



Sawyer County

Agenda

Zoning Committee Meeting

Friday, October 21, 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
- b. Pledge of Allegiance
- c. State of Committee and Hearing Procedure and Statement of Hearing Notice
[Statement of Comm. Hearing & Procedure & Hearing Notice](#)
- d. Approval of Previous Meeting Minutes
[9-16-2022 ZC Minutes](#)
- e. Public Comment

5 - 6

7 - 11

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

12 - 26

- a. A Public Hearing in the Town of Meteor. RZN #22-014. Owner: Seth & Ashley Zesiger. The NE ¼ of the SE ¼ and the NW ¼ of the SE ¼; All in S11, T37N, R08W; Parcel # 018-837-11-410; Tax ID #19641 and 018-837-11-4201; Tax ID #19642; 80 total acres; Zoned Forestry One

(F-1). Purpose of request is to rezone from Forestry One (F-1) to Agricultural One (A-1) to add additional pasture land for the farm.

[RZN #22-014, Seth Zesiger pkt.](#)

- b. Discussion/Action in the Town of Meteor. RZN #22-014. Owner: Seth & Ashley Zesiger. The NE ¼ of the SE ¼ and the NW ¼ of the SE ¼; All in S11, T37N, R08W; Parcel # 018-837-11-410; Tax ID #19641 and 018-837-11-4201; Tax ID #19642; 80 total acres; Zoned Forestry One (F-1). Purpose of request is to rezone from Forestry One (F-1) to Agricultural One (A-1) to add additional pasture land for the farm.

27 - 37

- c. A Public Hearing in the Town of Edgewater. CUP #22-015. Owner: Knapmiller Family Trust. Part of Government Lot 6; S19, T37N, R09W; Parcel #008-937-19-5605; Tax ID #8714; total acres 46.92; Zoned Agricultural One (AG-1) & Residential/Recreational One (RR-1). Purpose of request is to rezone approximately 4.85 acres of the property to Commercial One (C-1) for recreational vehicle storage. Non-structural storage open land only storing but not limited to: boats, pontoons, and (off-road) recreational vehicles.

[RZN #22-015, Knapmiller Family LLC pkt.](#)

- d. Discussion/Action in the Town of Edgewater. CUP #22-015. Owner: Knapmiller Family Trust. Part of Government Lot 6; S19, T37N, R09W; Parcel #008-937-19-5605; Tax ID #8714; total acres 46.92; Zoned Agricultural One (AG-1) & Residential/Recreational One (RR-1). Purpose of request is to rezone approximately 4.85 acres of the property to Commercial One (C-1) for recreational vehicle storage. Non-structural storage open land only storing but not limited to: boats, pontoons, and (off-road) recreational vehicles.

4. CONDITIONAL USE APPLICATIONS

38 - 47

- a. A Public Hearing in the Town of Couderay. CUP #22-030. Owner: Chad & Gail Kolstad. Part of Government Lot 3, Lot 5 CSM 36/189 #8438. S08, T39N, R08W: Parcel #004-839-08-5309; Tax ID #22-030; Zoned Forestry One (F-1) & Residential/Recreational Two (RR-2); 4.0 total acres. Permit desired to build a deck up to 240' square feet for camper. Per section 4.26 (1) with conditions of the Sawyer Count Zoning Ordinance.

[CUP #22-030, Kolstad Family LLC pkt.](#)

- b. Discussion/Action in the Town of Couderay. CUP #22-030. Owner: Chad & Gail Kolstad. Part of Government Lot 3, Lot 5 CSM 36/189 #8438. S08, T39N, R08W: Parcel #004-839-08-5309; Tax ID #22-030; Zoned Forestry One (F-1) & Residential/Recreational Two (RR-2); 4.0 total acres. Permit desired to build a deck up to 240' square feet for camper. Per section 4.26 (1) with conditions of the Sawyer Count Zoning Ordinance.

48 - 56

- c. A Public Hearing in the Town of Edgewater. CUP #22-031. Owner: John E Lozier Trust. John E Lozier Trust, Kevin Lozier-agent. Part of Government Lot 2; S19, T37N, R09W; Parcel #008-937-19-5210; Tax

ID #8666; Zoned Residential/Recreational One (RR-1); 2.57 total acres. Permit desired for kayak rental of 8 to 10 kayaks, private-park with three sites to park and use picnic table. No overnight stays. Per section 17.2(B) (3 and 16) of the Sawyer County Zoning Ordinance.

[CUP #22-031, John Lozier Trust pkt.](#)

- d. Discussion/Action in the Town of Edgewater. CUP #22-031. Owner" John E Lozier Trust. John E Lozier Trust, Kevin Lozier-agent. Part of Government Lot 2; S19, T37N, R09W; Parcel #008-937-19-5210; Tax ID #8666; Zoned Residential/Recreational One (RR-1); 2.57 total acres. Permit desired for kayak rental of 8 to 10 kayaks, private-park with three sites to park and use picnic table. No overnight stays. Per section 17.2(B) (3 and 16) of the Sawyer County Zoning Ordinance.

57 - 80

- e. A Public Hearing in the Town of Lenroot. CUP #22-028. Owner: Larry & Kim Verissimo. Part of the NE ¼ of the NW ¼; S12, T41N, R09W; Parcel #014-941-12-2106; Tax ID#41961; 22.28 total acres; Zoned Residential/Recreational Two (RR-2). Permit desired for: Hayward Property Owner LLC would like to develop and operate a seasonal RV Park/Campground tailored to short and long-term tourists. 84 total sites including 8 "camping cabins".

[CUP #22-028, Larry & Kim Verissimo pkt.](#)

- f. Discussion/Action in the Town of Lenroot. CUP #22-028. Owner: Larry & Kim Verissimo. Part of the NE ¼ of the NW ¼; S12, T41N, R09W; Parcel #014-941-12-2106; Tax ID#41961; 22.28 total acres; Zoned Residential/Recreational Two (RR-2). Permit desired for: Hayward Property Owner LLC would like to develop and operate a seasonal RV Park/Campground tailored to short and long-term tourists. 84 total sites including 8 "camping cabins".

5. NEW BUSINESS

- a. Sawmill Operation within a RR-2 Zone District (Discussion Only)

81 - 82

- b. Multiple existing primary dwellings on one lot - Multi-Dwelling Development (Discussion Only)

[Multi-Dwelling Development V1](#)

- c. Zoning Committee decision to hold new public hearing on CUP #22-005. Previously was adjourned on vague context. If Committee agrees to take back up the case a new public hearing will be set in December 2022.

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

6. ADJOURNMENT

7.

DISCLAIMER:

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

8.

****See our website: sawyercountygov.org or contact the Zoning and Conservation Department for more information.**

**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
September 16, 2022**

Zoning Committee Members

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

Zoning Administration

Jay Kozlowski, Zoning Administrator
Kathy Marks, Deputy Zoning Administrator

PRELIMINARY MATTERS

a) Call to Order and Roll Call

Boettcher calls 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: Boettcher, Buckholtz, Shuman, Hessel and Maestri. John Righeimer as alternate here. From the Zoning Office: Kozlowski and Marks. Andy Phillips as legal counsel for Sawyer County is virtual.

b) Statement of Committee and Hearing Procedure and Statement of Hearing Notice. The Public Hearing Notice was published as a Class 2 Notice in accordance with Chapter 985 of the Wisconsin Statutes in the Sawyer County Record.

c) Pledge of Allegiance.

d) Approval of August 19, 2022. Motion by Buckholtz to approve the August 19, 2022 minutes, second by Hessel. All in favor. Motion carries.

Boettcher has a question of Andy Phillips, legal counsel. Agenda items that were postponed at the Towns level. Items 4c and d, and all of agenda 5. The Towns have not acted on the items. Do we have to hold a public hearing on those agenda items? Andy Phillips, legal counsel "No, as long as you re-notice another public hearing and that the public is invited to testify at that next public hearing that's fine. I think for the benefit of the audience it is helpful to note that Town approval is a big deal as it relates to the Committee deliberations. It's a big deal as it relates to statutory requirements. So postponing the public hearing until this Committee can actually consider the business is entirely appropriate in this circumstance." Kozlowski asks, "If those items should be moved up in the agenda to go through the postponing action or do we just reiterate to the audience here that it is most likely going to get postponed because the Town has not taken action?" "Obviously I am not talking for the Committee here but there would need to be a motion made to a date certain." Andy Phillips, legal counsel "I think it would be appropriate for somebody to make a Motion at this point to postpone items 4c & d, and all of

item 5. Postpone it to the next scheduled zoning meeting and if you make that motion now the audience can be certain that the item will be on the next agenda next month.” Kozlowski clarifies the cases that the Towns did not make motion on that. Discussion held. Motion by Buckholtz to postpone item 4c and d until the October meeting or until Town decision. Second by Hessel. No further discussion. All in favor. Motion by Hessel to postpone item 5 on the agenda, second by Shuman until the November Zoning Committee meeting. All in favor.

f) Public Comment. Linda Zillmer, Edgewater property owner speaks of County Ordinances, Rules and Responsibilities. Douglas Kurtzweil, Town of Hunter speaks of contradictions in the Ordinance.

REZONES

a) A Public Hearing in the Town of Couderay. RZN #22-011. Owner: Futurewood Corp. The NW ¼ of the SW ¼; S14, T38N, R09W; Parcel #026-938-14-3201; Tax ID#27904; 28 total acres; Zoned Forestry One (F-1). Purpose of request is to rezone from Forestry One (F-1) to Residential/Recreational One (RR-1) to eventually create 2 or 3 separate lots. Kozlowski reads the application, staff report and Town opinion. Opinion letters were sent to members and read by each of them. Motion by Buckholtz to open the public hearing portion of the application, second by Shuman. All in favor. Tim Butterfield, Agent, Tim Butterfield speaks in favor of the application. Discussion held with Committee. Speaking in objection of the application is Carolyn Bair and John Bair, Stone Lake property owners. Linda Zillmer, Edgewater property owner speaks of concerns. Motion to come out of the public hearing portion by Hessel, second by Buckholtz. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held by Committee and Kozlowski. Motion to approve the application by Hessel, second by Boettcher. Discussion held. Roll call finds: Hessel – yes, Boettcher – yes, Shuman – yes, Buckholtz – yes, Maestri – yes. All in favor. Findings of Fact: 1. It would not be damaging to the rights of others or property values. 2. It would not be detrimental to ecology, wild life, wetlands or shorelands. 3. It would not create an air quality, water supply, or pollution problem. 4. It would not create topographical problems such as run off, drainage, erosion, flooding, or 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.

b) A Public Hearing in the Town of Meadowbrook. RZN #22-013. Owner: Daniel Dean. The NW ¼ of the SW ¼; S22, T37N, R06W; Parcel #016-637-22-3201; Tax ID#19273; 40 total acres; Zoned Forestry One (F-1). Purpose of request is to rezone from Forestry One (F-1) to Agricultural Two (A-2) to allow the lesser dimensional requirements to place a modular dwelling on the property. Kozlowski reads the application, staff report, and Town opinion. Opinion letters were sent to members and read by each of them. Discussion held. Andy Phillips, legal counsel spoke with Kozlowski regarding this case and we have the same thoughts that the case is not contentious. We feel comfortable recommending to the Committee that the action be contingent upon the Town’s approval. In terms of a conflict of interest, it’s never a conflict of interest for an individual to be a representative capacity on behalf of two municipalities. He is not concerned with the conflict questions. In this circumstance whether you postpone or proceed today, he is not concerned with the conflict situation. It’s well within your rights to move forward with this application today and obviously you can postpone it that’s the Committee’s desire as well. Buckholtz speaks on the Town Board side and agrees that the application should be heard today.

