total:	21,600	21,600	0.0%

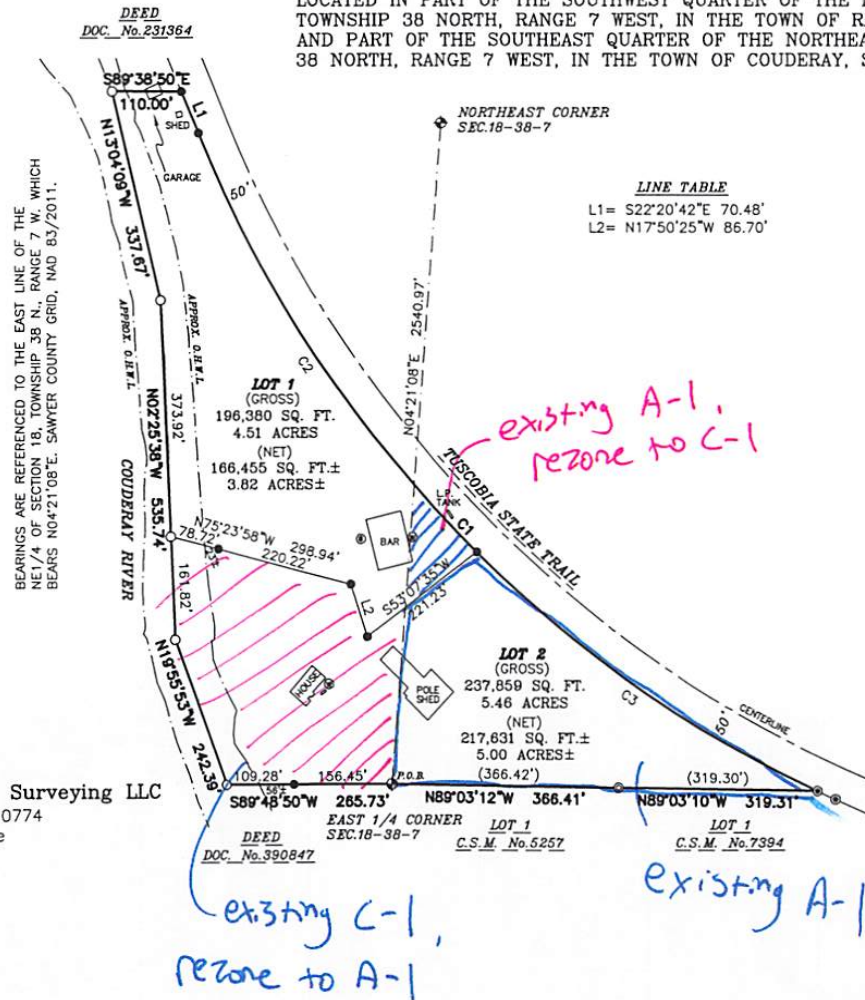
**Property History**

N/A

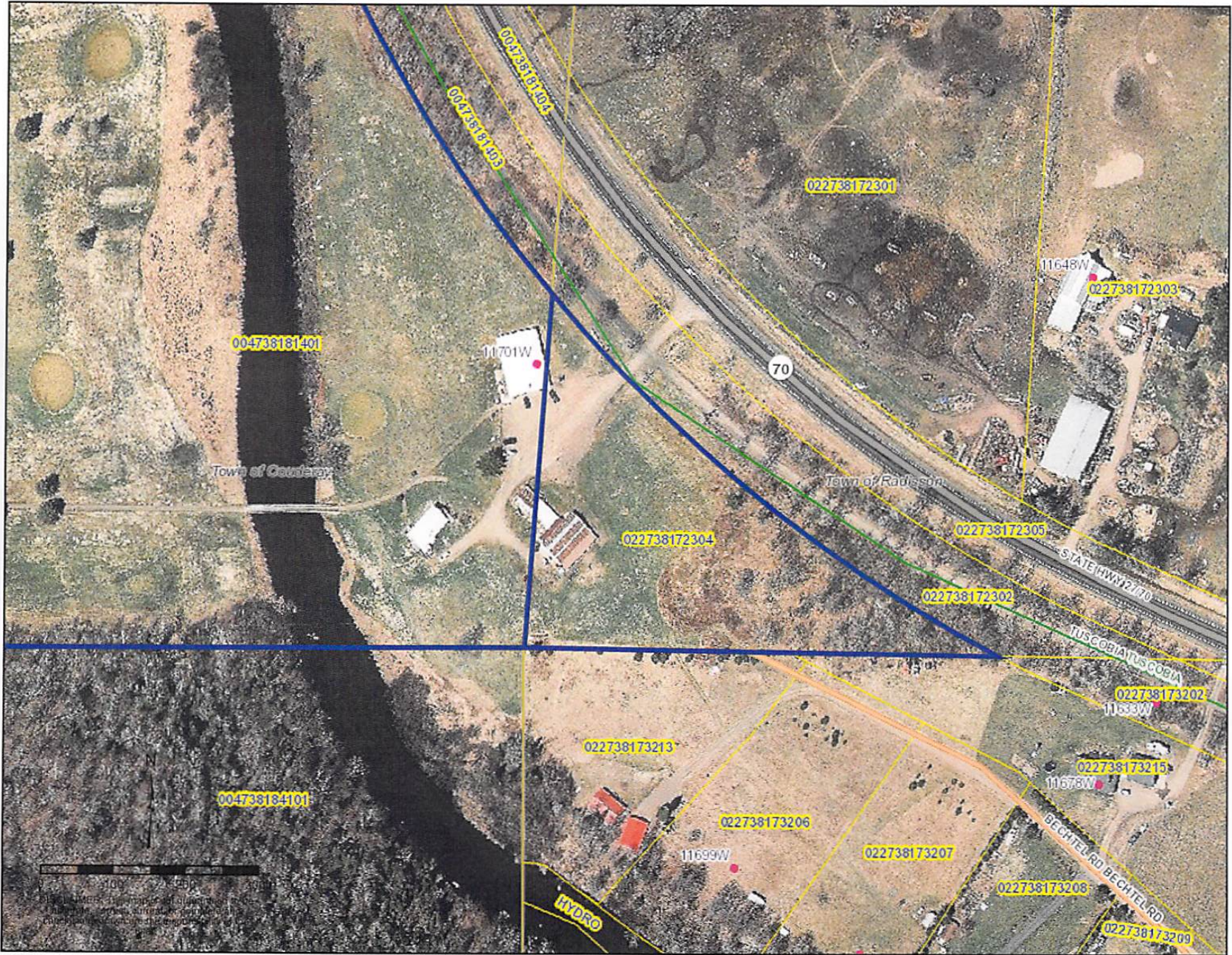


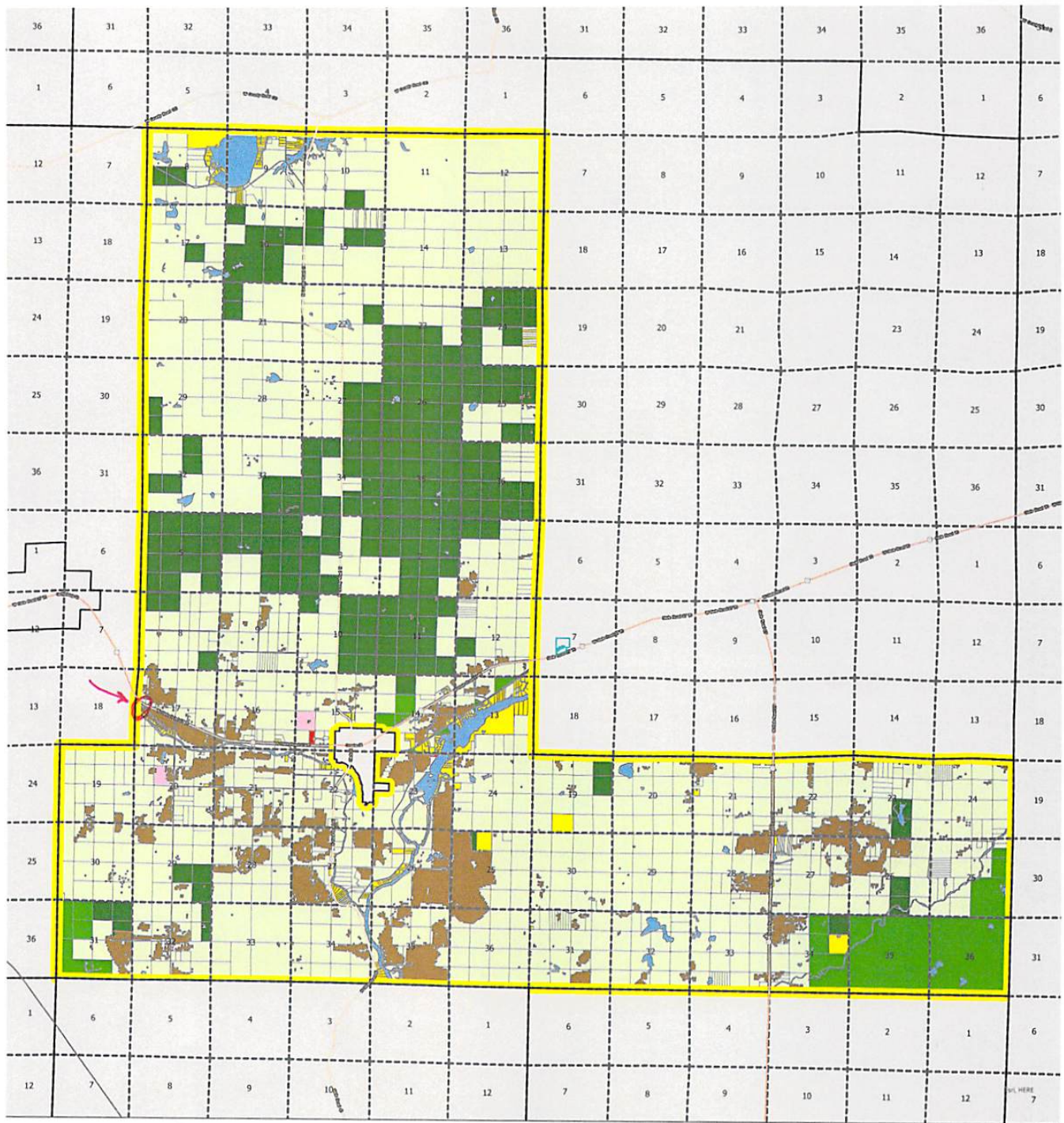
SAWYER COUNTY CERTIFIED SURVEY MAP

LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 7 WEST, IN THE TOWN OF RADISSON, SAWYER COUNTY, WISCONSIN. AND PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 7 WEST, IN THE TOWN OF COUDERAY, SAWYER COUNTY, WISCONSIN.



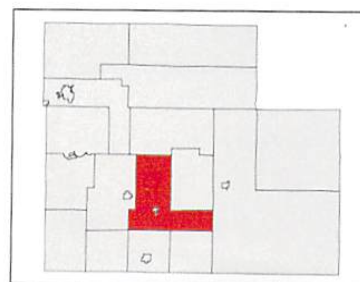
JOB # 14921
Prepared by:
Jesse Suzan Land Surveying LLC
Phone No. (715) 634-0774
13731W Sjostrom Circle
Hayward, WI 54843
Sheet 1 of 2 Sheets





Town of Radisson

Existing Land Use Classification



Date Exported: 3/22/2021 3:32 PM





Conditional Use Permit Request STAFF REPORT

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

File: # CUP 22-015

Applicant:

Andrew & Brittney Gradall
3201 S Lenox Street
Milwaukee, WI 53207

Property Location & Legal Description:

Town of Round Lake. Part of the E ½ of the SW ¼, Lot 2 CSM 11/263 #2438; S06, T41N, R07W; Parcel #024-741-06-3103; 2.22 total acres; Zoned Residential/Recreational One (RR-1). Property located at 12064W Hildreth Road.

Request: The request is desired for Multi-dwelling development that meets dimensional requirements as per Sawyer County Zoning Ordinance Sec 17.2 (B) (15). Two units in total.

Project History & Summary of Request

The applicant is requesting to “repurpose” an existing garage into a habitable dwelling on the lot. This would be the 2nd habitable dwelling unit on this parcel. As per the certified survey map (CSM) this property could be split into 2 legal conforming lots. However, with the current placement of the existing structures any lot split would create non-conforming setbacks between the middle property line. When we have circumstances like this where the middle line would create setback issues or if the owner didn’t want to split into new conforming lots they have the opportunity to apply for a CUP for a “multi-dwelling development.” This type of development is still limited to 1 dwelling unit per full 100’ of width or frontage, 200’ of depth, and a minimum of 20,000 sq ft. Per the CSM, this main lot would be allowed 2 dwelling units. In conversations with the owners they are then wanting to rent both of these dwelling units. In conjunction with the “multi-dwelling development” this could be view as a new 2-unit resort which again is still covered under the request of Section 17.2(B)(15). The maximum number of dwelling units that could be allowed with the current lot configuration as well as what the current request is for would be limited to 2.

Additional information for Conditional Use Permits:

Substantial evidence means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to

obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

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

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

- 1 A second fire number must be obtained for the 2nd dwelling unit.
- 2 A Land Use Permit is required for a change of use (accessory structure to habitable dwelling unit). This conversion permit may require a Uniform Dwelling Code Inspection.
- 3 Must comply with Sawyer County Health Department for Lodging and Recreational Facility if 2nd dwelling unit is to be rented.
- 4 All other setbacks are to be met including sanitation requirements.
- 5 All other Federal, State, County, and Town regulation must be complied with.

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

- 1 It would not be significantly 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 be consistent with the Town and/or County Comprehensive Plan
- 9 It would not create an objectionable view.

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

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



Conditional Use Public Hearing Application

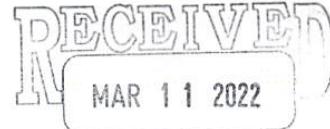
Township of Round Lake

TO: Sawyer County Zoning and Conservation Administration

10610 Main Street Suite 49

Hayward, Wisconsin 54843

Attn: Kathy Marks E-mail: kathy.marks@sawyercountygov.org



SAWYER COUNTY
ZONING ADMINISTRATION

Property Owner Name & Address:

Andrew Gradall + Brittney Gradall
12064 W. Hildreth Rd.
Hayward, WI 54843

Phone: 920-643-0055

Email: thegradalls@gmail.com

Property description including Parcel Number:

Parcel #: 024741063103
Lot 2 (two) of Certified Survey Map No 2438 in Vol. 22 of surveys, PG 263,
as document 201428. Located in and part of East half of SW Quarter
(E1/2-SW1/4), Section 6 (six), township 41 North Range Seven (7) West, Town of
Round Lake, Sawyer County, Wisconsin

Permit desired for:

Unit B, 2 Bdrm Cottage built cir. 1987, next to
main house.

PER SECTION 17.2(B)(15)

Andrew Gradall
[Signature]

Owner Print & Sign

Brittney Gradall
[Signature]

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:

Mail to Milwaukee address & email

Fee: \$350.00

Date of Public Hearing: May 20, 2022

Rev January 2021

Real Estate Sawyer County Property Listing

Today's Date: 3/7/2022

Property Status: Current

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

**Description**

Updated: 2/1/2022

Tax ID:	24897
PIN:	57-024-2-41-07-06-3 01-000-000030
Legacy PIN:	024741063103
Map ID:	.9.3
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S06 T41N R07W
Description:	PRT E1/2 SW LOT 2 CSM 11/263 #2438
Recorded Acres:	2.110
Calculated Acres:	2.244
Lottery Claims:	0
First Dollar:	Yes
Waterbody:	McClaine Lake
Zoning:	(RR1) Residential/Recreational One
ESN:	404

**Tax Districts**

Updated: 2/6/2007

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

**Recorded Documents**

Updated: 2/1/2022

WARRANTY DEED	
Date Recorded: 1/7/2022	436970
WARRANTY DEED	
Date Recorded: 2/19/2008	351876
CERTIFIED SURVEY MAP	
Date Recorded: 8/22/1986	201428

**Ownership**

Updated: 2/1/2022

ANDREW W & BRITTNEY L GRADALL MILWAUKEE WI**Billing Address:**

ANDREW W & BRITTNEY L GRADALL
3201 S LENOX ST
MILWAUKEE WI 53207

Mailing Address:

ANDREW W & BRITTNEY L GRADALL
3201 S LENOX ST
MILWAUKEE WI 53207

**Site Address** * indicates Private Road

12064W HILDRETH RD HAYWARD 54843

**Property Assessment**

Updated: 7/16/2019

2022 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	2.110	147,400	163,900

2-Year Comparison	2021	2022	Change
Land:	147,400	147,400	0.0%
Improved:	163,900	163,900	0.0%
Total:	311,300	311,300	0.0%

**Property History**

N/A

17.2 RR-1: Residential/Recreational One District

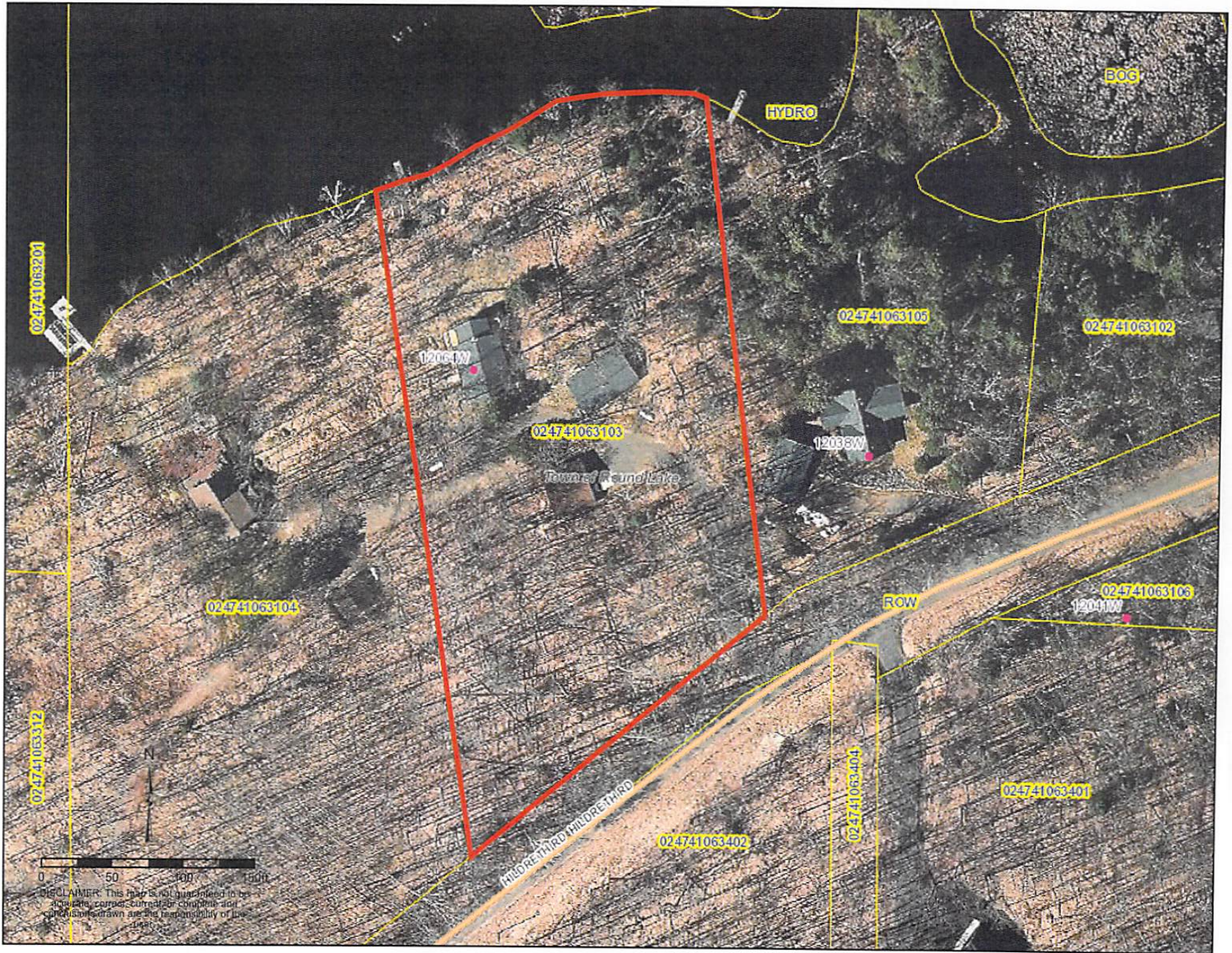
This district is intended to provide for residential development and essential recreation oriented-services in areas of high recreational value where soil conditions and other physical features will support such development without depleting or destroying natural resources.

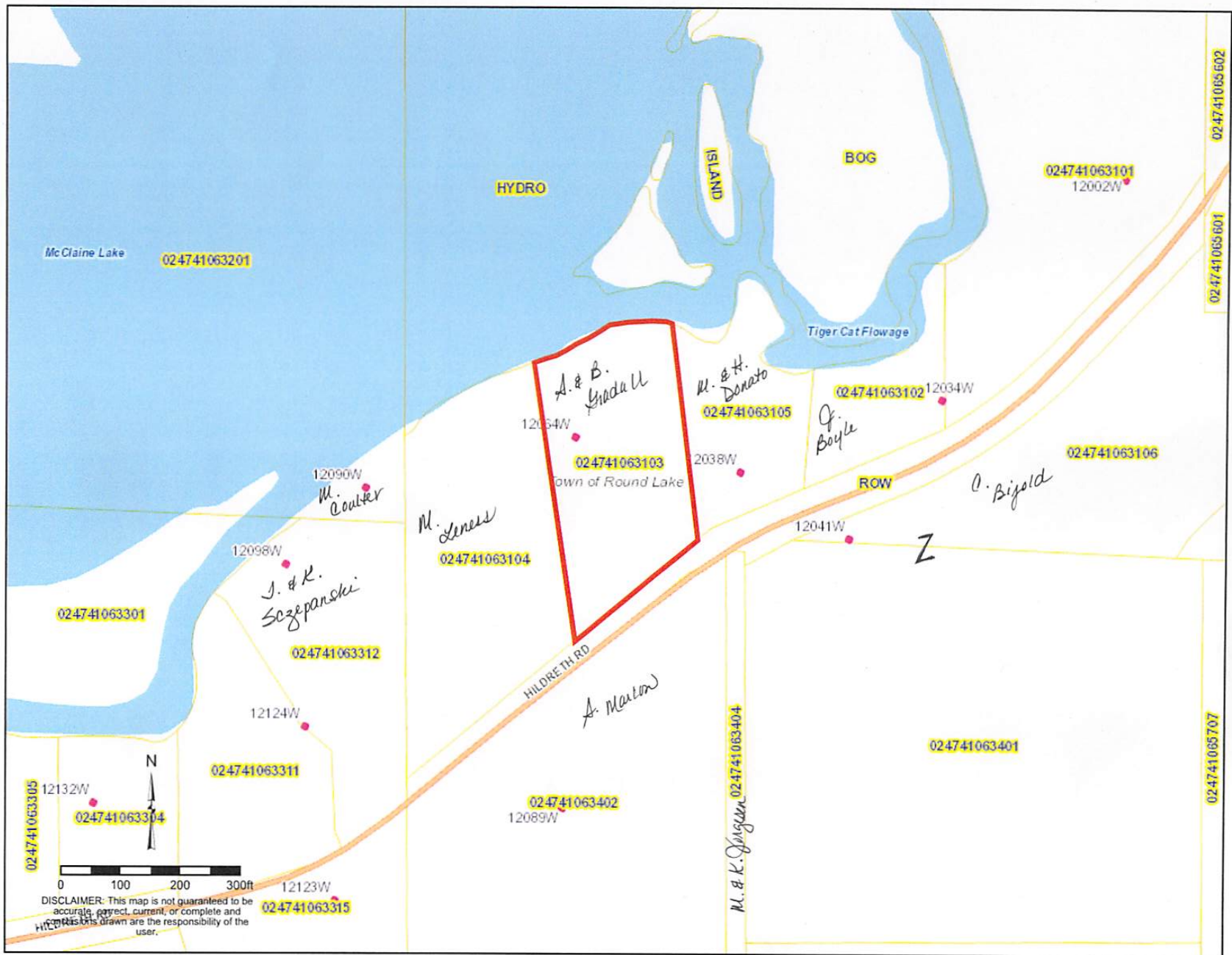
A) Permitted Uses

- 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





PART OF THE E1/2 OF THE SW 1/4, SEC.6,T41N,
R7W, SAWYER COUNTY, WISCONSIN



PAGE 1 OF 2 PAGES

263



Conditional Use Permit Request STAFF REPORT

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

File: # CUP 22-016

Applicant:

Janet K Thompson Rev Trust
2339N State Hwy 27
Exeland, WI 54835

Agent:

Milestone Materials
-Kaitlynn Peper

Property Location & Legal Description:

Part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and Part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$; All in S04, T37N, R06W;
Parcels 016-637-04-1101 & -1201; 71.86 total acres; Zoned Agricultural One (A-1). Known as
the Thompson Plant #386.

Request:

Permit is desired for the five (5) year renewal of conditional use permit #19-023 for the
location/operation of a non-metallic mineral extraction, including rock crusher, and temporary
asphalt plant. The CUP was originally approved at public hearing on March 29, 2008 and
renewed most recently May 17, 2019 and in operation dating back to the 50's.

Project History and Summary of Request:

The renewal of CUP 19-023 is for the location of a non-metallic mineral extraction
operation including rock crusher and hot-mix plant. The property is 71.86 acres with
approximately 14 acres currently active and zoned A-1. The existing surrounding use of the area
is light agricultural, light forestry, and light residential with the nearest residence at approximately
600' to the Northeast. Over the next 5 years as part of the renewal it is anticipated to have
approximately 16 acres of open area. The current hours of operation for crushing plant and hot mix
plant are 5 AM – 10 PM Monday-Saturday with normal hours of operation specified as normally
day light hours Monday-Saturday.

The Zoning Department does not show any complaints on file for this site. Financial
assurance has been received in the form of a bond for \$32,000.