Motion by Buckholtz to open the public hearing portion of the application, second by Hessel. All in favor. Julie Ostrander, owner speaks in favor of the application. No other comments. Motion to come out of the public hearing by Shuman, second by Hessel. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held. Motion by Buckholtz to approve the application contingent upon Town approval. Second by Hessel. Roll call finds: Boettcher – yes, Maestri – yes, Shuman – yes, Hessel – yes, Buckholtz – yes. All in favor. Findings of Fact: 1. It would not be damaging to the rights of others or property values. 2. It would not be detrimental to ecology, wild life, wetlands or shorelands. 3. It would not create an air quality, water supply, or pollution problem. 4. It would not create topographical problems such as run off, drainage, erosion, flooding, or 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.

CONDITIONAL USE APPLICATIONS

a) A Public Hearing in the Town of Hayward. CUP #22-027. Owner: Zachary & Samantha Stuhr. Part of the SW ¼ of the SE ¼, S14, T41N, R09W; Parcel #010-941-14-4304; Tax ID#12074; .73 total acres; Zoned Residential/Recreational One (RR-1). Permit desired for: Location/Operation of Taxidermy Studio in an existing accessory building per section 17.2 (B) (9) of the Sawyer County Zoning Ordinance. Kozlowski reads the application, staff report and Town opinion. No opinion letters returned. Samantha Stuhr, owner speaks in favor of the application. Discussion with Committee held. No other comments. Motion by Buckholtz to close the public hearing portion of the application, second by Hessel. All in favor. Kozlowski reads the discussion/action portion of the application. Motion by Shuman to approve the application with conditions of: 1. CUP #22-027 is limited to the property owner. 2. Hours of business operation from 9am-4pm, Monday-Thursday; Friday & Saturdays by appointment only. 3. All signage must meet Sawyer County Zoning Ordinance Requirements. 4. All animal carcass waste is to be disposed in a proper manner as specified within Wisconsin State Statutes and NR10.105(7)(c), Wis. Admin. Code. 5 All other Town, County, State, Federal Laws are followed including WI Statutes 29.506. Findings of Fact: 1. It would not be damaging to the rights of others or property values. 2. It would not be detrimental to ecology, wild life, wetlands or shorelands. 3. It would not create an air quality, water supply, or pollution problem. 4. It would not create topographical problems such as run off, drainage, erosion, flooding, or 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. Second by Buckholtz. Roll call finds: Hessel – yes, Boettcher – yes, Shuman – yes, Buckholtz – yes, Maestri – yes. All in favor.

b) A Public Hearing in the Town of Lenroot. CUP #22-028. Owner: Larry & Kim Verissimo. Part of the NE ¼ of the NW ¼; S12, T41N, R09W; Parcel #014-941-12-2106; Tax ID#41961; 22.28 total acres; Zoned Residential/Recreational Tow (RR-2). Permit desired for: Hayward Property Owner LLC would like to develop and operate a seasonal RV Park/Campground tailored to short and long-term tourists. 84 total sites including 8 “camping cabins”. Postponed until October Zoning Committee meeting.

c) A Public Hearing in the Town of Edgewater. CUP #22-029. Owner: DDS Real Estate LLC. The SE ¼ of the SE ¼; S30, T37N, R09W; Parcel #008-937-30-4401; Tax ID #9051; Zoned Agricultural One

(A-1). Permit desired for the Operation/location of a non-metallic mining operation, mineral extraction including rock crusher and hot mix plant. The early renewal of CUP #21-005 in combination of renewing CUP #19-037 to combine two existing non-metallic mining operations under one conditional use permit. The original CUP #88-0174 was approved on July 15, 1988 and most recently approved on April 15, 2021 and September 20, 2019. Kozlowski reads the application, staff report and Town opinion. Opinion letters were sent and read by all members.

5 minute recess called at 9:43am. Meeting called to order at 9:50am.

Motion by Buckholtz to open the public hearing portion of the application, second by Hessel. All in favor. Darrick Smith, owner speak in favor of the application. Discussion held with Committee. Linda Zillmer, Town of Edgewater property owner is neither for nor against the application. Speaks of the Town agenda and that the Town did approve the application. Motion to come out of the public hearing portion by Shuman, second by Hessel. All in favor. Discussion held. Motion by Buckholtz to approve the application, second by Hessel. Conditions of: 1. Abide by elements included in plan of operation including hours of operation unless changes/conditioned by Sawyer County Zoning Committee. 2. Maintain compliance with NR 135 (reclamation plan) 3. Maintain compliance with Dept. of Natural resources Chapter 30 including wetland setbacks. 3. Comply with all other Federal, State and local Government. Findings of Fact: 1. It would not be damaging to the rights of others or property values. 2. It would not be detrimental to ecology, wild life, wetlands or shorelands. 3. It would not create an air quality, water supply, or pollution problem. 4. It would not create topographical problems such as run off, drainage, erosion, flooding, or 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. Roll call finds: Boettcher – yes, Maestri – yes, Shuman – yes, Hessel – yes, Buckholtz – yes. All in favor.

REZONES & CONDITIONAL USE APPLICATIONS

a) A Public Hearing in the Town of Round Lake. RZN #22-012. Owner: Travis Butterfield. Part of the NE ¼ of the SE ¼, S11, T41N, R08W; and Part of the NW ¼ of the SW ¼; S12, T41N, R08W; Lot 1 CSM 28-13 #7170; Parcel #024-841-11-4101; Tax ID #26555; Zoned Forestry One (F-1) & Residential/Recreational One (RR-1); 39.85 total acres; Purpose of request is for the Residential/Recreational One (RR-1) to change to Forestry One (F-1) for non-metallic mineral extraction. Postponed until November Zoning Committee meeting.

c) A Public Hearing in the Town of Round Lake. CUP #22-026 for the Reclamation Plan. Owner: Travis Butterfield. Part of the NE ¼ of the SE ¼, S11, T41N, R08W; and Part of the NW ¼ of the SW ¼; S12, T41N, R08W; Lot 1 CSM 28-13 #7170; Parcel #024-841-11-4101; Tax ID# 26555; Zoned Forestry One (F-1) & Residential/Recreational One (RR-1); 39.85 total acres; Permit desired for the Sawyer County NR 135 Reclamation Issuance for location/operation of a non-metallic mineral open pit. Postponed until November Zoning Committee meeting.

NEW BUSINESS

a) Town of Round Lake Board regarding Zoning Practices. Rolf Hanson, Town of Round Lake Board Chairman speaks that the Zoning Committee is respected in the work that they do and that the Town does due diligent and a lot of time and research regarding the cases that come before them. We just want to keep things working best as we can. Discussion held.

b) 2023 Meeting Dates. Discussion held by Committee. Motion by Hessel to stay with the same calendar setup, second by Shuman. Hessel amends that the only date to change would be November 15th, 2023 on a Wednesday. Second by Shuman. All in favor.

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

Boettcher adjourns meeting at 10:18am.

*****For more information please contact the Zoning office*****

Minutes prepared by Kathy Marks, Deputy Zoning Administrator



Rezone Request STAFF REPORT

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

File: # RZN 22-014

Applicant:

Seth Zesiger
969N Lincoln Ave
Exeland, WI 54835

Property Location & Legal Description:

Town of Meteor. The NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$; All in S11, T37N, R08W;
Parcel # 018-837-11-4101; Tax ID #19641 and 018-837-11-4201; Tax ID #19642; 80 total acres;
Zoned Forestry One (F-1)

Request:

Permit desired to change Zone District from Forestry One (F-1) to Agricultural One (A-1) to add additional pasture land to existing farm operation.

Summary of Request & Project History:

The applicant is requesting to rezone the above described 80 acres of from F-1 to A-1. All zone district requirements would be met. This rezone petition is required in order to expand the pasture land for an existing farming operation. The Town of Meteor comprehensive plan future land use shows this area as "Forestry" with a mixing of zone districts between A-1, and F-1 with similar use occurring. The Town of Meteor has also approved the proposed rezone requested. The USDA – NRCS Web Soil Survey shows about 1/3 of this area of "farmland of Statewide importance". While keeping in mind that this additional acreage is to be primarily used for pasture land.

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 not create an objectionable view.
- 8 It would be consistent with the Town and/or County Comprehensive Plan
- 9 It would be compatible with the surrounding uses and the area.

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 create an objectionable view.
- 17 It would not be consistent with the Town and/or County Comprehensive Plan
- 18 It would not be compatible with the surrounding uses and the area.



RECEIVED
AUG 15 2022

SAWYER
ZONING ADMINISTRATION

Rezone Application # 22-014
Town of Meteor
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: Seth L & Ashley M Zesiger

Address: 969 N Lincoln Ave, Exeland, WI 54835

Phone: (715) 419-1603 Email: seth.zesiger@hotmail.com

Legacy PIN # 018837114101, 018837114201 Acreage: 80 (40 ACRES EACH)

Change from District F-1 to A1

Property Description: T37N-R8W-S11. Cut-over land that has a 3-4 strand barbed wire
Fence on all sides. Directly adjacent to Family's beef & crop farm.
#018-837-11-4101 TR4 ID 19641
#018-837-11-4201 TR4 ID 19642

Purpose of

Request: To rezone property from Forestry One to Agricultural One. Property was cleared & Fenced
in 2021 & 2022 to add additional pastureland to the farm.

Seth Zesiger Ashley Zesiger
*Please Print & Sign (Property Owner)

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

Name, Address, Phone & Email of Agent:

Phone: _____ Email: _____

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

Date of Public Hearing Oct. 21, 2022

October 10, 2022

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

Dear Members of the Committee,

I am writing in regards to the application for a Change in Zone District for my property (RZN #22-014), PIN 018-837-11-4101 (40 acres) and 018-837-11-4201 (40 acres).

The purpose of this application is to change the property classification from district F-1 to A-1. The property was clearcut in 2021 and 2022, and construction of a 3-strand barbed wire fence was started in 2021 and completed in the late summer of 2022 in order to add additional pastureland for beef cattle to the family farm.

The property contains approximately 1 acre of former hay ground, while the rest is recently cutover (see attached photos). The terrain, typical of the area, is level to rolling and is classic Kettle Moraine. The property under consideration is bordered on three sides by property that is currently zoned as A-1. Surrounding property development is either pasture land, cropland, or productive forest. There are also approximately 150 properties within T37N-R8W that are currently zoned as A-1. My family and I currently pasture beef cows and grow crops on the family farm east of and directly adjacent to the property under consideration in this application.

Given the information above, I believe that changing the zone district as requested of my property would be both compatible with surrounding land uses and appropriate.
Thank you for your consideration.