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)

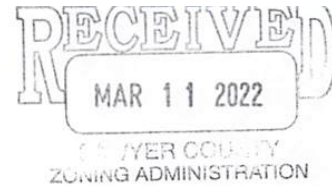
- 1 Maintain compliance with NR 135 (reclamation plan)
- 2 Maintain compliance with Plan of Operation including current hours of operation from daylight hours and crushing plant and hot mix asphalt plant from 5 AM – 10 PM Monday-Saturday.
- 3 Maintain compliance with Plan of Operation
- 4 Maintain compliance with Department of Natural Resources Chapter 30

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

- 1 It would not be significantly 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 be consistent with the Town & County Comprehensive Plan.
- 9 It would not create an objectionable view.

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

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



SUBJECT: Conditional Use Public Hearing Application # 22-014 Town of Meadowbrook

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:

Janet K Thompson Rev Trust
2339N State Hwy 27
Exeland, WI 54835

Phone: 715 558 5792 Email: janet@bercomm.net

Agent/Buyer

Milestone Materials
768 US-8
Amery, WI 54001

Phone: 715-500-6636 (0) 715-554-7274

Email: Kaitlynn.peper@monarchpaving.com

Property description including Parcel Number:

Part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$, and Part of the NW $\frac{1}{4}$ NE $\frac{1}{4}$, S04, T 37N, R 6W; Parcel# 016-637-04-1101,-1201. Property is Zoned Agricultural One (A-1). Property is 71.86 acres and current Non-metallic mine is about 14 acres. Known as Thompson Plant #386.

Permit is desired for:

The five (5) year renewal of conditional use permit #19-023 for the location/operation of a non-metallic mineral extraction, including rock crusher, and temporary asphalt plant. The CUP was originally approved at public hearing on March 28, 2008 and renewed most recently May 17, 2019.

Applicant (Property Owner)

Janet Thompson
Applicant (Property Owner)

Fee: \$300.00 (January 2021)

Date of Public Hearing: May 20, 2022

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.

Real Estate Sawyer County Property Listing

Today's Date: 3/14/2022

Property Status: Current

Created On: 2/6/2007 7:55:32 AM

**Description**

Updated: 2/25/2022

Tax ID:	18901
PIN:	57-016-2-37-06-04-1 01-000-000010
Legacy PIN:	016637041101
Map ID:	.1.1
Municipality:	(016) TOWN OF MEADOWBROOK
STR:	S04 T37N R06W
Description:	PRT FRAC NENE
Recorded Acres:	34.760
Calculated Acres:	32.523
Lottery Claims:	0
First Dollar:	No
Waterbody:	Brunet River
Zoning:	(A-1) Agricultural One
ESN:	440

**Tax Districts**

Updated: 2/6/2007

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

**Recorded Documents**

Updated: 8/9/2019

QUIT CLAIM DEED	
Date Recorded: 7/25/2019	418954
TERMINATION OF DECEDENTS INTEREST	
Date Recorded: 7/25/2019	418953
WARRANTY DEED	
Date Recorded: 9/24/1964	119570

**Ownership**

Updated: 2/25/2022

JANET K THOMPSON REV TRUST EXELAND WI**Billing Address:**

JANET K THOMPSON REV TRUST
 2339N STATE HWY 27
 EXELAND WI 54835

Mailing Address:

JANET K THOMPSON REV TRUST
 2339N STATE HWY 27
 EXELAND WI 54835

**Site Address** * indicates Private Road

8540W TOWNLINE RD EXELAND 54835

**Property Assessment**

Updated: 4/13/2021

2022 Assessment Detail

Code	Acres	Land	Imp.
G2-COMMERCIAL	6.000	9,000	0
G4-AGRICULTURAL	11.760	1,200	0
G5-UNDEVELOPED	5.000	1,100	0
G8-AGRICULTURAL FOREST	12.000	6,700	0

2-Year Comparison

	2021	2022	Change
Land:	18,000	18,000	0.0%
Improved:	0	0	0.0%
Total:	18,000	18,000	0.0%

**Property History**

N/A

Real Estate Sawyer County Property Listing

Today's Date: 3/14/2022

Property Status: Current

Created On: 2/6/2007 7:55:32 AM

**Description**

Updated: 2/25/2022

Tax ID:	18903
PIN:	57-016-2-37-06-04-1 02-000-000010
Legacy PIN:	016637041201
Map ID:	.2.1
Municipality:	(016) TOWN OF MEADOWBROOK
STR:	S04 T37N R06W
Description:	FRAC NWNE
Recorded Acres:	37.010
Calculated Acres:	35.387
Lottery Claims:	0
First Dollar:	No
Zoning:	(A-1) Agricultural One
ESN:	440

**Tax Districts**

Updated: 2/6/2007

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

**Recorded Documents**

Updated: 8/9/2019

QUIT CLAIM DEED	
Date Recorded: 7/25/2019	418954
TERMINATION OF DECEDENTS INTEREST	
Date Recorded: 7/25/2019	418953
WARRANTY DEED	
Date Recorded: 2/18/1976	154315

**Ownership**

Updated: 2/25/2022

JANET K THOMPSON REV TRUST EXELAND WI**Billing Address:**

JANET K THOMPSON REV TRUST
 2339N STATE HWY 27
 EXELAND WI 54835

Mailing Address:

JANET K THOMPSON REV TRUST
 2339N STATE HWY 27
 EXELAND WI 54835

**Site Address** * indicates Private Road

N/A

**Property Assessment**

Updated: 4/13/2021

2022 Assessment Detail

Code	Acres	Land	Imp.
G4-AGRICULTURAL	25.000	3,500	0
G5-UNDEVELOPED	1.000	100	0
G8-AGRICULTURAL FOREST	11.010	6,200	0

2-Year Comparison

	2021	2022	Change
Land:	9,800	9,800	0.0%
Improved:	0	0	0.0%
Total:	9,800	9,800	0.0%

**Property History**

N/A

TO:

***Meadowbrook Town Board
Sawyer County Zoning Committee
Sawyer County Zoning & Conservation Department***

IN REFERENCE TO:

***A Conditional Use Permit Renewal Application for a Rock
Crusher and Temporary Hot Mix Asphalt Plant at the
Thompson Pit, Town of Meadowbrook, Sawyer County, WI***

SUBMITTED BY:

***Milestone Materials
768 US Highway 8
Amery, WI 54001***

DATE: February 28, 2022

SECTION 1.0

INTRODUCTION

1.1 Purpose

This application to the Town of Meadowbrook and the Sawyer County Zoning Department by Milestone Materials, a Division of Mathy Construction Company, is a request for a Conditional Use Permit Renewal to allow rock crushing and processing operations, and a hot-mix asphalt plant on a 71.86 - acre property owned by Janet Thompson, known as the Thompson Pit. In order to continue to permit the crushing of sand and gravel and hot mix asphalt operations at the Thompson Pit, a Conditional Use Permit Renewal is required from the Town of Meadowbrook and the Sawyer County Zoning Committee.

1.2 Property Owner

The Thompson Pit is owned by Janet Thompson, whose address is 2339N State Highway 27, Exeland, WI, 54835.

1.3 Location and Background

The Thompson Pit is located approximately ½ miles west of State Highway 27 on Township Line Road, (See Figure 1, Thompson Pit Plat Book Location Map).

The legal description for the Thompson Pit is as follows: Part of the NE ¼ of the NE ¼ and part of the NW ¼ of the NE ¼ of Section 4, T37N – R6W, Town of Meadowbrook, Sawyer County, Wisconsin.

1.4 Site Characteristics and Adjoining Land Use

The Thompson Pit has been in operation since the late 1950's. Surrounding land uses include agriculture and forest.

SECTION 2.0

OPERATION PLAN

2.1 Site Layout

The layout of the sand and gravel operation and excavation area of the Thompson Pit is shown on **Drawing 1, Existing Conditions Map**. The land area to be disturbed by the current and proposed excavation and processing area is approximately 16 acres. Approximately 14 acres are disturbed by the pit at this time.

2.2 Operation Development Plan

Milestone Materials operates under an approved Operations and Reclamation Plan and is not proposing any changes. A minimum 50-foot setback will be maintained between the excavation and all property lines. Topsoil and overburden will be stored as berms within the setback areas. The depth of the excavation will be approximately 25 feet, depending on the depth of the coarser sand and gravel. Excavation of the sand and gravel will continue in a southwesterly direction.

2.3 Operation Activity

The primary operation activity will be the extraction of sand and gravel and the processing of aggregate products for construction use, including a rock crusher and temporary asphalt plant. The portable hot-mix asphalt plant is moved to the site to produce hot mix asphalt for Wisconsin Department of Transportation, Sawyer County and local road projects when they come up in the area.

Occasionally, as recycle products become available, recycled asphalt and concrete may

be hauled to the Thompson Pit for temporary storage and processing into aggregate products. None of the recycle materials will be buried on site and all of the recycle materials will be reused in asphalt mix or hauled from the site after processing.

Our current hours of operation for the crushing plant and hot mix asphalt plant are 5:00 A.M. to 10:00 P.M. Monday through Saturday. Outside of production of the sand and gravel, the normal hours for the sale of products is dependent on the local demand and is normally during the daylight hours Monday through Saturday.

2.4 Operation Equipment List

Equipment involved in the sand and gravel operation is listed below.

Overburden Removal:	1 backhoe
	1-2 bulldozers
	2-3 scrapers
	1-3 haul trucks
Processing Operations:	1 crushing and screening plants
	1-2 front end-loaders
	1-4 conveyors/stackers
Hot-Mix Operations:	1 portable Hot-Mix Asphalt Plant
	1 end-loader

Water used in the wet suppression will be obtained from existing nearby water sources at the Thompson Pit.

2.5 Sand and Gravel Use

Milestone Materials will continue to produce and sell the sand and gravel aggregate

products primarily for the Wisconsin Department of Transportation, Sawyer County and local projects in Sawyer County. Most of the sand and gravel aggregate products produced by this operation will be used as asphalt mix aggregate, base course and fill material.

2.6 Haul Routes

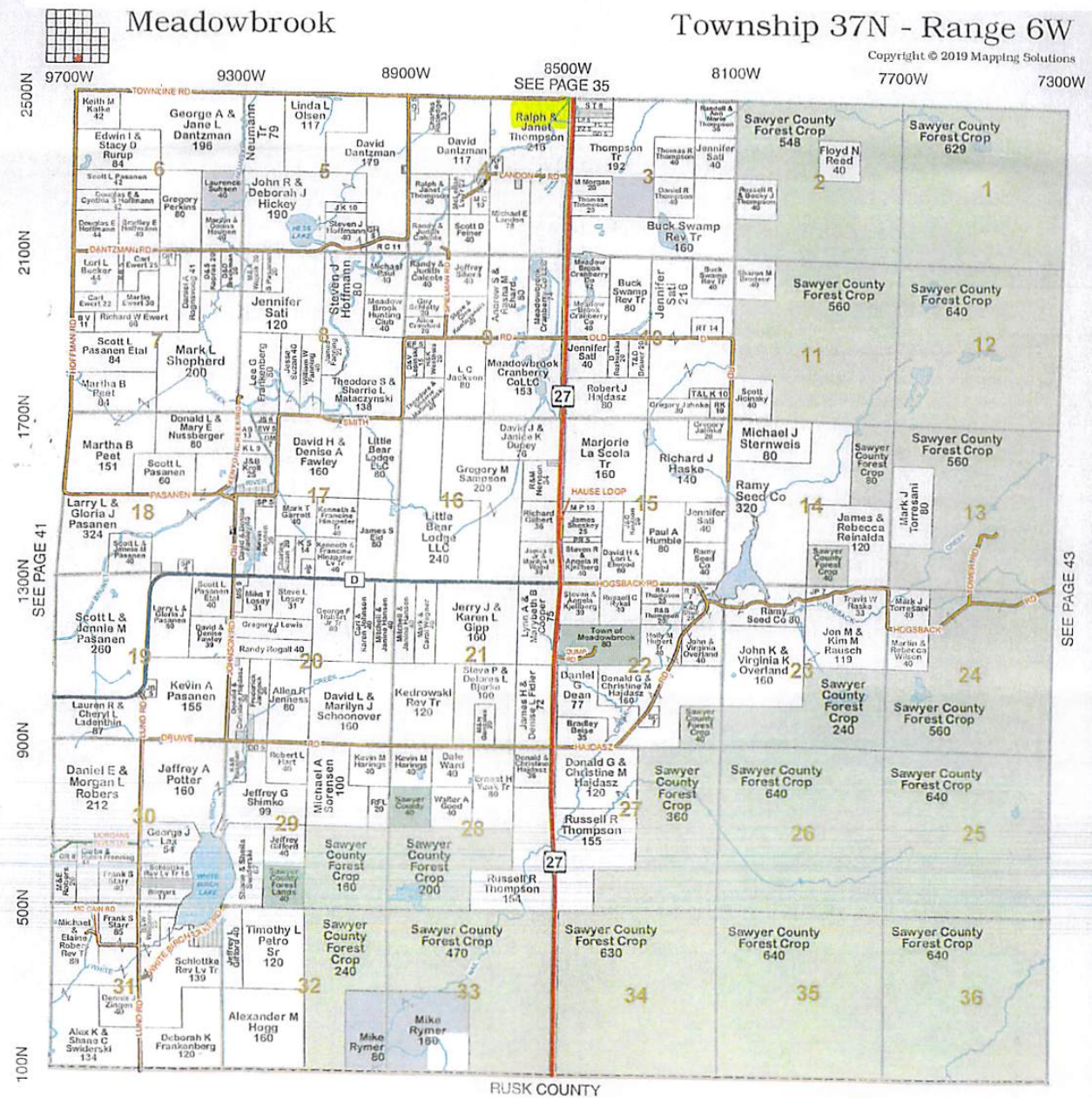
The primary haul route to be used by trucks from the Thompson Pit will continue to be east from the site entrance on Township Line Road to State Highway 27. The site entrance road location is shown on **Drawing 1, Existing Conditions Map**.

SECTION 4.0 RECLAMATION PLAN

4.1 Reclamation Plan

Milestone Materials has an approved Reclamation Plan for the Thompson Pit on file with Sawyer County and is not proposing any changes. A reclamation surety bond is on file with County Zoning Department for \$32,000.

Figure 1 - Thompson Pit Plat Book Location Map





Surface Water Data Viewer Map



Legend

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

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/>



LEGEND

LEASED PROPERTY

NOTES

PART OF THE NE 1/4 OF SECTION 4, T37N, R6W
TOWN OF MEADOWBROOK, SAWYER CO., WI

THIS IS NOT A SURVEY.
PARCEL LINES SHOWN ARE APPROXIMATE.

10 FOOT CONTOUR INTERVALS ARE FROM LIDAR.

2020 AERIAL PHOTOGRAPH.

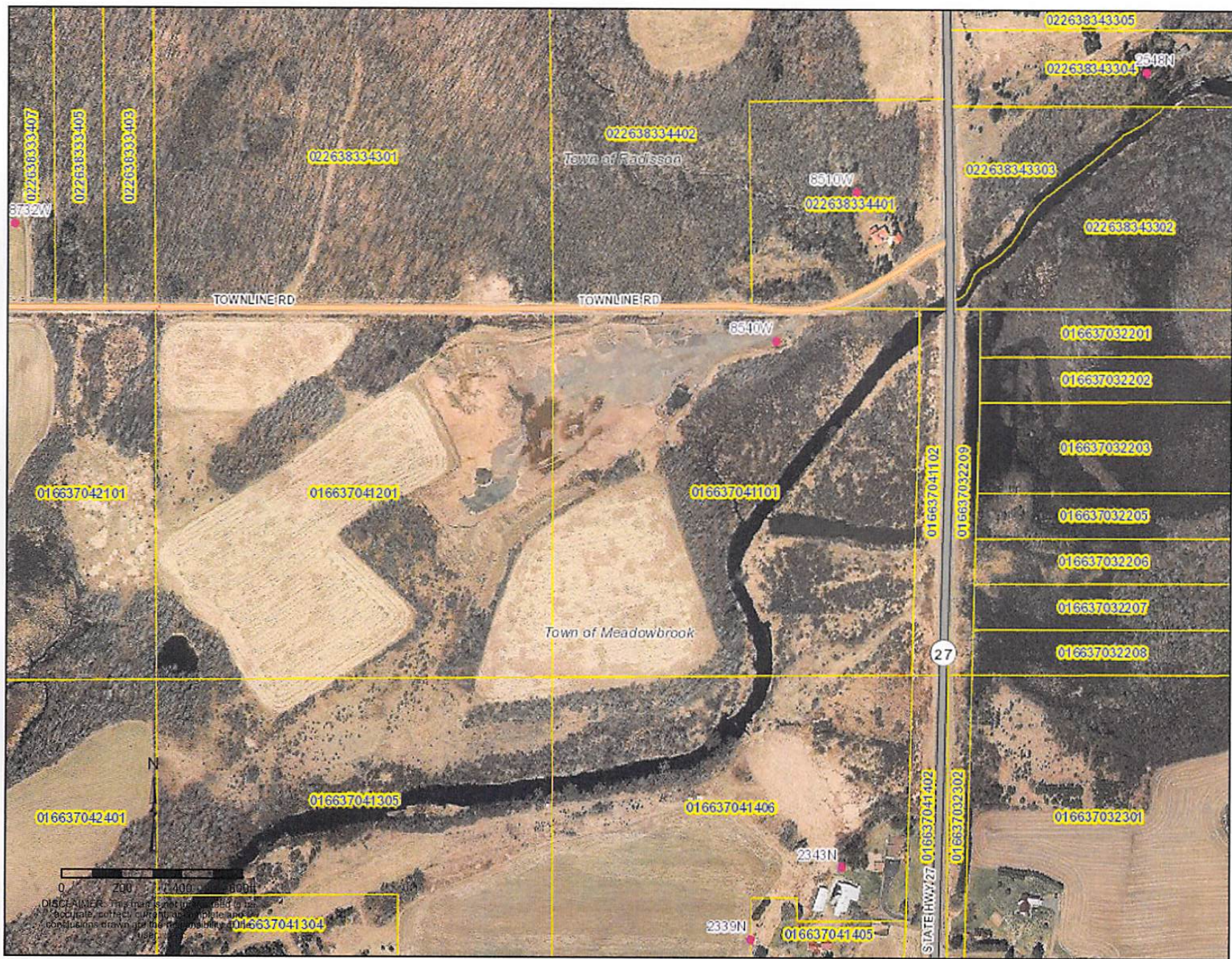


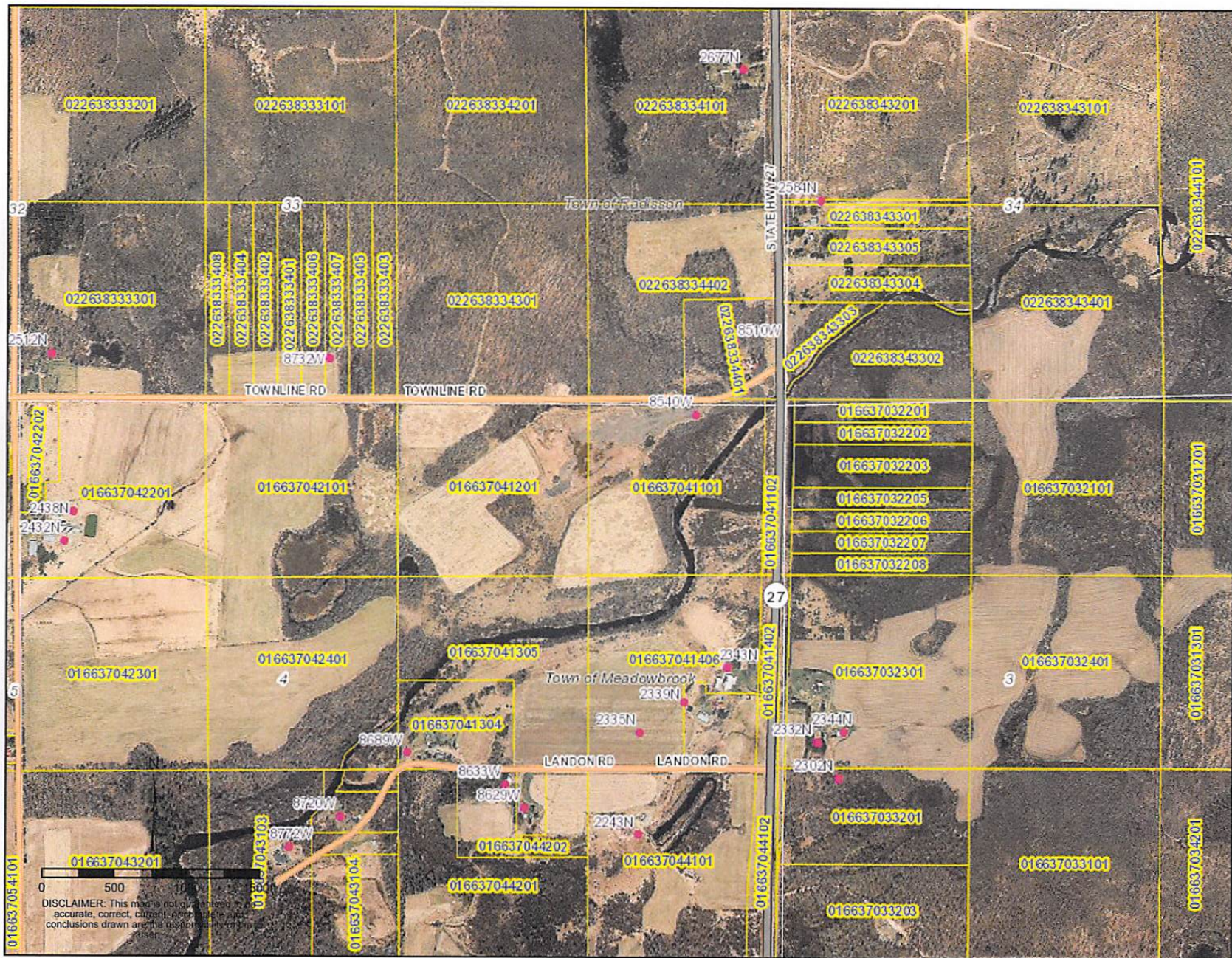
**MILESTONE
MATERIALS**

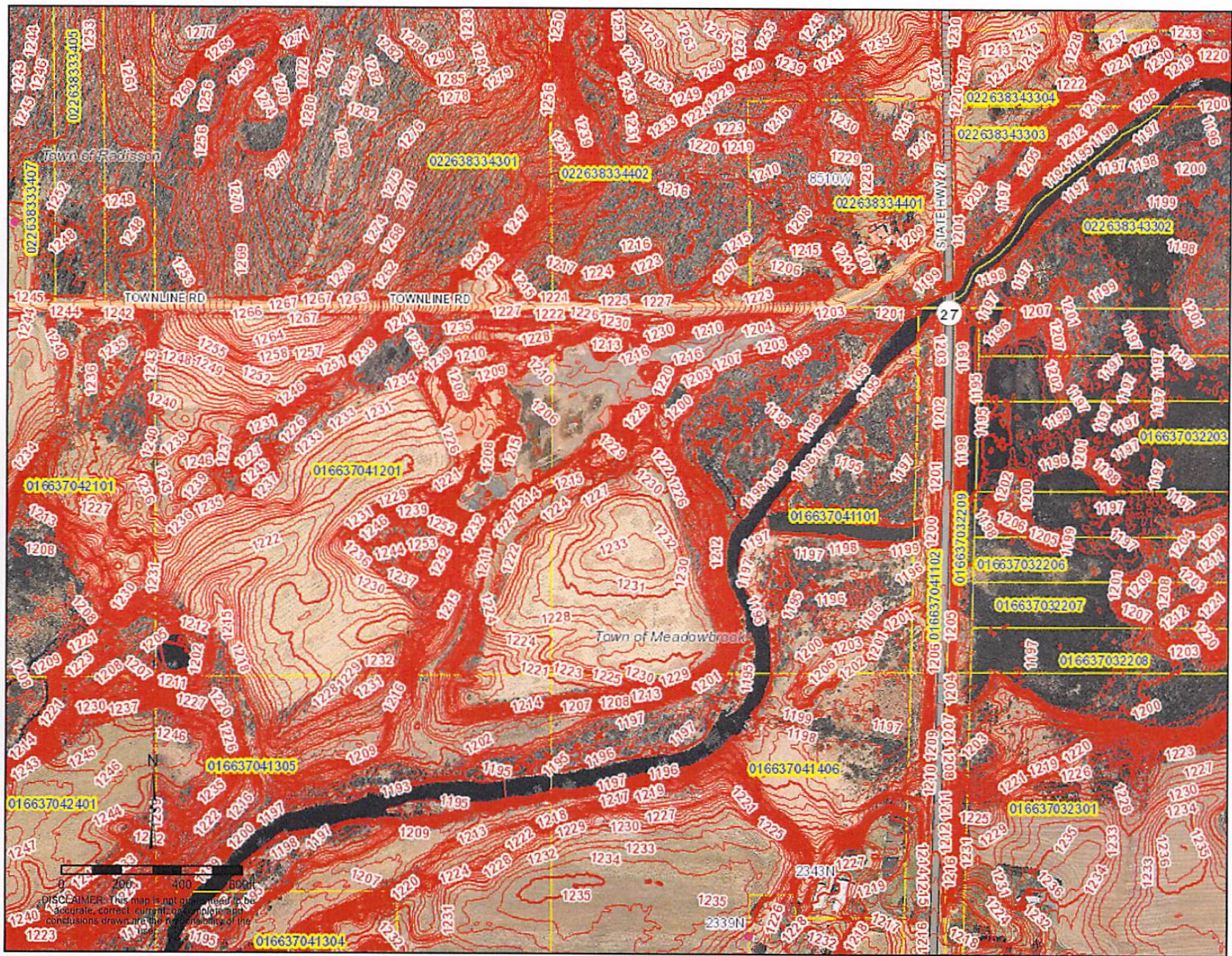
A Division of Mathy Construction Co.
Mathy Construction Co. is
Committed to Protecting Our
Environment and Natural Resources