Sincerely,

Seth Zesiger







Real Estate Sawyer County Property Listing

Today's Date: 8/15/2022

Property Status: **Current**

Created On: 2/6/2007 7:55:33 AM

**Description**

Updated: 3/26/2018

Tax ID:	19642
PIN:	57-018-2-37-08-11-4 02-000-000010
Legacy PIN:	018837114201
Map ID:	.14.1
Municipality:	(018) TOWN OF METEOR
STR:	S11 T37N R08W
Description:	NWSE
Recorded Acres:	40.000
Calculated Acres:	39.637
Lottery Claims:	0
First Dollar:	No
Zoning:	(F-1) Forestry One
ESN:	431

**Tax Districts**

Updated: 2/6/2007

1	State of Wisconsin
57	Sawyer County
018	Town of Meteor
540735	Bruce School District
001700	Technical College

**Recorded Documents**

Updated: 3/26/2018

WARRANTY DEED	
Date Recorded: 3/23/2018	411573
WARRANTY DEED	
Date Recorded:	301796 WD810/66

**Ownership**

Updated: 3/26/2018

SETH L & ASHLEY M ZESIGER EXELAND WI**Billing Address:**

SETH L ZESIGER
969N LINCOLN AVE
EXELAND WI 54835

Mailing Address:

SETH L ZESIGER
969N LINCOLN AVE
EXELAND WI 54835

**Site Address** * Indicates Private Road

N/A

**Property Assessment**

Updated: 9/4/2012

2022 Assessment Detail

Code	Acres	Land	Imp.
G6-PRODUCTIVE FOREST	40.000	48,000	0

2-Year Comparison	2021	2022	Change
Land:	48,000	48,000	0.0%
Improved:	0	0	0.0%
Total:	48,000	48,000	0.0%

**Property History**

N/A

Real Estate Sawyer County Property Listing

Today's Date: 8/15/2022

Property Status: **Current**

Created On: 2/6/2007 7:55:33 AM

 Description

Updated: 3/26/2018

Tax ID:	19641
PIN:	57-018-2-37-08-11-4 01-000-000010
Legacy PIN:	018837114101
Map ID:	.13.1
Municipality:	(018) TOWN OF METEOR
STR:	S11 T37N R08W
Description:	NESE
Recorded Acres:	40.000
Calculated Acres:	39.716
Lottery Claims:	0
First Dollar:	Yes
Zoning:	(F-1) Forestry One
ESN:	431

 Tax Districts

Updated: 2/6/2007

1	State of Wisconsin
57	Sawyer County
018	Town of Meteor
540735	Bruce School District
001700	Technical College

 Recorded Documents

Updated: 3/26/2018

 WARRANTY DEED	
Date Recorded: 3/23/2018	411573
 WARRANTY DEED	
Date Recorded:	301796 WD810/66

 Ownership

Updated: 3/26/2018

SETH L & ASHLEY M ZESIGER EXELAND WI**Billing Address:**

SETH L ZESIGER
969N LINCOLN AVE
EXELAND WI 54835

Mailing Address:

SETH L ZESIGER
969N LINCOLN AVE
EXELAND WI 54835

 Site Address * Indicates Private Road

N/A

 Property Assessment

Updated: 9/4/2012

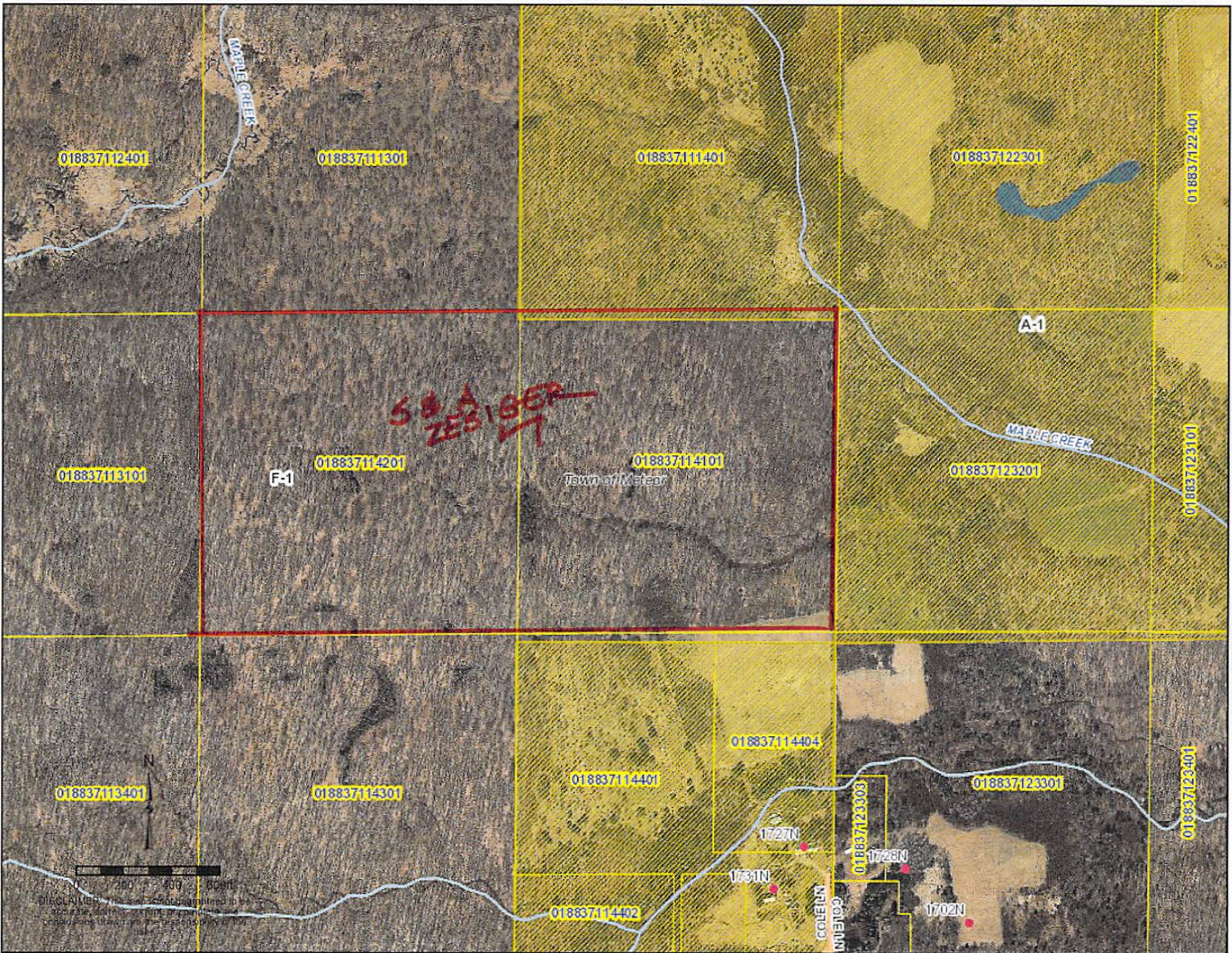
2022 Assessment Detail

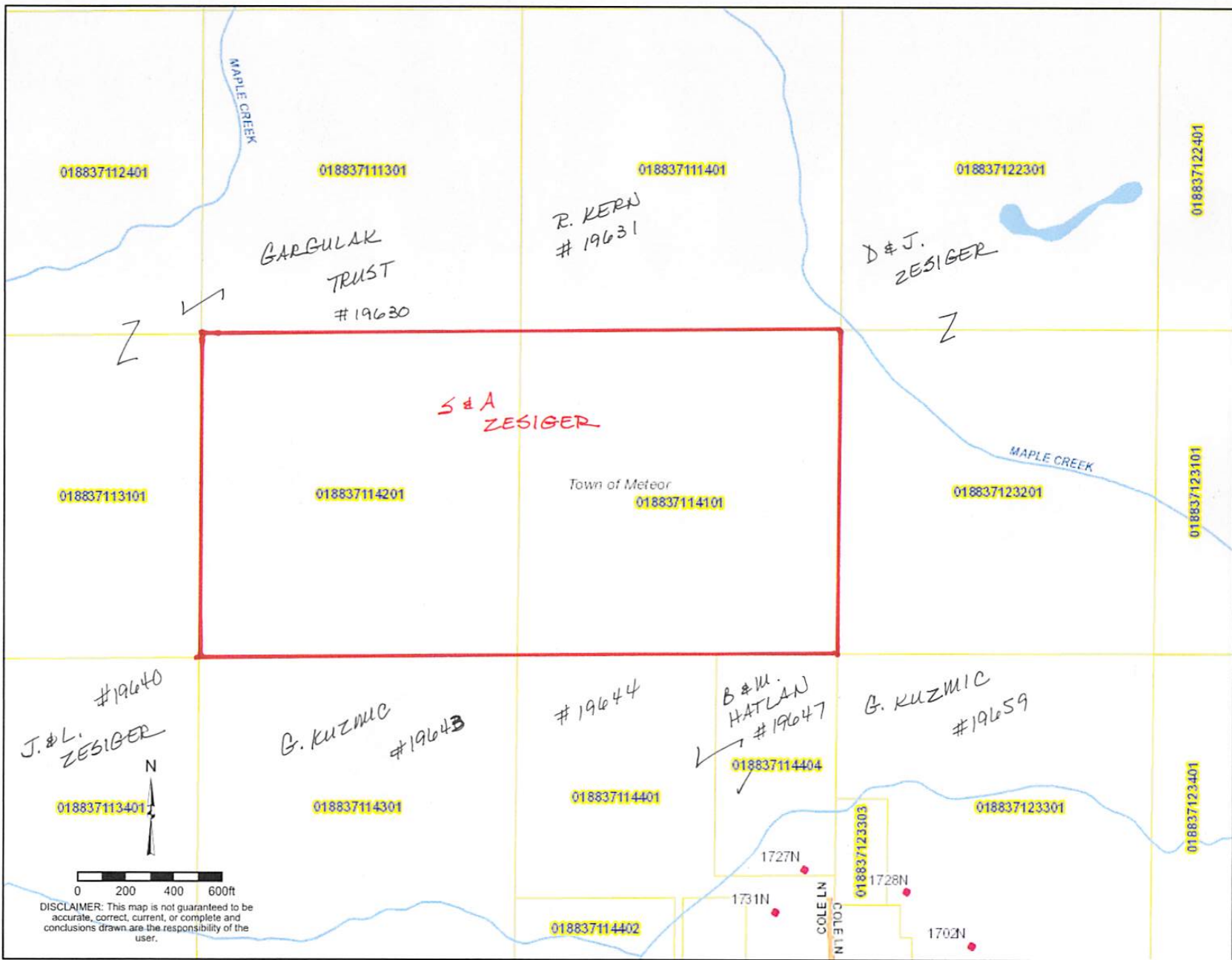
Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.000	2,500	9,900
G6-PRODUCTIVE FOREST	39.000	46,800	0

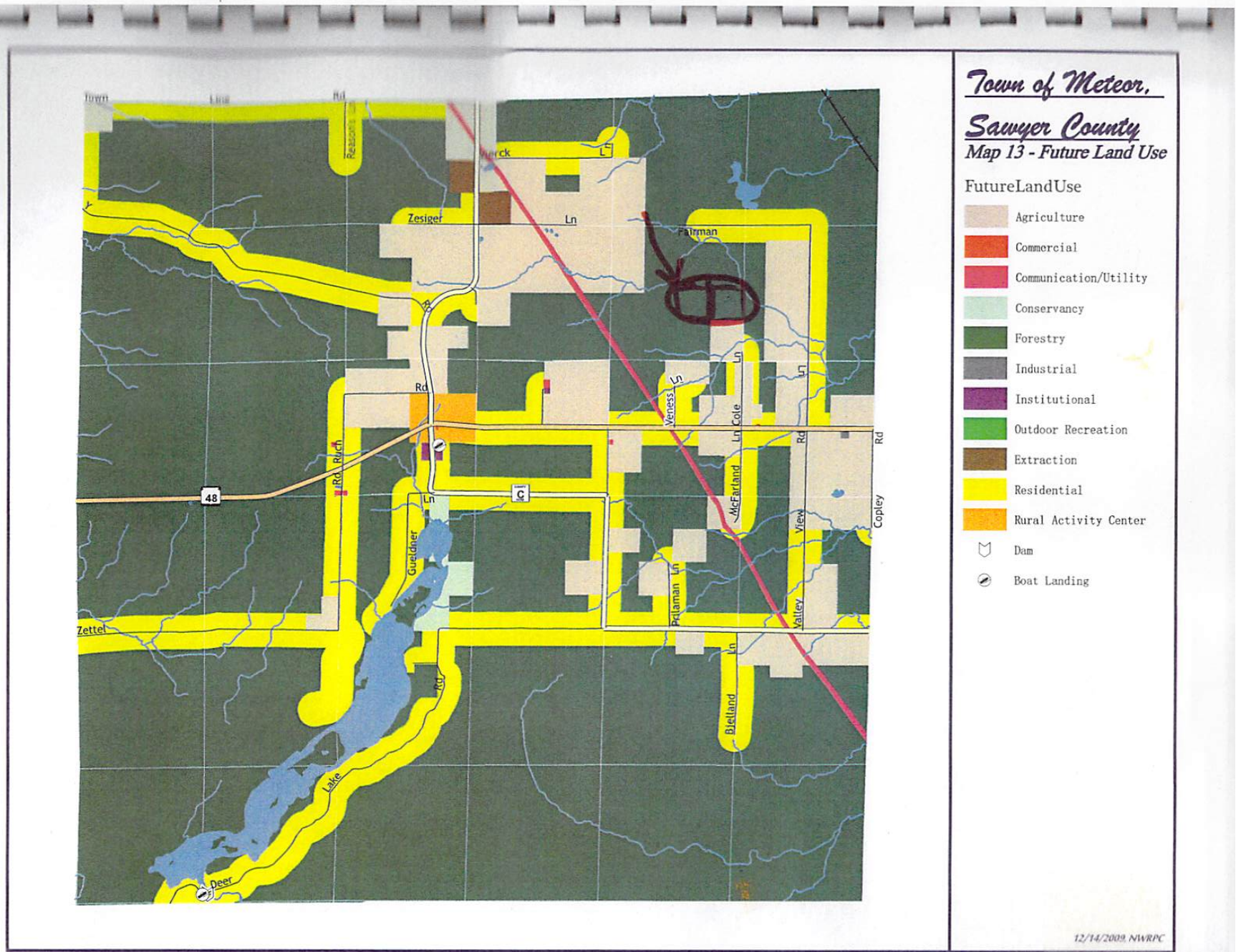
2-Year Comparison	2021	2022	Change
Land:	49,300	49,300	0.0%
Improved:	9,900	9,900	0.0%
Total:	59,200	59,200	0.0%

 Property History

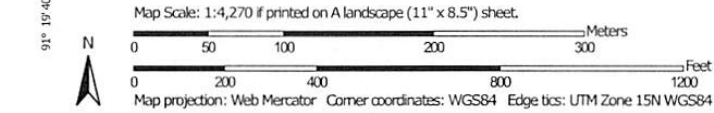
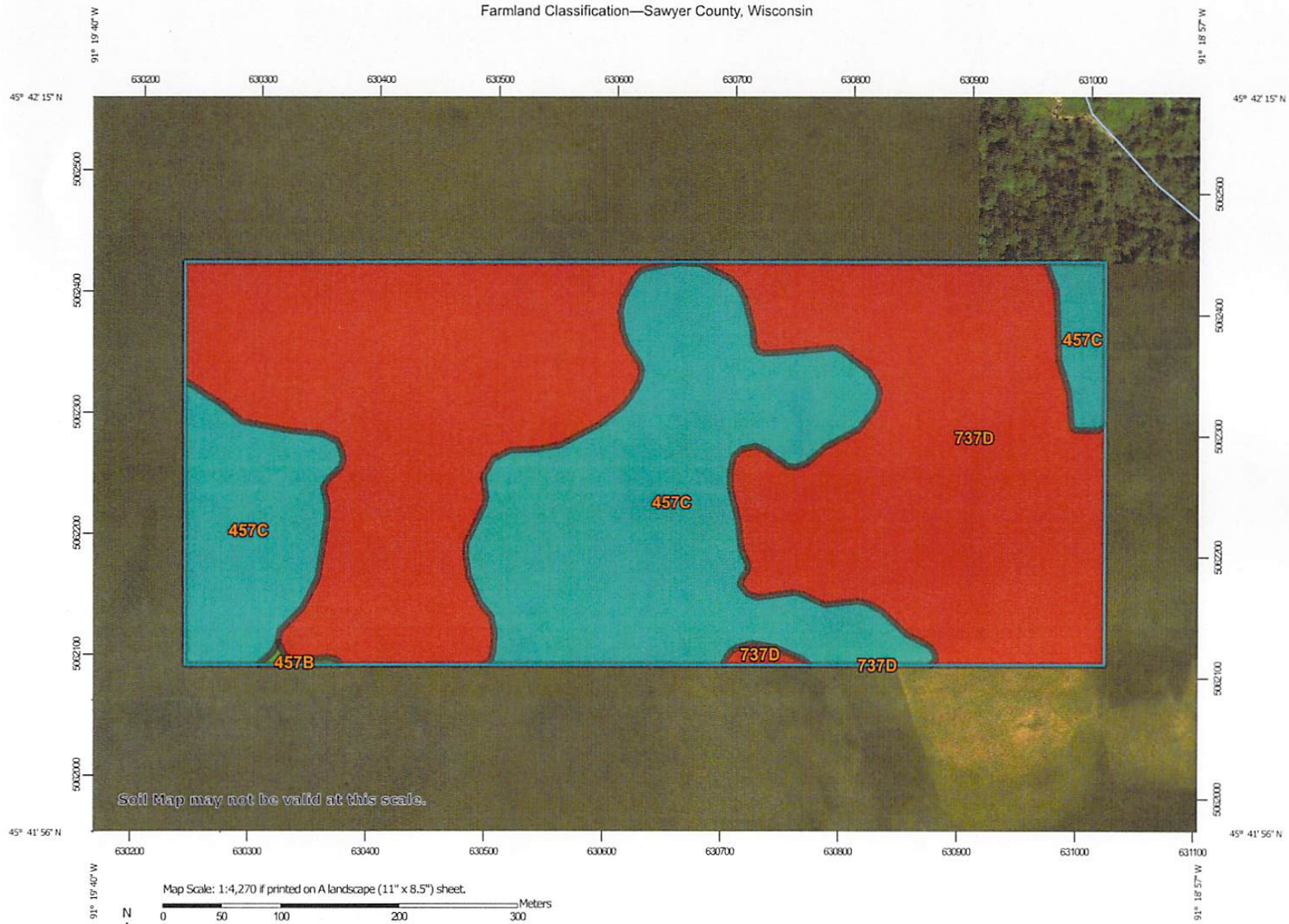
N/A



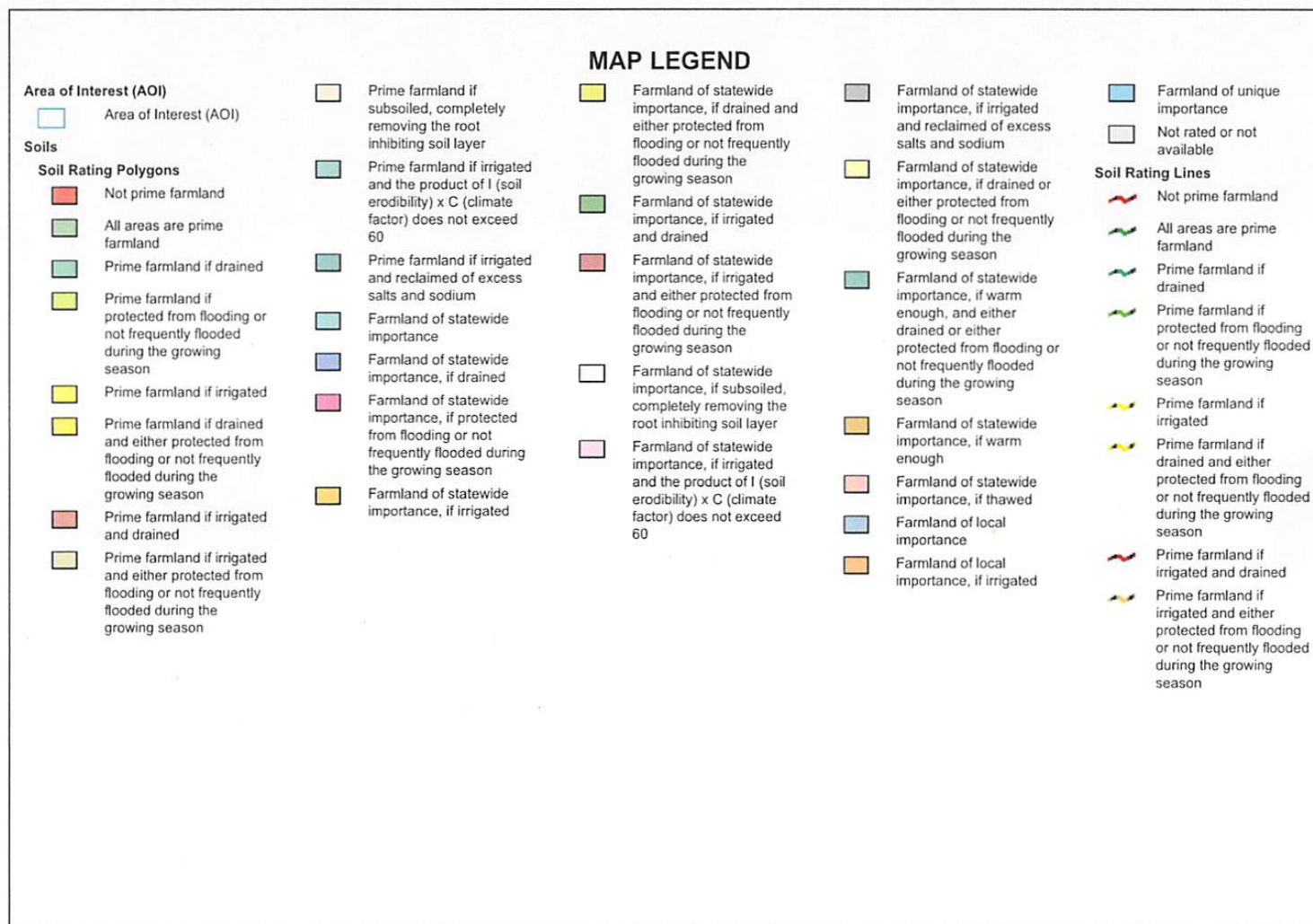




Farmland Classification—Sawyer County, Wisconsin



Farmland Classification—Sawyer County, Wisconsin





Rezone Request STAFF REPORT

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

File: # RZN 22-015

Applicant:

Knapmiller Family LLC
606 N Peach Ave
Marshfield, WI 54449

Property Location & Legal Description:

Part of Government Lot 6; S19, T37N, R09W; Parcel #008-937-19-5605; Tax ID #8714; total acres 46.92; Zoned Agricultural One (A-1) & Residential/Recreational One (RR-1).

Request: Purpose of request is to rezone approximately 4.85 acres of the property to Commercial One (C-1) for recreational vehicle storage. Non-structural storage open land only storing but not limited to: boats, pontoons, and (off-road) recreational vehicles.