**THOMPSON PLANT SITE
EXISTING CONDITIONS**

DATE: FEB 23, 2022 DRAWING: #1

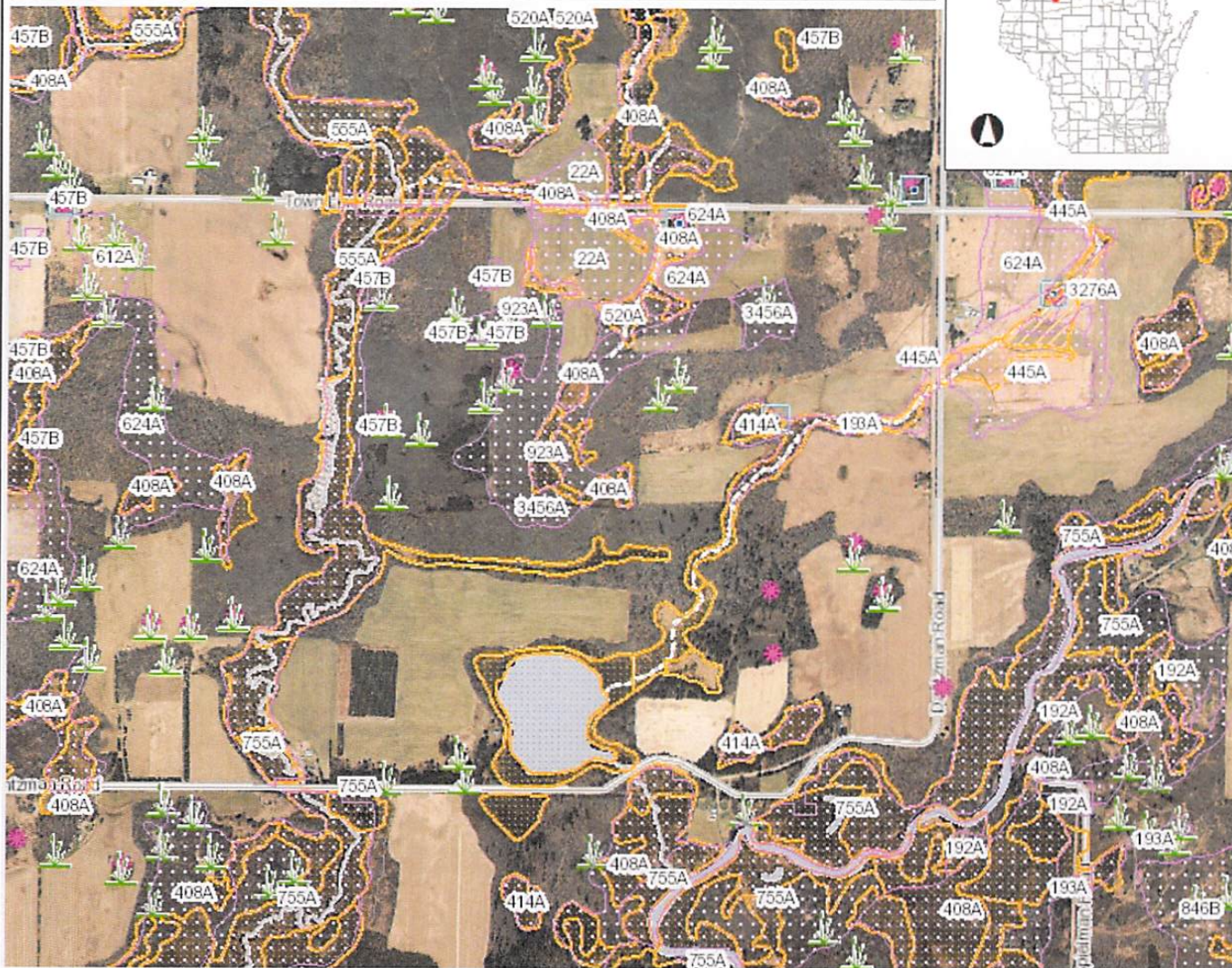








Surface Water Data Viewer Map



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
- Railroads

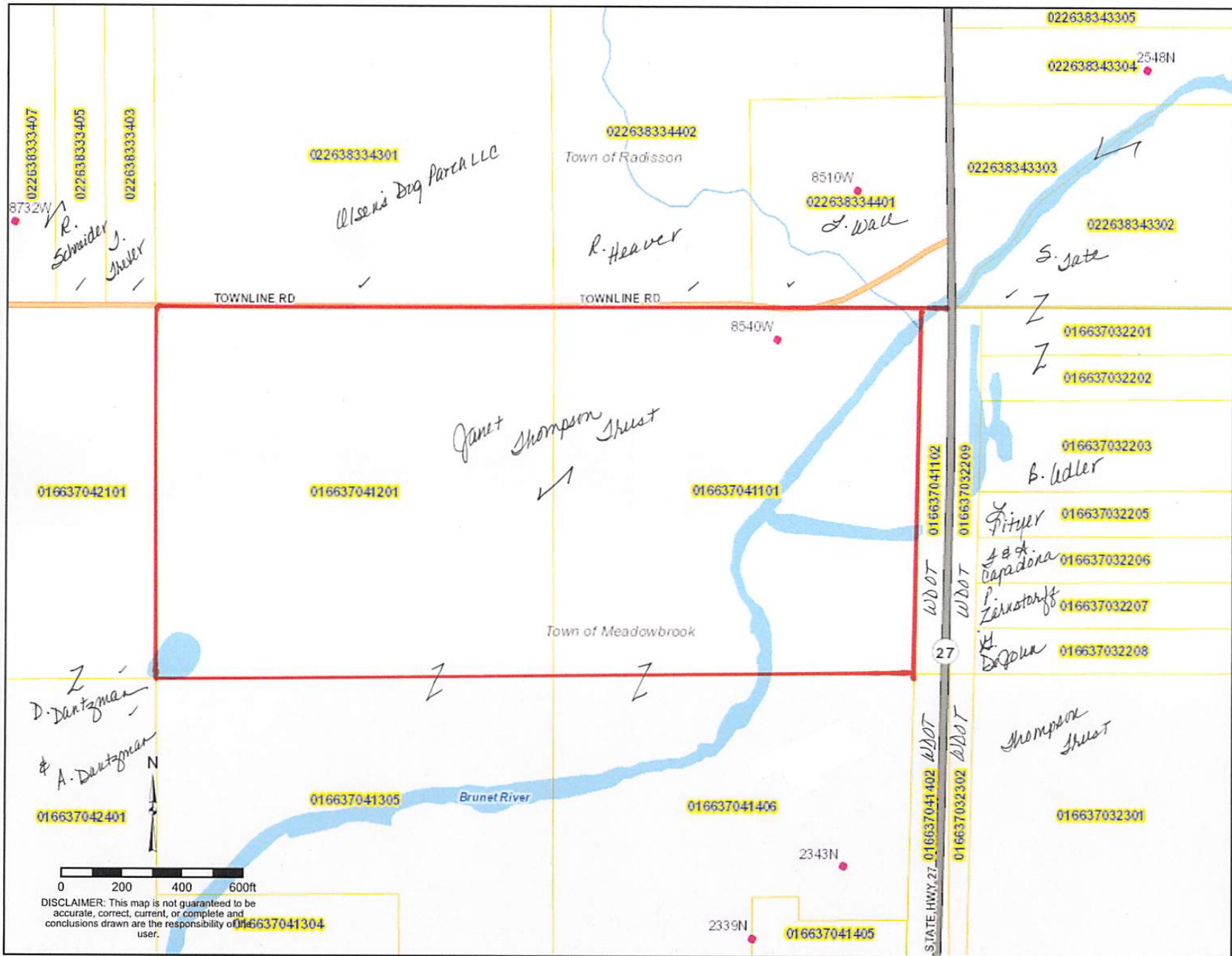
0.5 0 0.25 0.5 Miles

NAD_1983_HARN_Wisconsin_TM

1: 15,840

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

Notes





Conditional Use Permit Request STAFF REPORT

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

File: # CUP 22-017

Applicant:

Leonard Yeadon Jr.
5106 Walbridge Ave
Madison, WI 53714

Property Location & Legal Description:

Town of Radisson. The E ½ of the NE ¼ of the NW ¼; S32, T38N, R06W; Parcel #022-638-32-2102; 20 total acres; Zoned Agricultural One (A-1).

Request: Permit desired for a post frame accessory building 36'x52' (w/eaves 39'x55'). Contains no habitable space. As per section 4.26 (1) of the Sawyer County Zoning Ordinance.

4.26(1)....The construction of accessory buildings on vacant property may only be allowed by Conditional Use with Town and Zoning Committee Approval. Granting of a Conditional Use will require within 3 years for a principal dwelling Land Use Permit to be applied for and the principal dwelling to be built within the permit time frame on the same parcel. Failure to build principal dwelling will result in citation and order for removal of accessory structure.

Project History & Summary of Request

As per conversations with the applicants the Conditional Use Permit is being requested to first build an outbuilding prior to constructing a cabin. Proposed accessory structure is to meet all other County Zoning setback and use requirements.

Additional information for Conditional Use Permits:

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

If an applicant agrees to meets all of the requirements and conditions specified in the county ordinance or those imposed by the county zoning board, the county shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance

and be based on substantial evidence. The conditions must be reasonable and, to the extent practicable, measurable. The applicant must demonstrate that the application and all requirements and conditions established by the county relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The county's decision to approve or deny the permit must be supported by substantial evidence.

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

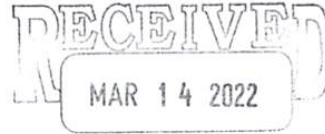
- 1 Land Use Permit is required and applied for **accessory structure(s)** within 1 year from the date of Zoning Committee decision.
- 2 Land Use Permit is required and applied for **principal structure** within 3 years from date of Zoning Committee decision. Failure to apply will result in citation with potential order for removal of accessory building.
- 3 Proposed accessory structure must meet all other Sawyer County Zoning & Conservation requirements including setbacks and also compliant with all other State & Federal Laws
- 4 Size of proposed structure not to exceed 39' x 55' with eave and with no habitable area.

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

- 1 It would not be significantly 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 be consistent with the Town and/or County Comprehensive Plan
- 9 It would not create an objectionable view.

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

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



SAWYER COUNTY
ZONING ADMINISTRATION

SUBJECT: Conditional Use Public Hearing Application # 22-017

Town of Radisson

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:

LEONARD YEADON
9105 W IRVING DR.
Ogibwa, WI 54862

Phone: 608-921-5325 Email: yeaddon68@yahoo.com

Agent/Buyer _____

Phone: _____ Email: _____

Property description including Parcel Number:

Sec 32 TN 38 Rg 06 E1/2 NE1/4
(PIN) 57-822-2-38-06-32-2 01-600-000020
(Legacy ID) 022-638-32 2102 TAX ID 40882

Permit is desired

for: Post frame Building 36'x52' (Eveb 39'x55')
as per Section 4.26(1), construction of a single accessory
structure on vacant property subject to conditions.

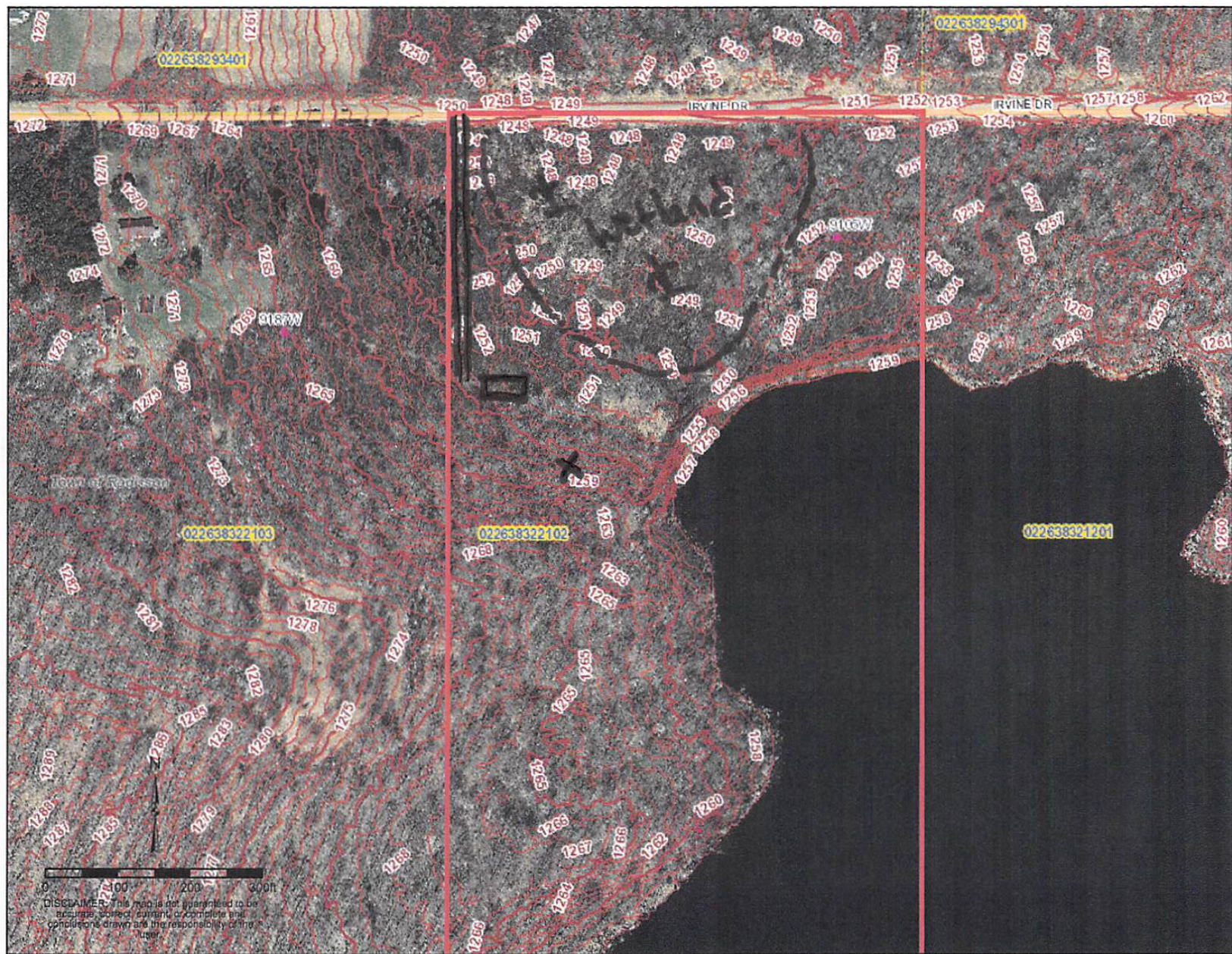
Leonard Yeaddon
Applicant (Property Owner)

Applicant (Property Owner)

Fee: \$350.00 (January 2021)

Date of Public Hearing: May 20, 2022

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.