Summary of Request & Project History:

The applicant(s) are requesting to rezone approximately 4.85 acres of a split zoned parcel of A-1 and RR-2 to C-1 (see attached map of parcel). The proposed rezone would result in conforming zone district dimensional requirements. The purpose of this request would then be to have a permitted use for commercial storage within the commercial-one zone district. At this time the owners of the property had indicated it would be for open storage only but if and when a property is zoned commercial any permitted use within the zone district could occur including "commercial storage buildings / mini warehouse storage".

Additional Information/details:

See attached additional maps included in this packet. The nearest C-1 zoned property in relation to this property is approximately 680' away to the South along the State Hwy 48 corridor. The future land use map for the Town of Edgewater shows this area as "shoreland" which is just indicating of a 1000' buffering around waterbodies. Which as part of the Town's Comprehensive Plan still references the old Lake Classification system. There are a few other residential structures within the immediate area specifically west of the subject property. The Zoning Department was

notified last year that the owners of the property were storing others boats and trailers over winter in this location and would only able to do this is a Commercial Zone District.

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

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

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

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



Rezoning Application # 22-015
Town of Edgewater
Sawyer County

Return Original

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

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

Owner: Knappmiller Family LLC

Address: 6006 N Beach Ave

Phone: 715-205-3474 Email: Ron Knappmiller@yahoo.com

Legacy PIN # 008937195605 Acreage: 46.920

Change from District H2/C2 to C2

Property Description: PRT 6006 LOT 6 MFL OPEN 29.50 AC
BT KNAPMILLER LIFE ESTATE

Purpose of Request: Rezone portion of property to Commercial for
Storage of recreational vehicles. non-Structural
Storage open land only. Storing but not limited
to: pontons, boats and off-road vehicles. Approx 4.35 Acres

Robert A Knappmiller Rachel A Knappmiller

***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:

JILL LEWIS

W860 CLARE RD

EAU CLAIRE, WI 54701

Phone: 715-271-2707 Email: llewisj9907@gmail.com

Fee \$500.00
1/22

Date of Public Hearing OCT. 21, 2022

Real Estate Sawyer County Property Listing

Today's Date: 8/15/2022

Property Status: Current

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

**Description**

Updated: 6/15/2015

Tax ID:	8714
PIN:	57-008-2-37-09-19-5 05-006-000050
Legacy PIN:	008937195605
Map ID:	:6.5
Municipality:	(008) TOWN OF EDGEWATER
STR:	S19 T37N R09W
Description:	PRT GOVT LOT 6 MFL OPEN 29.50 AC B J KNAPMILLER LIFE ESTATE
Recorded Acres:	46.920
Calculated Acres:	35.058
Lottery Claims:	0
First Dollar:	Yes
Zoning:	(A-1) Agricultural One (RR1) Residential/Recreational One
ESN:	430

**Tax Districts**

Updated: 2/6/2007

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

**Recorded Documents**

Updated: 6/17/2022

QUIT CLAIM DEED	
Date Recorded: 6/10/2022	439602
MFL TRANSFER ORDER	
Date Recorded: 7/19/2012	379709
QUIT CLAIM DEED	
Date Recorded: 12/5/2008	357197
MANAGED FOREST LAW-MFL	
Date Recorded: 1/26/1998	265556 623/255
QUIT CLAIM DEED	
Date Recorded: 8/7/1986	201178 392/125
NOTE	
Date Recorded:	

**Ownership**

Updated: 6/17/2022

KNAPMILLER FAMILY LLC	MARSHFIELD WI
------------------------------	----------------------

Billing Address:

KNAPMILLER FAMILY LLC
606 N PEACH AVE
MARSHFIELD WI 54449

Mailing Address:

KNAPMILLER FAMILY LLC
606 N PEACH AVE
MARSHFIELD WI 54449

**Site Address** * indicates Private Road

16751W MAPLE TERRACE DR	BIRCHWOOD 54817
-------------------------	-----------------

**Property Assessment**

Updated: 6/28/2021

2022 Assessment Detail

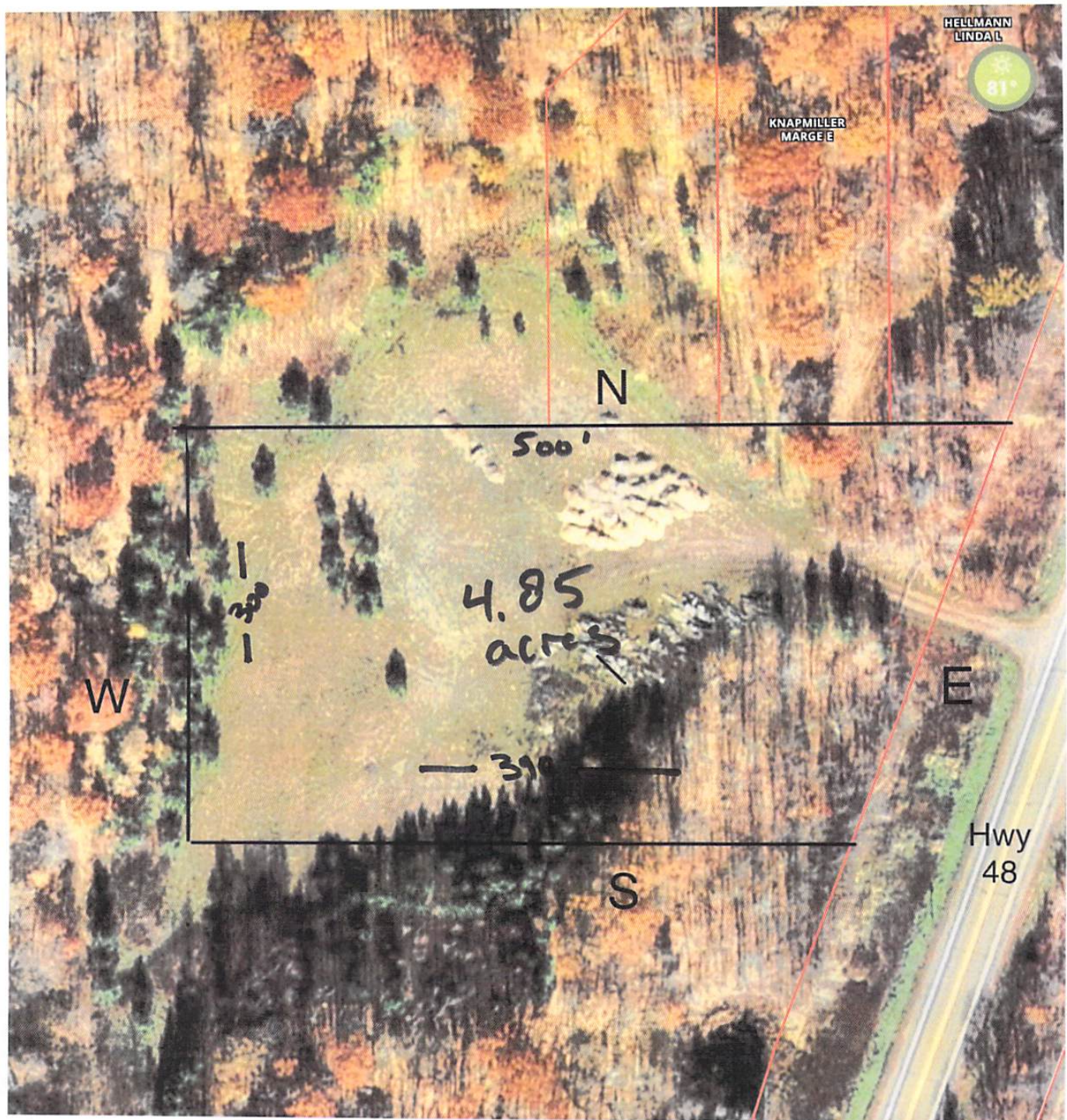
Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.000	10,000	25,900
G5-UNDEVELOPED	3.000	600	0
G6-PRODUCTIVE FOREST	13.420	21,500	0
W7-MFL OPEN - BEFORE 2005	29.500	47,200	0