= proposed shed
 X = future cabin site
= existing driveway

Real Estate Sawyer County Property Listing

Today's Date: 3/14/2022

Property Status: Current

Created On: 9/9/2010 2:10:42 PM

 Description Updated: 9/9/2010

Tax ID: 40882
PIN: 57-022-2-38-06-32-2 01-000-000020
 Legacy PIN: 022638322102
 Map ID: .5.2
 Municipality: (022) TOWN OF RADISSON
 STR: S32 T38N R06W
 Description: E1/2 NENW
 Recorded Acres: 20.000
 Lottery Claims: 0
 First Dollar: No
 Zoning: (A-1) Agricultural One
 ESN: 426

 Tax Districts Updated: 9/9/2010

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

 Recorded Documents Updated: 9/9/2010

WARRANTY DEED
 Date Recorded: 12/7/2020 [428490](#)
PERSONAL REPRESENTATIVES DEED
 Date Recorded: 4/26/2010 [366161](#)

 Ownership Updated: 12/28/2020**LEONARD H YEADON JR** MADISON WI**Billing Address:**

LEONARD H YEADON JR
 5106 WALBRIDGE AVE
 MADISON WI 53714

Mailing Address:

LEONARD H YEADON JR
 5106 WALBRIDGE AVE
 MADISON WI 53714

 Site Address * indicates Private Road

9105W IRVINE DR OJIBWA 54862

 Property Assessment Updated: 10/24/2011**2022 Assessment Detail**

Code	Acres	Land	Imp.
G5-UNDEVELOPED	10.000	2,500	0
G6-PRODUCTIVE FOREST	10.000	13,000	0

2-Year Comparison

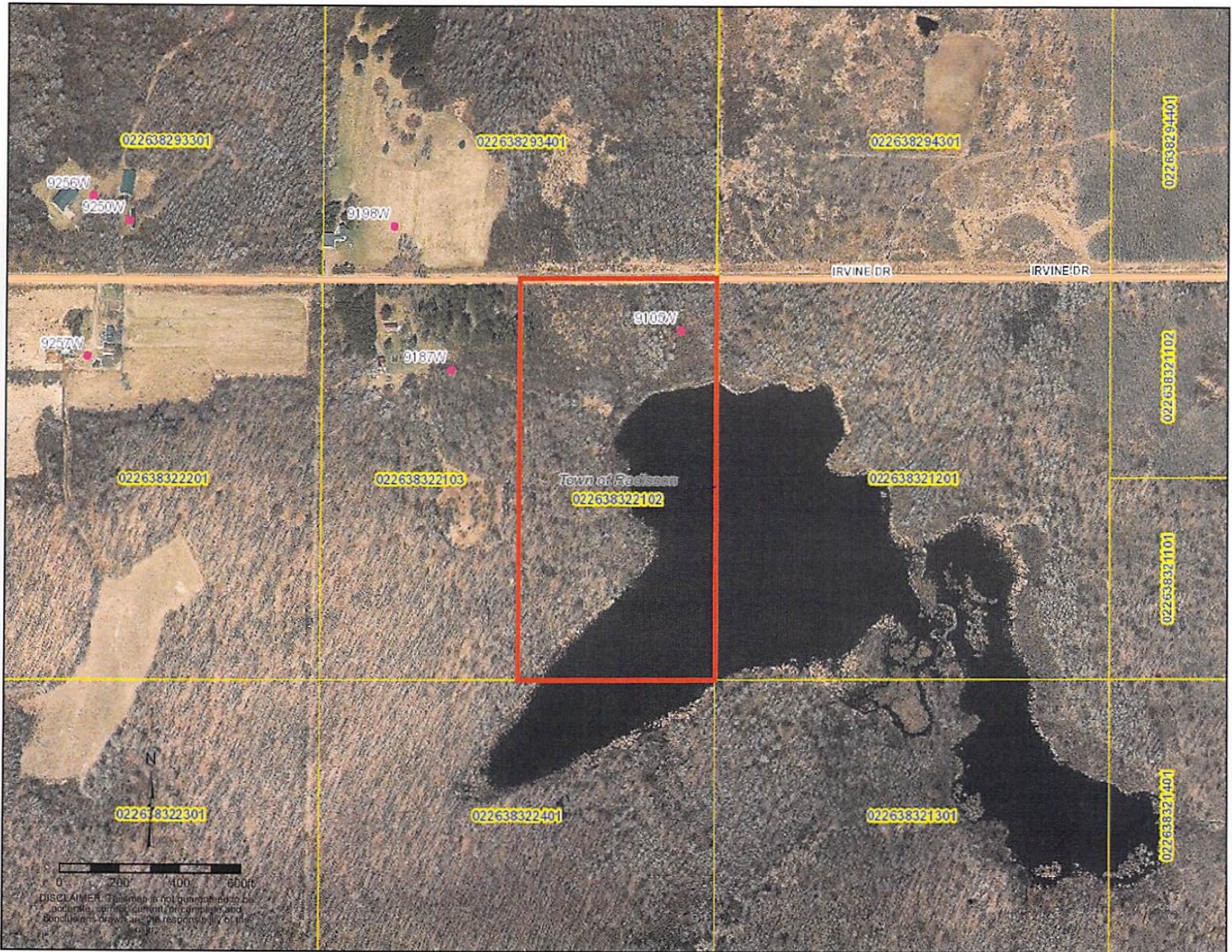
	2021	2022	Change
Land:	15,500	15,500	0.0%
Improved:	0	0	0.0%
Total:	15,500	15,500	0.0%

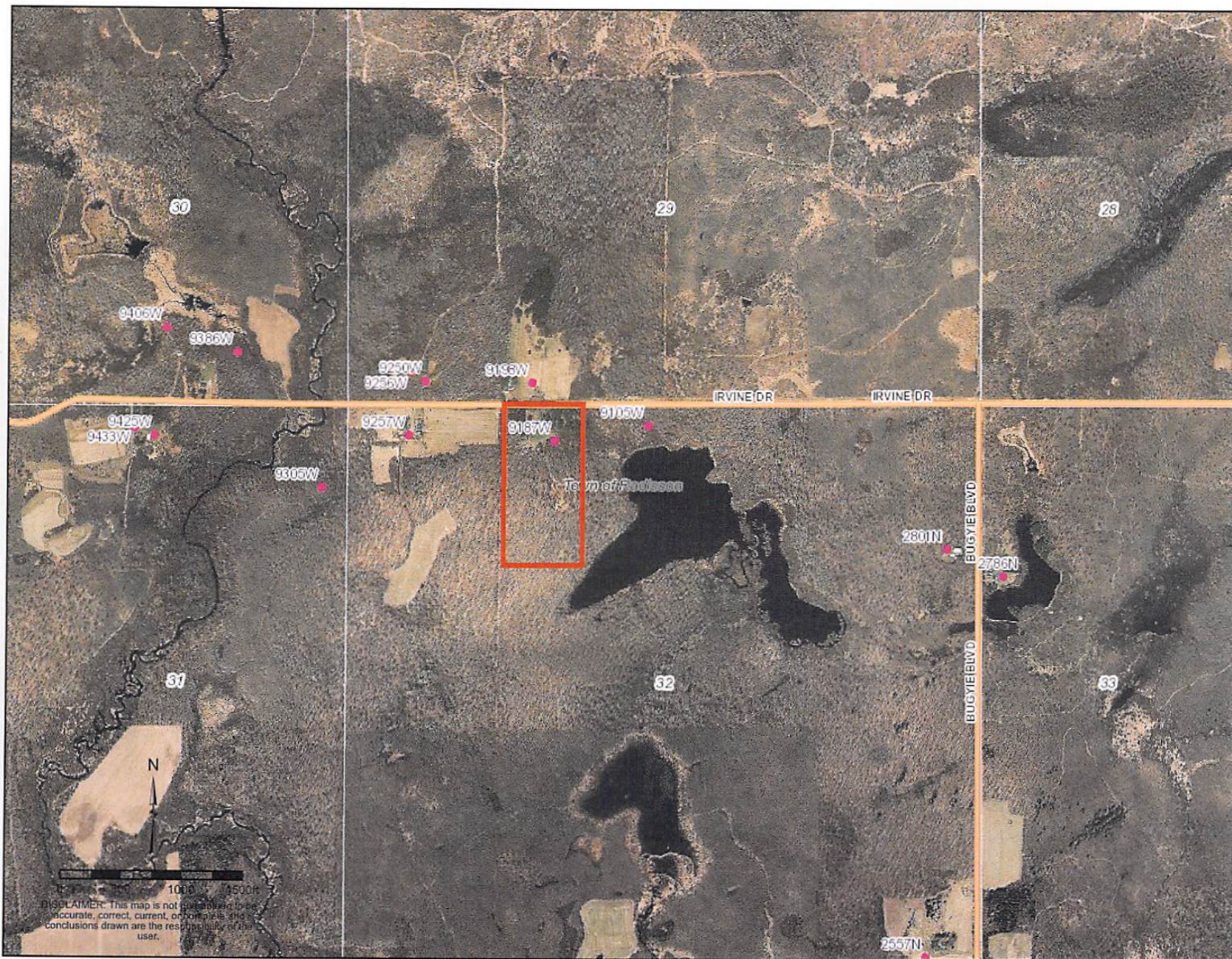
 Property History

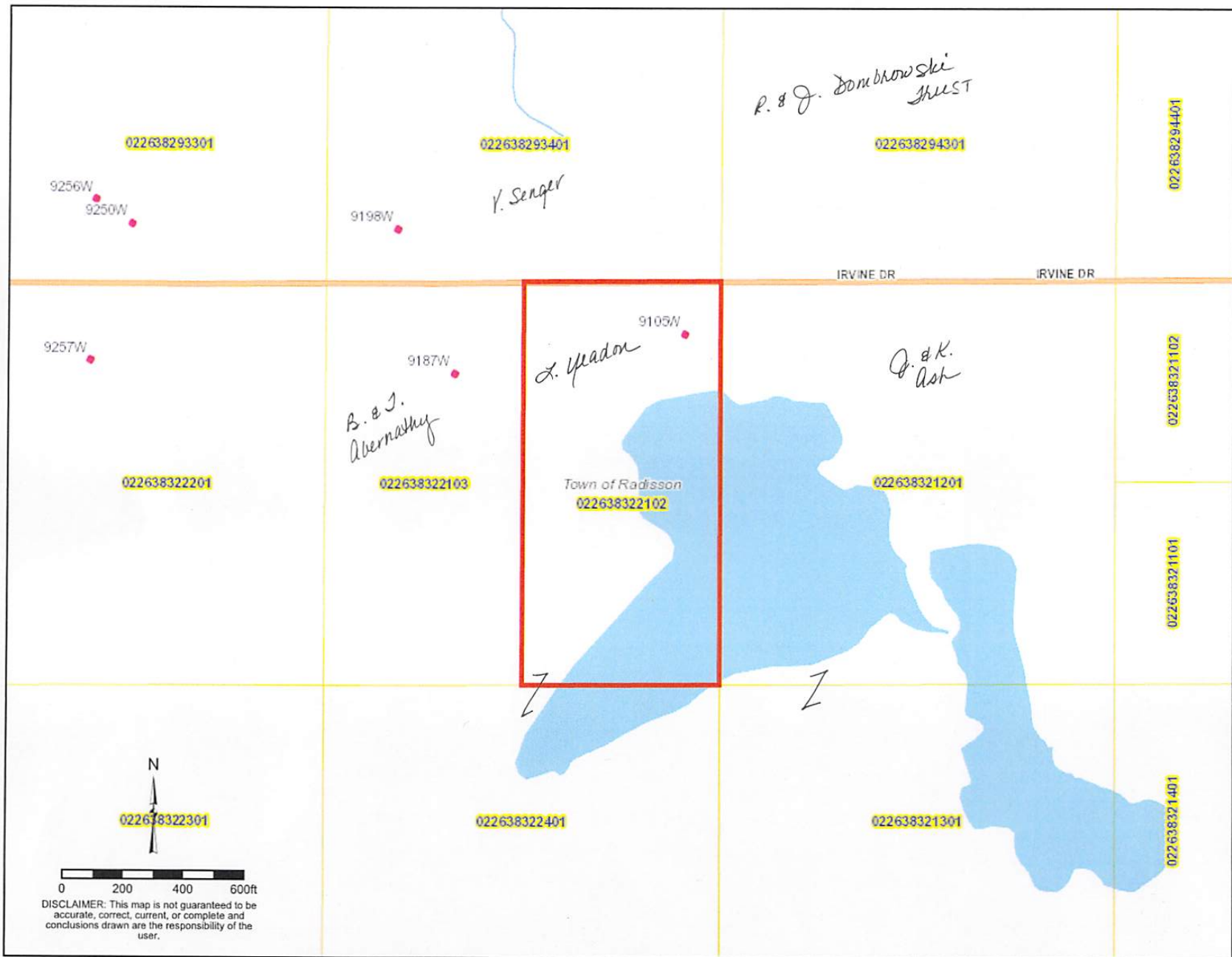
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 57-022-2-38-06-32-2 01-000-000010 [22061](#)

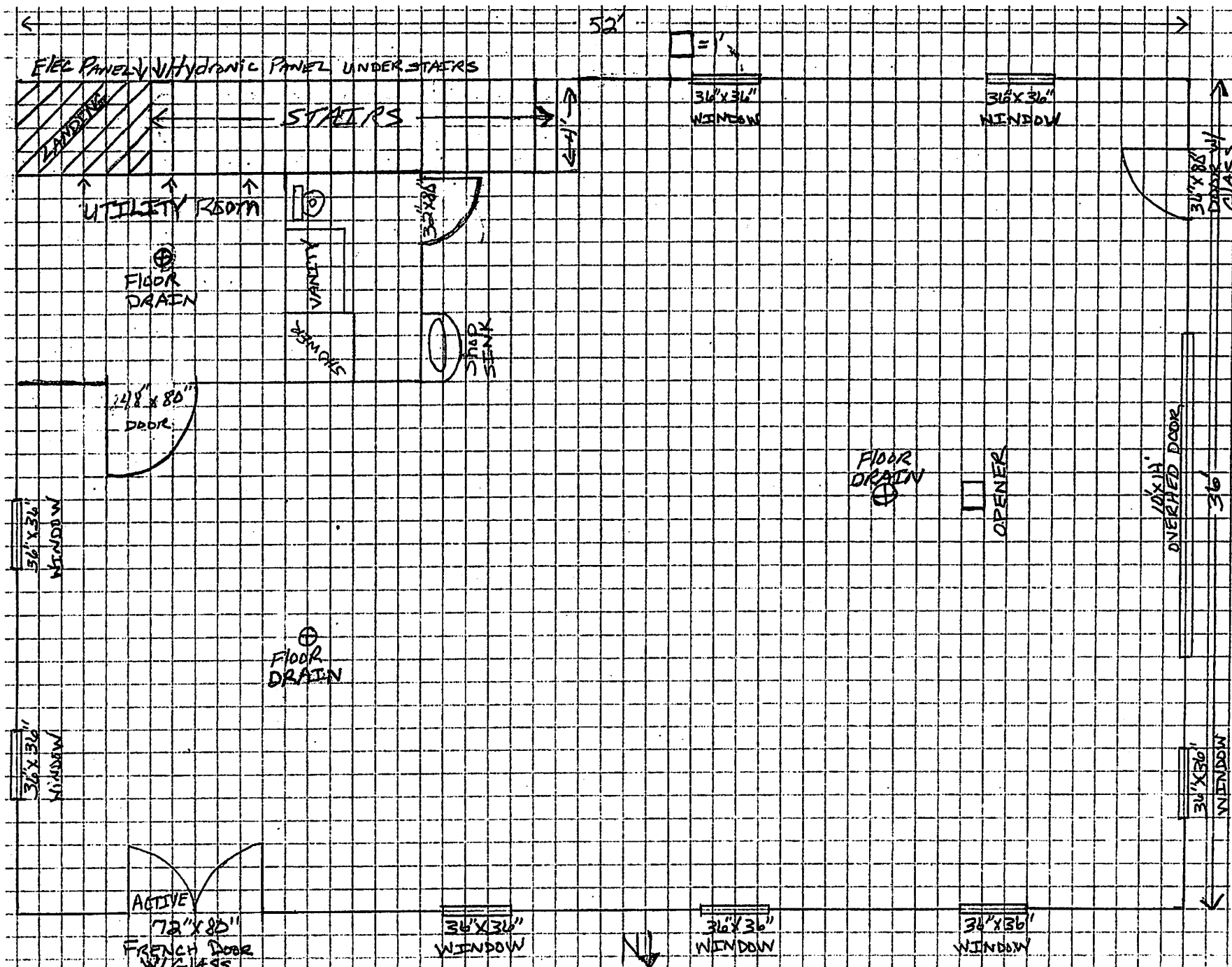
HISTORY [Expand All History](#) White=Current Parcels Pink=Retired Parcels

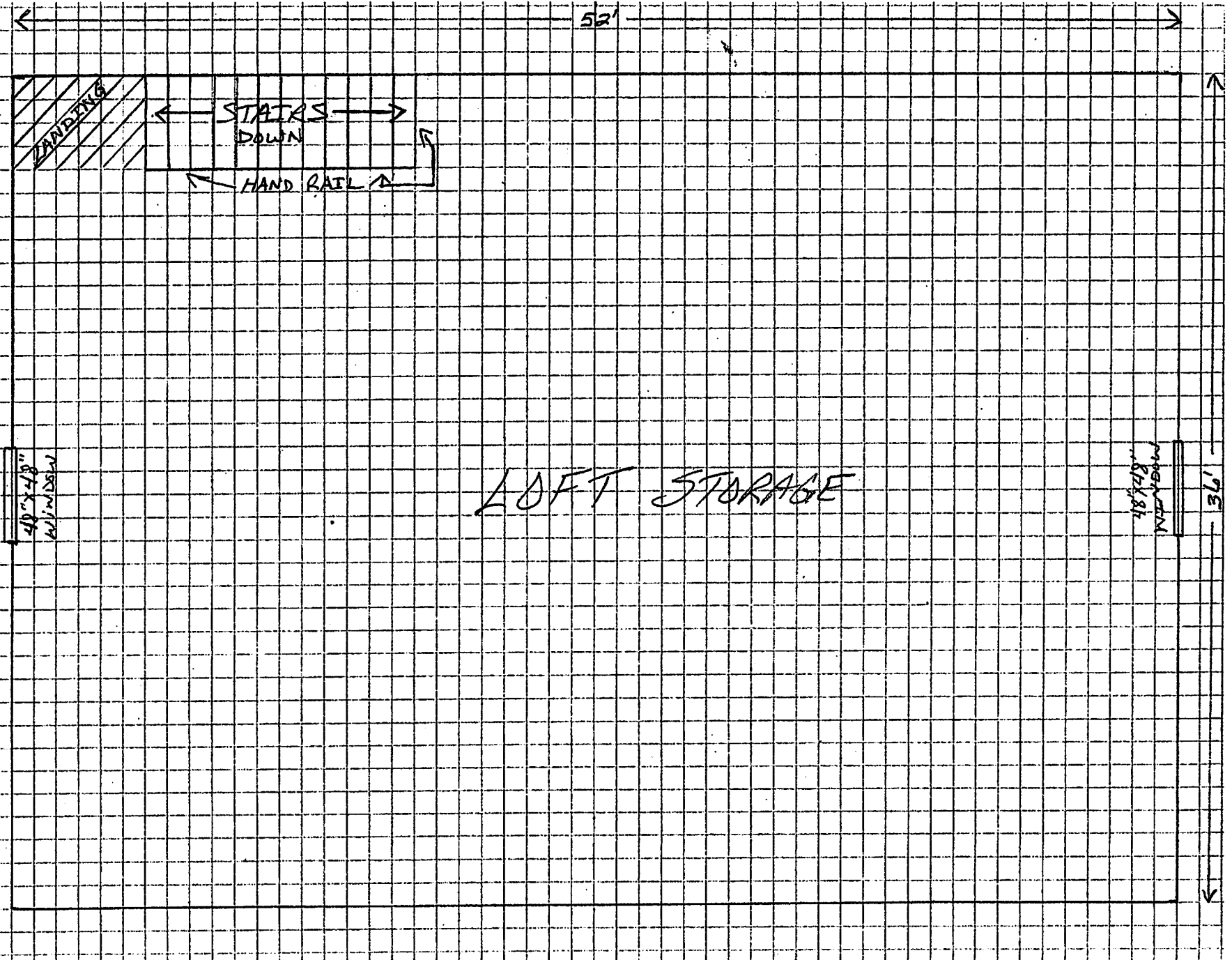
 **Tax ID:** [22061](#) **PIN:** 57-022-2-38-06-32-2 01-000-000010 **Leg. Pin:** 022638322101 **Map ID:** .5.1
 40882 This Parcel  **Parents**  **Children**













Conditional Use Permit Request STAFF REPORT

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

File: # CUP 22-018

Applicant:

Rodney Olson
8029N County Hwy K
Hayward, WI 54843

Property Location & Legal Description:

Town of Bass Lake. Abendpost Beach Lots 24-30, Lots 11-15, Lots 9-10, Block 18; S30, T40N R08W; Parcel #'s 002-103-18-2400, -1100, -0900; 1.03 total acres; Zoned Residential/Recreational Two (RR-1); -1100 & -0900 zoned Residential/Recreational One (RR-1) & Residential/Recreational Two (RR-2).

Request: Purpose of request is to construction of a 1400 square foot private woodworking shop as per Sawyer County Ordinance Sec 17.3(B)(6), for construction business trim work. The building would be entered between Post & Fox avenues on Lot 16 and would be located in the RR-2 Zone District.

Project History & Summary of Request

The applicant is requesting to build an approximately 1400 sq ft woodworking shop per Sawyer County Zoning Ordinance Section 17.3(B)(6) for a private or wholesale carpentry or woodworking shop; limited to property owner. The proposed structure would meet all setback requirements. However, this request is a little unique in that it would be the only building on the parcel. Generally, you would see this type of request for a property that already had a habitable dwelling (principal structure) on the property. In this case, the applicant is requesting that the "woodworking shop" would be the principal structure on the property and would contain no dwelling/habitable living area. The reason this request was initially even processed through the Zoning Office would be for the other types of conditional uses allowed within the Zoning Ordinance. Within Section 17.3(B) it would also allow for a restaurant, marina, sport shop, real estate office, hair salon, etc. These types of uses, authorized by CUP generally would not be accompanied by a "habitable dwelling." The use and the structure would be viewed as the primary or principal use of the property. This request seems to have more of a commercial aspect to it though. The owner would have no near-by residence but there are several other adjacent property owner residences' in the area. The problem arises if/when this property is sold because

now we have created a non-conforming use and structure because then it would be a garage (accessory structure) on vacant land.

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 #22-018 is limited to the property owner.
- 2 A Land Use Permit is required prior to construction of building.
- 3 Size of woodworking building not to exceed 1400 sq ft in total
- 4 Covenants to be recorded on property that upon sale of property that a Land Use Permit to build a habitable dwelling is applied for or that the existing woodwork building is removed from the property.
- 5 All materials to be stored inside building
- 6 Hours of operation from 6AM-9PM, Monday-Sunday (ZC can amend hours if needed)
- 7 All other Town, County, State, Federal Laws are followed

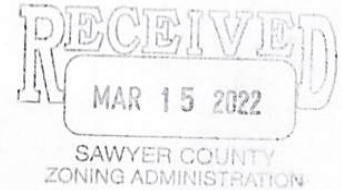
Findings of Fact for Approval: (choose from list below)

- 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 Application # 22-018
Town of Bass Lake

Return Original

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

Phone: 715-634-8288

Email: Kathy.marks@sawyercountygov.org

Owner: RJO Construction LLC
Rodney J. Olson

Address: 8029N County Hwy K Hayward, WI 54843

Phone: (715) 554-1942 Email: rolohayward@gmail.com

Legacy PIN#: 002103182400
002103181100
00210310900

Zoned: RR2
RR1

Acreage: 1.1 Acres

Property Description: Abendpost Lots 24-30 BIK18
Abendpost Lots 11-15 BIK18, Abendpost Lots 9&10, 31&32 BIK18

Permit desired for: Construct a 1400sqft private woodworking
shop as allowed in Ordinance 17.3 RR-2, Section B
conditional use, Line #6 for construction business firm work.
The building would be centered between Post and Fox
Avenues on 16 Lots

Rodney J. Olson [Signature] 3-15-22
*Please Print & Sign (Property Owner)

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

Name, Address, Phone & Email of
agent: _____

Fee \$ 350.00
Rev. 1/2021

Date of Public Hearing May 20, 2022

Real Estate Sawyer County Property Listing

Today's Date: 3/15/2022

Property Status: Current

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

**Description**

Updated: 3/15/2022

Tax ID:	144
PIN:	57-002-2-40-08-30-5 15-155-182400
Legacy PIN:	002103182400
Map ID:	-12.18.24 & 25
Municipality:	(002) TOWN OF BASS LAKE
STR:	S30 T40N R08W
Description:	ABENDPOST BEACH LOTS 24-30 BLK 18
Recorded Acres:	0.483
Calculated Acres:	0.482
Lottery Claims:	0
First Dollar:	No
Zoning:	(RR2) Residential/Recreational Two
ESN:	445