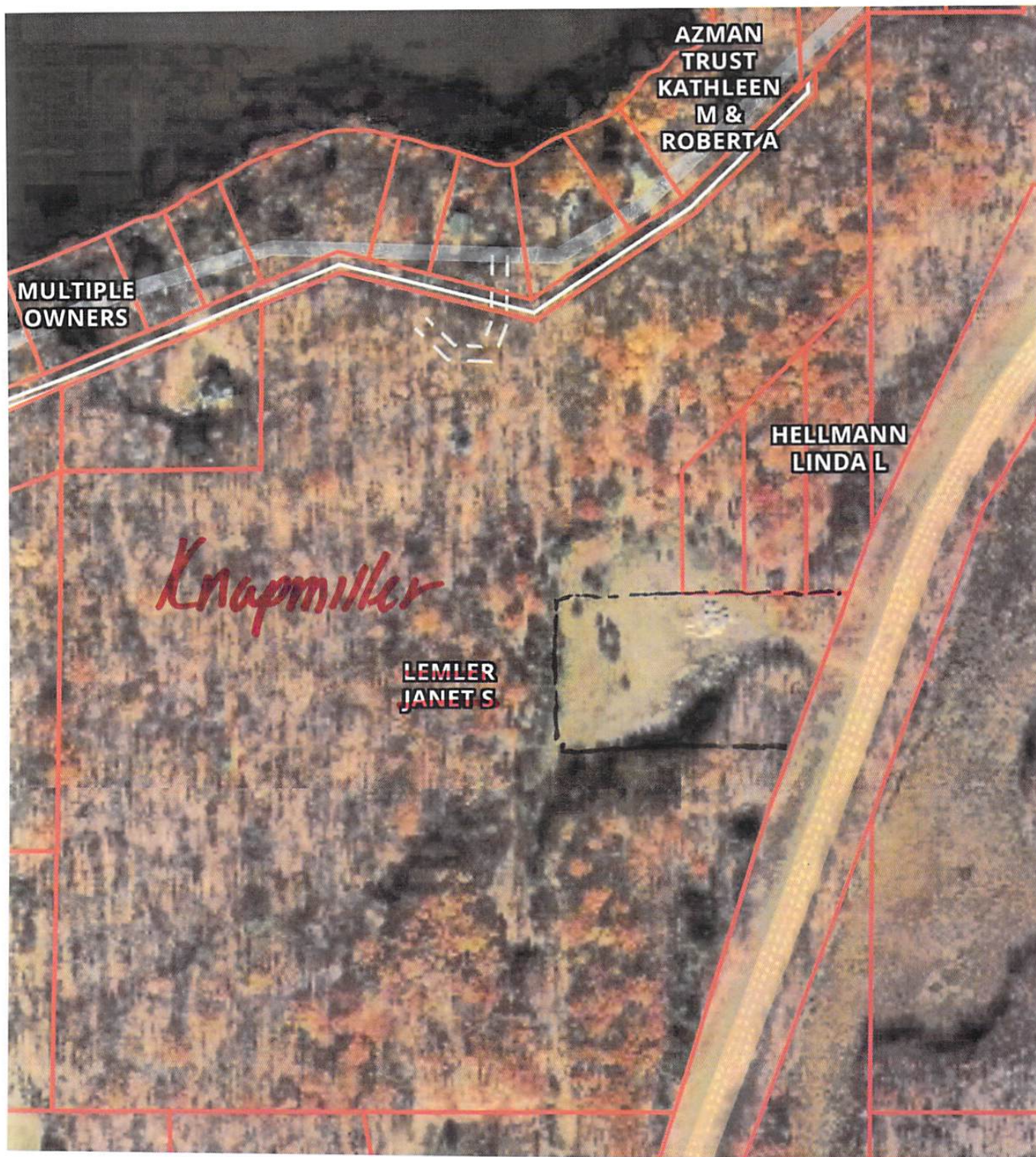
2-Year Comparison

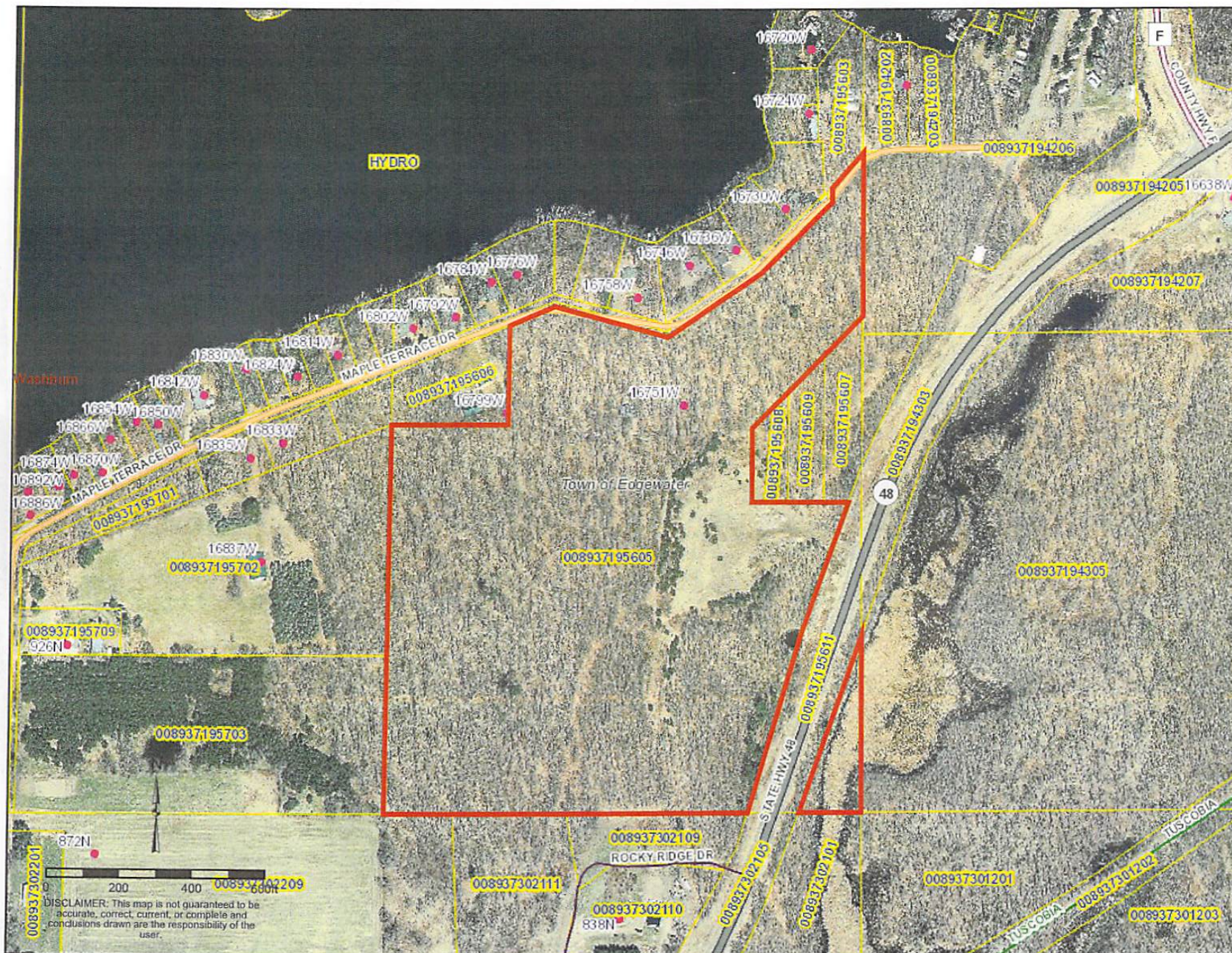
	2021	2022	Change
Land:	79,300	79,300	0.0%
Improved:	25,900	25,900	0.0%
Total:	105,200	105,200	0.0%

**Property History**

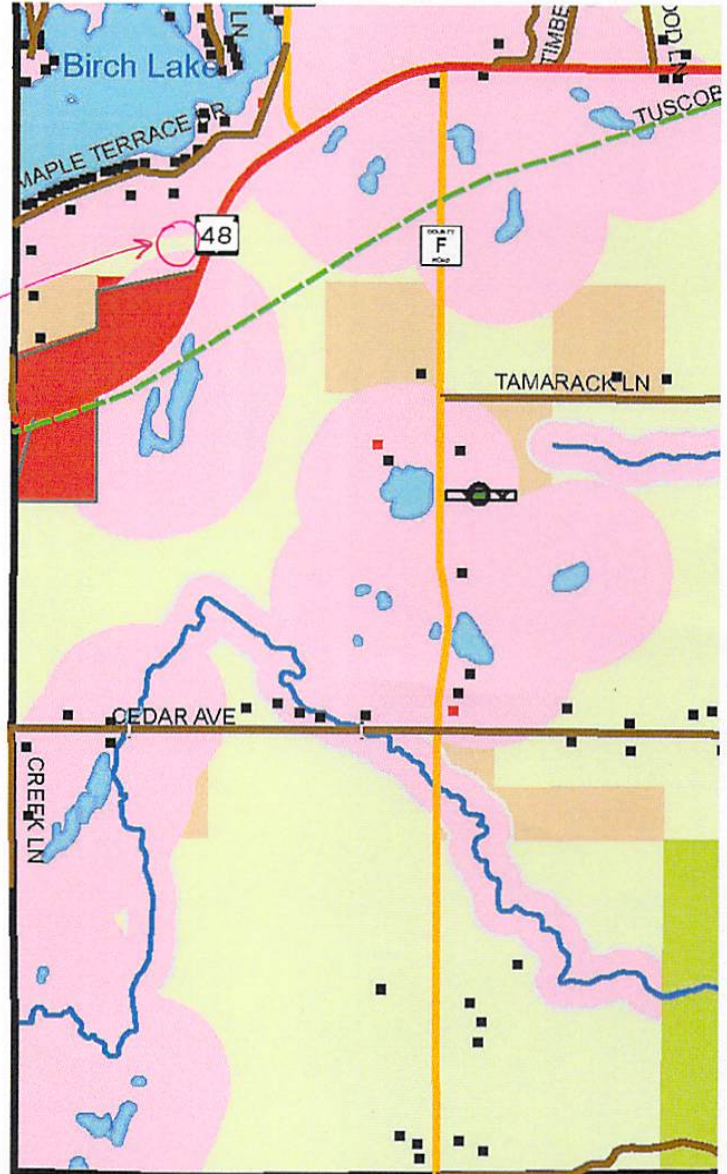
N/A







approx
location





Conditional Use Permit Request STAFF REPORT

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

File: # CUP 22-030

Applicant:

Chad & Gail Kolstad
857 156th Ave
New Richmond, WI 54017

Property Location & Legal Description:

Town of Couderay. Part of Government Lot 3, Lot 5 CSM 36/189 #8438. S08, T39N, R08W: Parcel #004-839-08-5309; Tax ID #22-030; Zoned Forestry One (F-1) & Residential/Recreational Two (RR-2); 4.0 total acres. Site Address 14010W County Hwy E.

Request: Permit is desired for an After-The-Fact 12' x 20' accessory structure (deck) per section 4.26 (1) 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

This request is asking to allow for a 240 sq ft wooden deck in association with a camper (see attached photos). Our office received notification of this camper deck earlier this year. This type of structure would be classified as an accessory structure and would require permits but also would only be allowed on a property that contains a primary dwelling or prior approval of a CUP to be granted a 3 year time frame in which they would need to build a primary dwelling. In conversations with the applicant they are not ready to build a primary dwelling yet but would like to use the property for camping for the next 3 years. In which they plan on building a primary dwelling and the deck will be utilized in that new primary dwelling.

If the CUP was approved a Land Use Permit would still be required with a double permit fee. If the CUP is denied an order for correction letter for removal will be drafted with a date for removal by January 1, 2023. No other provisions of the "current" zoning ordinance would allow for decks on campers on vacant land not within a licensed campground.

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 Land Use Permit is required with a double permit fee.
- 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 the already existing 12' x 20'.

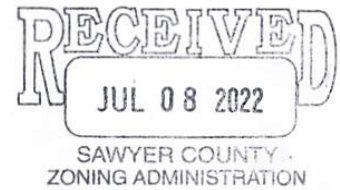
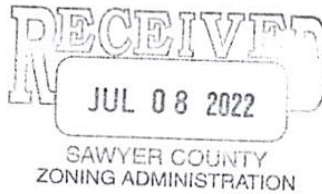
Findings of Fact for Approval: (choose from list below)

- 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.



Conditional Use Application # 22-030
Town of Couderay

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: Chad + Gail Kolstad

Address: 857-156th Ave New Richmond WI 54017

Phone: 715-441-2690 Email: chad.kolstad@gmail.com

Legacy PIN#: 004-839-08 5315 Zoned: RR-2 Acreage: 1.08

Property Description: S8, T39N, R08W Govt Lot3 Lot12 CSM 37/33 #8519
Address: 14010 W County Hwy E, Stone Lake

Permit desired for: We would like to build a deck up to 240 ft² to provide a level surface at our camper for our aging parents when they visit. The deck would be low to the ground. The deck is for a camper in Couderay Township, which allows campers to be kept on site year round. We would like to attend the October Zoning Committee meeting if more details are needed.
S 4.2.6(1)

Chad Kolstad Chad Kolstad

*Please Print & Sign (Property Owner)

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

Name, Address, Phone & Email of
agent: _____

Fee\$ 350.00

Date of Public Hearing October 21, 2022

Rev. 1/2021

Real Estate Sawyer County Property Listing

Today's Date: 7/8/2022

Property Status: Current

Created On: 1/22/2021 11:30:16 AM

 Description Updated: 1/22/2021

Tax ID: 44072
PIN: 57-004-2-39-08-08-5 05-003-000150
Legacy PIN: 004839085315
Map ID:
Municipality: (004) TOWN OF COUDERAY
STR: S08 T39N R08W
Description: PRT GOVT LOT 3 LOT 12 CSM 37/33 #8519
Recorded Acres: 1.080
Lottery Claims: 0
First Dollar: No
Waterbody: Little Courte Oreilles
Zoning: (F-1) Forestry One (RR2) Residential/Recreational Two
ESN:

 Tax Districts Updated: 1/22/2021

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

 Recorded Documents Updated: 9/20/2019

WARRANTY DEED
 Date Recorded: 6/16/2021 [432683](#)
CERTIFIED SURVEY MAP
 Date Recorded: 1/20/2021 [429451](#)
PERMANENT LIMITED EASEMENT
 Date Recorded: 9/23/2020 [426663](#)
TRAN PROJECT PLAT
 Date Recorded: 7/29/2020 [425347](#)
QUIT CLAIM DEED
 Date Recorded: 3/6/2020 [422862](#)
QUIT CLAIM DEED
 Date Recorded: 1/21/2020 [422160](#)
CERTIFIED SURVEY MAP
 Date Recorded: 12/12/2019 [421600](#)
QUIT CLAIM DEED
 Date Recorded: 12/6/2019 [421518](#)
CERTIFIED SURVEY MAP
 Date Recorded: 10/16/2019 [420536](#)
EASEMENT
 Date Recorded: 9/23/2019 [420008](#)
WARRANTY DEED
 Date Recorded: 9/17/2019 [419916](#)
QUIT CLAIM DEED
 Date Recorded: 9/9/2019 [419793](#)
QUIT CLAIM DEED
 Date Recorded: 4/21/1964 [118466](#)
EASEMENT
 Date Recorded: 7/25/1961 [112031](#)
MISCELLANEOUS
 Date Recorded: 3/25/1926 [044467](#) [12/341](#)