**Tax Districts**

Updated: 2/6/2007

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

**Recorded Documents**

Updated: 6/23/2020

QUIT CLAIM DEED	
Date Recorded: 11/20/2018	415507
JUDGMENT	
Date Recorded: 8/8/2017	408042
LAND CONTRACT	
Date Recorded: 1/2/2002	296884 785/76
WARRANTY DEED	
Date Recorded: 9/5/1997	262954 612/294
SEE NOTE	
Date Recorded:	

**Ownership**

Updated: 3/15/2022

RODNEY J OLSON HAYWARD WI**Billing Address:**

RODNEY J OLSON
8029N COUNTY HWY K
HAYWARD WI 54843

Mailing Address:

RODNEY J OLSON
8029N COUNTY HWY K
HAYWARD WI 54843

**Site Address** * indicates Private Road

N/A

**Property Assessment**

Updated: 5/24/2019

2022 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	0.483	6,800	0

2-Year Comparison

	2021	2022	Change
Land:	6,800	6,800	0.0%
Improved:	0	0	0.0%
Total:	6,800	6,800	0.0%

**Property History**

N/A

Real Estate Sawyer County Property Listing

Today's Date: 3/15/2022

Property Status: Current

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

**Description**

Updated: 3/15/2022

Tax ID:	141
PIN:	57-002-2-40-08-30-5 15-155-180900
Legacy PIN:	002103180900
Map ID:	-12.9-10
Municipality:	(002) TOWN OF BASS LAKE
STR:	S30 T40N R08W
Description:	ABENDPOST BEACH LOTS 9 & 10 BLK 18 LOTS 31 & 32 BLK 18
Recorded Acres:	0.276
Calculated Acres:	0.275
Lottery Claims:	0
First Dollar:	No
Zoning:	(RR1) Residential/Recreational One (RR2) Residential/Recreational Two
ESN:	445

**Tax Districts**

Updated: 2/6/2007

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

**Recorded Documents**

Updated: 7/26/2016

TRUSTEES DEED	
Date Recorded: 7/25/2016	402151
QUIT CLAIM DEED	
Date Recorded: 10/31/2001	295292 772/254

**Ownership**

Updated: 3/15/2022

RODNEY J OLSON HAYWARD WI**Billing Address:**

RODNEY J OLSON
8029N COUNTY HWY K
HAYWARD WI 54843

Mailing Address:

RODNEY J OLSON
8029N COUNTY HWY K
HAYWARD WI 54843

**Site Address** * indicates Private Road

N/A

**Property Assessment**

Updated: 2/6/2007

2022 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	0.276	1,200	0

2-Year Comparison

	2021	2022	Change
Land:	1,200	1,200	0.0%
Improved:	0	0	0.0%
Total:	1,200	1,200	0.0%

**Property History**

N/A

Real Estate Sawyer County Property Listing

Today's Date: 3/15/2022

Property Status: Current

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

**Description**

Updated: 3/15/2022

Tax ID:	142
PIN:	57-002-2-40-08-30-5 15-155-181100
Legacy PIN:	002103181100
Map ID:	-12.18.11-15
Municipality:	(002) TOWN OF BASS LAKE
STR:	S30 T40N R08W
Description:	ABENDPOST BEACH LOTS 11-15 BLK 18
Recorded Acres:	0.344
Calculated Acres:	0.344
Lottery Claims:	0
First Dollar:	No
Zoning:	(RR1) Residential/Recreational One (RR2) Residential/Recreational Two
ESN:	445

**Tax Districts**

Updated: 2/6/2007

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

**Recorded Documents**

Updated: 1/27/2017

WARRANTY DEED	
Date Recorded: 1/6/2017	404781
QUIT CLAIM DEED	
Date Recorded: 7/20/2005	332002

**Ownership**

Updated: 3/15/2022

RODNEY J OLSON HAYWARD WI**Billing Address:**

RODNEY J OLSON
8029N COUNTY HWY K
HAYWARD WI 54843

Mailing Address:

RODNEY J OLSON
8029N COUNTY HWY K
HAYWARD WI 54843

**Site Address** * indicates Private Road

N/A

**Property Assessment**

Updated: 2/6/2007

2022 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	0.344	1,500	0

2-Year Comparison

	2021	2022	Change
Land:	1,500	1,500	0.0%
Improved:	0	0	0.0%
Total:	1,500	1,500	0.0%

**Property History**

N/A

Sawyer County, WI

Legend

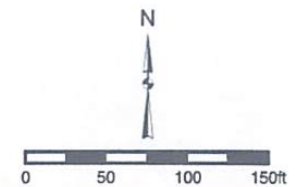
- Addresses
- ▭ Parcels
- ▭ Cities
- ▭ Villages
- ▭ Towns
- ▭ Sawyer County
- Other Counties
 - MI
 - MN
 - WI
- Lakes and Rivers
- Rivers and Streams
- US Highways
- State Highways
- County Highways
- Town Roads
- City and Village Roads
- Private Roads
- Recreational Trails

Red outlined are lots I own
 yellow highlighted are the lots for conditional use
 Pink highlighted are owned by others and not buildable
 ⊗ proposed building site

00284029201

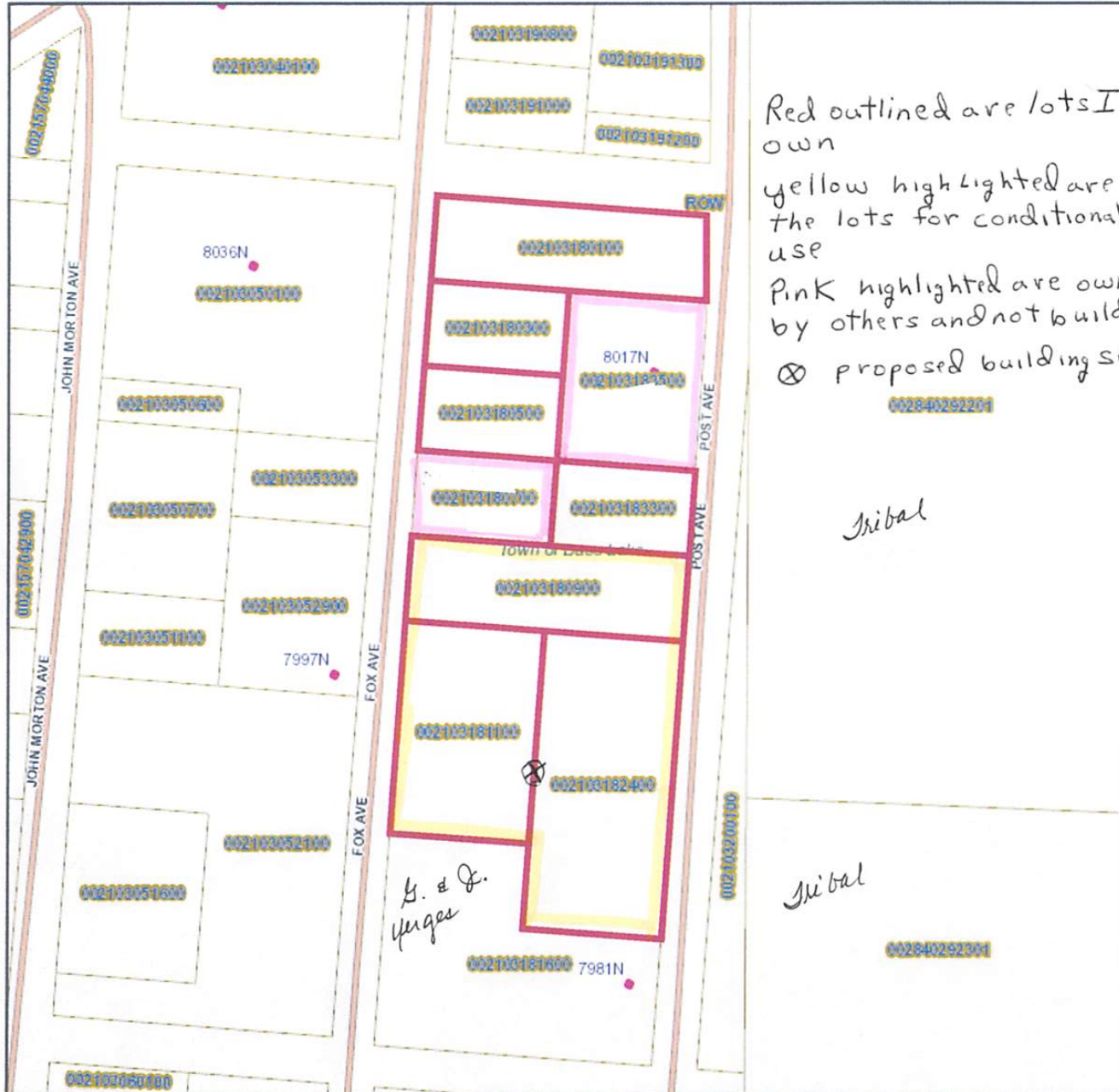
Tribal

Tribal



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

AUTHOR:	
Date Printed:	
COUNTY:	







principle structure. See Section 4.20(2)

19) Funeral Homes

20) Horses

17.3 RR-2: Residential/Recreational Two District

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

A) Permitted Uses

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

B) Uses Authorized by Conditional Use

- 1) Mobile home parks and campgrounds subject to the provisions of Section 6.5 and Section 6.6.
- 2) Telephone, telegraph and power transmission towers, poles and lines, including transformers, substations, relay and repeater stations, equipment housing and other necessary appurtenant equipment and structures.
- 3) Recreational service-oriented uses such as restaurants, cocktail lounges, marinas, sport shops, bait sales, and other recreational services which in the opinion of the County Zoning Committee are of the same general character or clearly incidental to a permitted use or use authorized by conditional permit.
- 4) Kennel for small domestic animals subject to the provisions of Section 6.8.
- 5) Hair salon and barber shop.
- 6) Private or wholesale carpentry or woodworking shop; limited to property owner.
- 7) Greenhouse and florist.
- 8) Professional offices and studios.
- 9) Bed and Breakfast establishments.
- 10) Taxidermy.
- 11) Real estate offices.

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SAWYER COUNTY ZONING ORDINANCE

- 12) Childcare center, play school.
- 13) Shrub, tree nursery.
- 14) Lake access subject to provisions of Section 4.412.
- 15) Lake access for island development subject to provisions of Section 4.413.
- 16) MULTI-DWELLING DEVELOPMENT or other similar development including a condominium, hotel, motel or resort, or other development, which in the opinion of the



Redline comparison for Sawyer County Zoning Ordinance Amendment

Section 2.0 DEFINITIONS

(1) ACCESSORY STRUCTURE OR USE: A detached subordinate structure or a use which is clearly incidental to, and customarily found in connection with, the principal structure or use to which it is related, and which is located on the same lot as the principal structure or use. Accessory structures include decks, patios, garages, sheds, yard barns, carports, quonset huts, shipping containers, semi-trailers, etc. Whether something is portable, temporary, or on skids; it is still considered a structure. See Section 4.26 for other requirements.

(93) SHIPPING CONTAINERS/ INTERMODAL CONTAINERS. A shipping container/ intermodal container, is a large, standardized shipping container or semi-trailer, designed and built for intermodal freight transport. Shipping containers are to be treated as ACCESSORY STRUCTURES and subject to Land Use Permit requirements. Accessory structures are not allowed on vacant property unless the Conditional Use requirements under 4.26(1), (2), or (3) can be met. Intermodal containers are primarily used to store and transport materials and products efficiently and securely in the global containerized intermodal freight transport system. These containers are known under several names including, but not limited to, simply container, cargo or freight container, ISO container, semi- trailers, shipping, sea or ocean container, sea van or conex box, container van, sea can, c can, etc. Any Shipping Container/Intermodal Container on any lot except zoned Industrial (I-1) or Commercial (C-1) requires Town Approval. More than one (1) Shipping Container/Intermodal Container on any lot except zoned Industrial (I-1) or Commercial (C-1) requires Town Approval and a Conditional Use Permit (CUP). More than three (3) Shipping Container(s)/Intermodal Container(s) on lots zoned Industrial (I-1) or Commercial (C-1) requires Town Approval and a Conditional Use Permit (CUP). This would include stacking of these containers.

(98) STORAGE SHED / STORAGE STRUCTURE: means a structure used exclusively for the storage of tools, materials, and equipment and not used for human habitation.

4.26 ACCESSORY USES AND STRUCTURES

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

An exemption is granted for one (1) STORAGE SHED to be allowed on vacant parcels with the following requirements:

1. Parcel must contain a minimum of 20,000 square feet of land area.
2. This exemption is not allowed in platted subdivisions.
3. This exemption requires a Land Use Permit regardless of size and not to exceed 144 square feet of footprint area.
4. Must be less than 14' in height.

5. No habitation is allowed in these exempt structures.
6. Applicable accessory structure setbacks shall be applied.
7. A fire number/site address is required as part of this STORAGE SHED exemption.
8. A SHIPPING CONTAINER in excess of 144 square feet is not allowed for this exemption.
9. Check with respective Town or County Highway Department if a driveway permit is required.

9.2 LAND USE PERMITS

9.21

5) A permit fee and permit shall be waived for the placement of, or construction of, or alteration of, or addition to any structure whereby the placement contains 100 square feet or less; the structure to be constructed contains 100 square feet or less; or an alteration or addition results in an increase of 100 square feet or less. An application must still be filed with the Zoning Department for SHORELAND properties for any structures and for accessory structure exemptions specified in Section 4.26.