 Ownership Updated: 6/17/2021

CHAD M & GAIL L KOLSTAD NEW RICHMOND WI

Billing Address: CHAD M & GAIL L KOLSTAD
 857 156TH AVE
 NEW RICHMOND WI 54017
Mailing Address: CHAD M & GAIL L KOLSTAD
 857 156TH AVE
 NEW RICHMOND WI 54017

 **Site Address** * indicates Private Road
 14010W COUNTY HWY E STONE LAKE 54876

 Property Assessment Updated: 4/8/2022

2022 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.080	90,000	0

2-Year Comparison

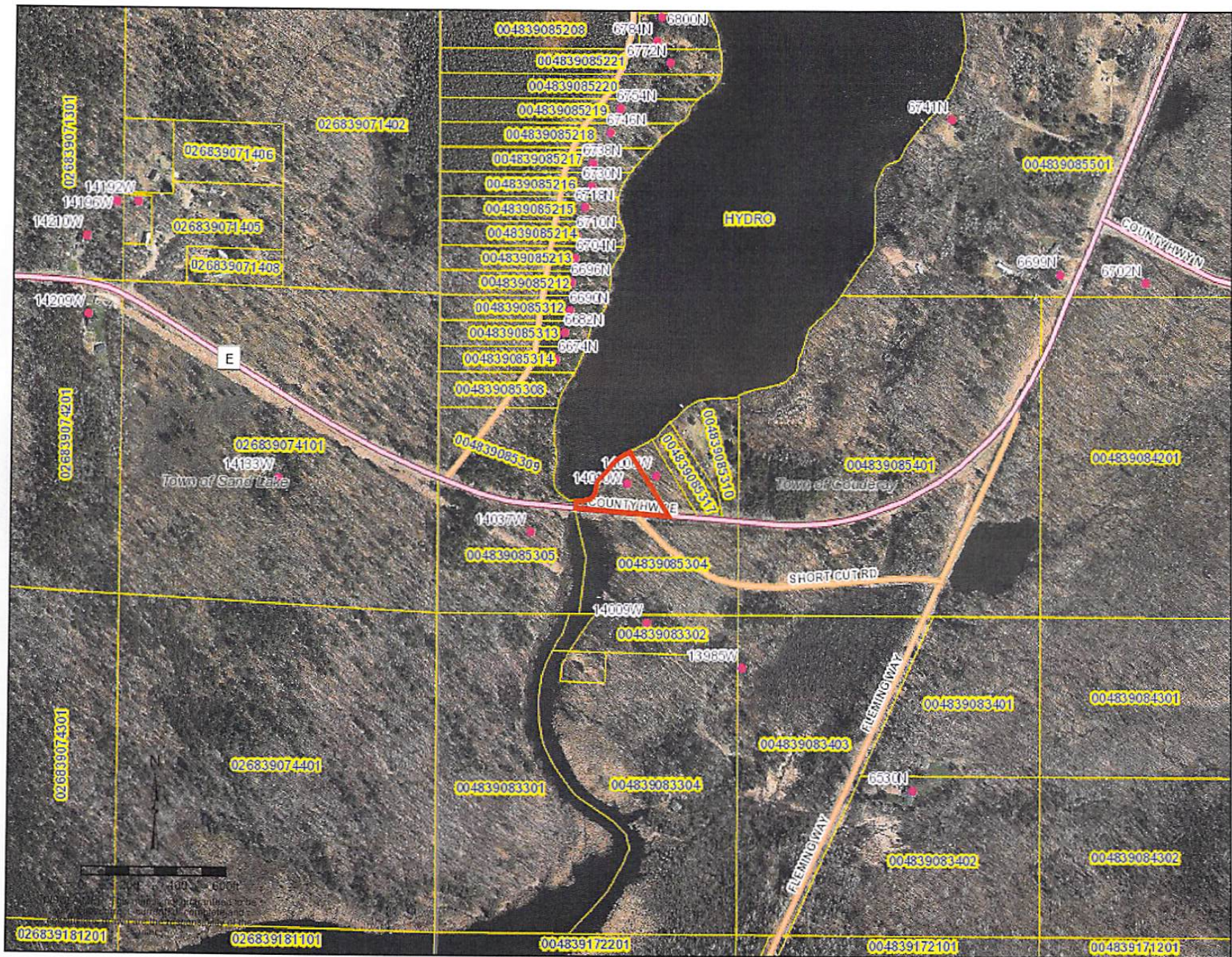
	2021	2022	Change
Land:	0	90,000	100.0%
Improved:	0	0	0.0%
Total:	0	90,000	100.0%

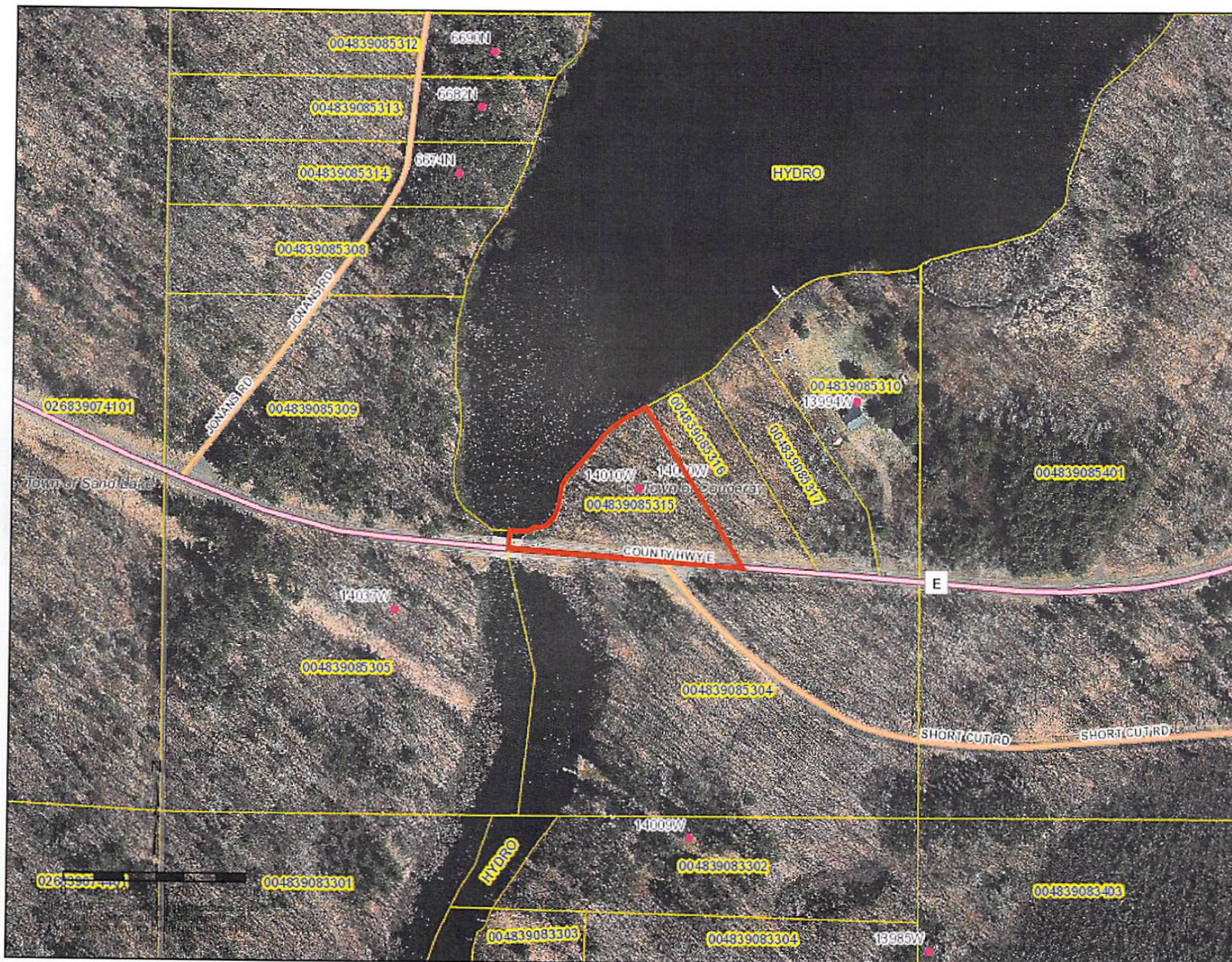
 Property History

Parent Properties Tax ID
[57-004-2-39-08-08-5 05-003-000110](#) [43787](#)

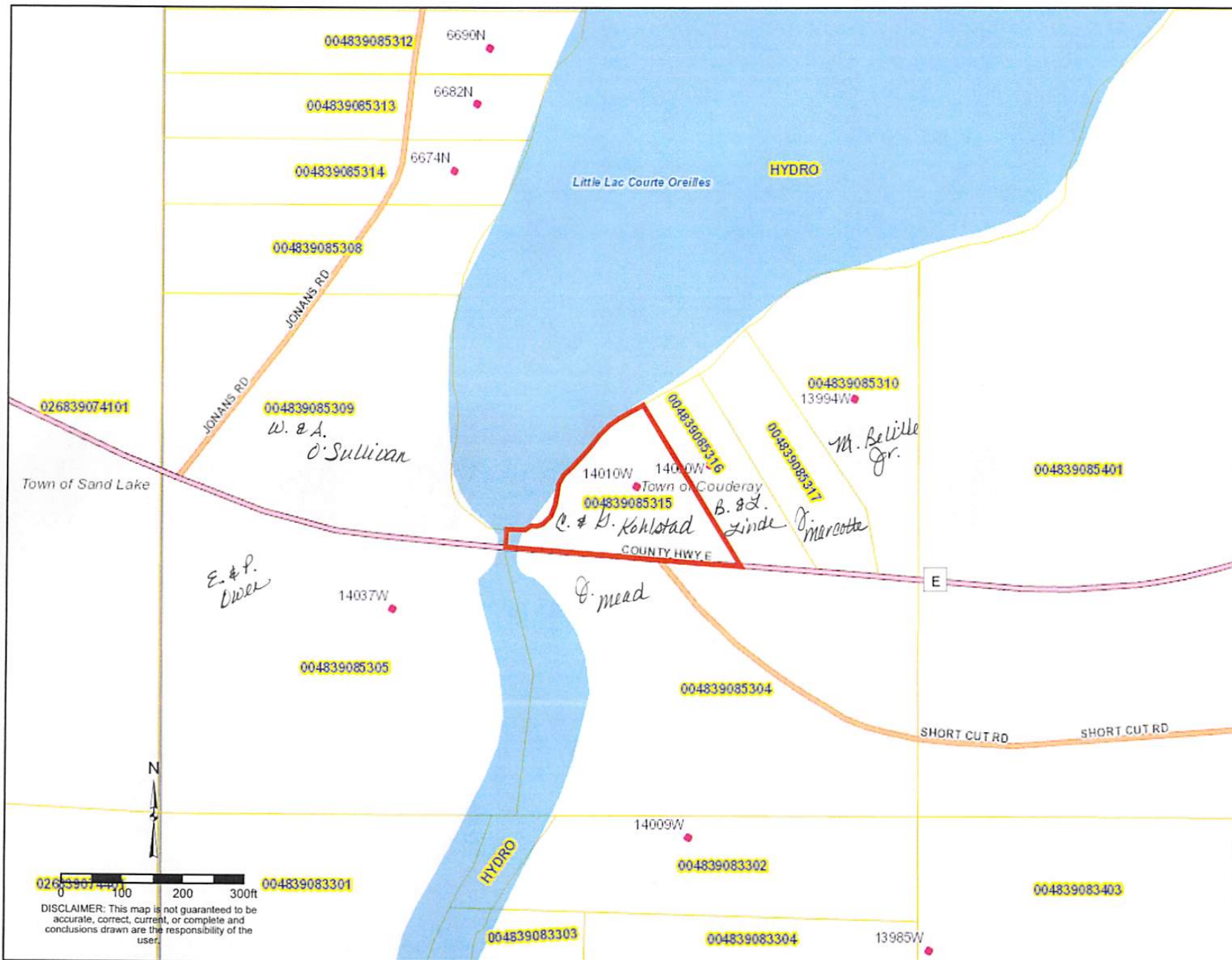
HISTORY Expand All History White=Current Parcels Pink=Retired Parcels

 **Tax ID:** 5267 **PIN:** 57-004-2-39-08-08-5 05-003-000010 **Leg. PIN:** 004839085301 **Map ID:** :3.1
 **Tax ID:** 43686 **PIN:** 57-004-2-39-08-08-5 05-003-000030 **Leg. PIN:** 004839085303
 **Tax ID:** 43787 **PIN:** 57-004-2-39-08-08-5 05-003-000110 **Leg. PIN:** 004839085311
 44072 This Parcel ↑ Parents ↓ Children











Conditional Use Permit Request STAFF REPORT

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

File: # CUP 22-031

Applicant:

John Lozier Rev Trust

Agent:

Kevin Lozier



Property Location & Legal Description:

Town of Edgewater. Part of Government Lot 2; S19, T37N, R09W; Parcel #008-937-19-5210; Tax ID #8666; Zoned Residential/Recreational One (RR-1); 2.57 total acres.

Request: The permit request is desired for 8-10 kayak rentals, including a private-park with three sites to park and use picnic table as a “day camp”. No overnight stays. Per section 17.2(B) (3 and 16) of the Sawyer County Zoning Ordinance. This would be for a recreational service-oriented use and private park.

Project History & Summary of Request

The applicant is requesting to operate a kayak rental business on Birch Lake (by the narrows) that would also have sites available for picnic areas. This type of request would fall under a “recreational service – oriented use”. In conversations with the applicant and attached additional information provided by the applicant there would be approximately 9 kayaks available for rental and 3 separate park/picnic areas available for rental space. There would be no overnight camping and any aspects of a “campground” would be prohibited in this location. This would include any campers where the owner was given financial compensation. This would also include the provisions of Sawyer County Zoning Ordinance Section 6.73 where any guest units (not for compensation) may not exceed 14 days per calendar year. The anticipated rental dates would be only during the summer months. There would be sanitation facilities available onsite located in an existing grandfathered mobile home that exists on the property.

Additional information for Conditional Use Permits:

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

If an applicant agrees to 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 Restroom facilities must be available to guests of the private park. This may include additional Portable Restroom Facilities if determined necessary by the Sawyer County Zoning Committee.
- 2 No overnight camping of any kind is allowed.
- 3 The private park is limited to 3 separate areas max.
- 4 All dock and pier placement must comply with WIDNR pier regulations.
- 5 Business Operation including park rental areas may only be conducted from April 1st – November 1st ; 7AM-9PM
- 6 This Conditional Use Permit (CUP) is only granted to the current owner of the property. If a new owner is wanting to continue such business use a new CUP must be applied for.
- 7 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.



RECEIVED
JUL 19 2022

SAWYER
ZONING ADMINISTRATION

Conditional Use Application # 22-031
Town of Edgewater

Return Original

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

Phone: 715-634-8288

Email: Kathy.marks@sawyercountygov.org

Owner: Kevin Lozier

Address: 1237 N. Co. Rd. F

Phone: 812 841-6537 Email: kevinwlozier@gmail.com

Legacy PIN#: 008937185210 Zoned: RR1 Acreage: 2.57

Property Description: _____

Permit desired for: Kayak rental private park, 8-10 kayaks,
3 sites to park and use picnic table. No overnight,
per Section 17.2(B)(3 & 16)

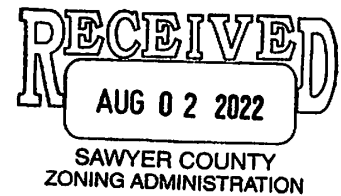
Kevin Lozier Kristi Lozier
*Please Print & Sign (Property Owner)

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 October



To: Sawyer County

Re: Request for Conditional Permit

From: Loziers at the Narrows LLC

EIN 88-2223142

Kevin Lozier MBR

1237 N. Co. Rd. F

Birchwood, WI 54817

The property at 1237 N. Co. Rd. F, Birchwood, WI 54817 was owned by my father. It was put into the John E. Lozier Rev Trust. I purchased my brother's part and thus own the property. I formed Lozier's at the Narrows LLC, May 10th, 2022. I insured the LLC through Greg Hayes with Rural Mutual Insurance. The business model will be small, less than \$12,000 per year gross. I would like to safely rent kayaks and day camping spots to adults. I currently own nine kayaks and fifteen PFD. I believe I can safely rent these kayaks making sure each person is wearing a PFD and instructed on safely participating in this popular watersport. I have ordered an additional dock equipped with a kayak rack which enables a stable boarding and disembarking. Also, I think the maximum capacity of the camp is eighteen. There will be **no** overnight camping. The planned parking and additional dock are indicated on the map of the property. There are three picnic tables on the property for use by day campers / kayakers also indicated on the map. I am respectfully submitting this request for review.

Kevin Lozier

7/19/22, 1:21 PM

Novus-Wisconsin Access rev. 13.1108

Real Estate Sawyer County Property Listing

Today's Date: 7/19/2022

Property Status: Current

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

Description Updated: 3/22/2022

Tax ID: 8666
PIN: 57-008-2-37-09-19-5 05-002-000100
Legacy PIN: 008937195210
Map ID: :2.10
Municipality: (008) TOWN OF EDGEWATER
STR: S19 T37N R09W
Description: PRT GOVT LOT 2
Recorded Acres: 2.570
Lottery Claims: 1
First Dollar: Yes
Waterbody: Birch Lake
Zoning: (RR1) Residential/Recreational One
ESN: 430

Tax Districts Updated: 2/6/2007

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

Recorded Documents Updated: 4/2/2019

PERSONAL REPRESENTATIVES DEED
Date Recorded: 3/18/2022 [438204](#)
QUIT CLAIM DEED
Date Recorded: 6/6/2001 [291431](#)
WARRANTY DEED
Date Recorded: 11/30/1973 [146271](#)
QUIT CLAIM DEED
Date Recorded: 9/17/1971 [138203](#)
WARRANTY DEED
Date Recorded: 1/29/1969 [130509](#)

Ownership Updated: 3/22/2022

JOHN E LOZIER REV TRUST HINSDALE IL

Billing Address: **Mailing Address:**
JOHN E LOZIER REV TRUST **JOHN E LOZIER REV TRUST**
340 E 8TH ST 340 E 8TH ST
HINSDALE IL 60521 HINSDALE IL 60521

Site Address * indicates Private Road
1233N COUNTY HWY F BIRCHWOOD 54817
1237N COUNTY HWY F BIRCHWOOD 54817

Property Assessment Updated: 6/28/2021

2022 Assessment Detail

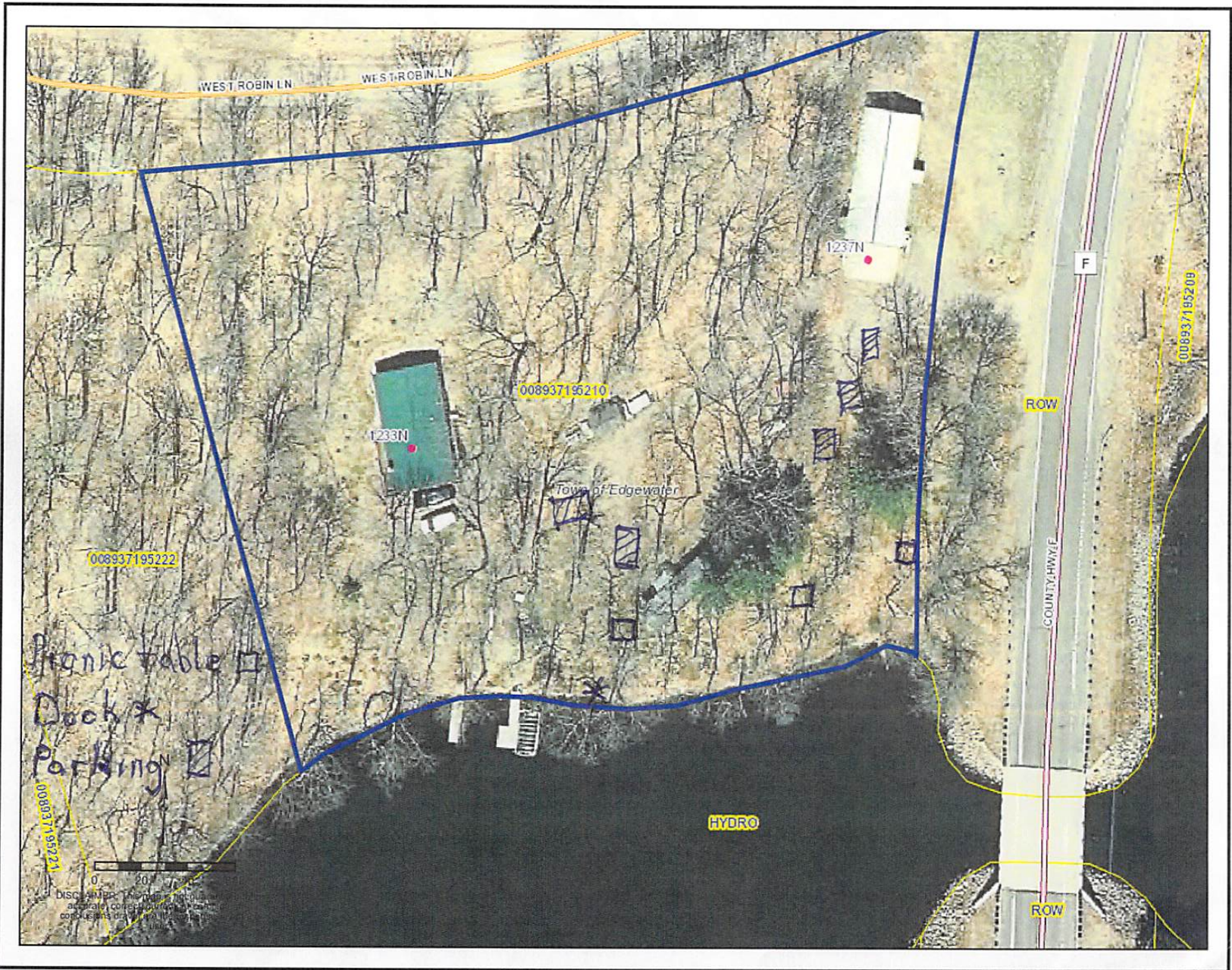
Code	Acres	Land	Imp.
G1-RESIDENTIAL	2.570	132,400	121,900

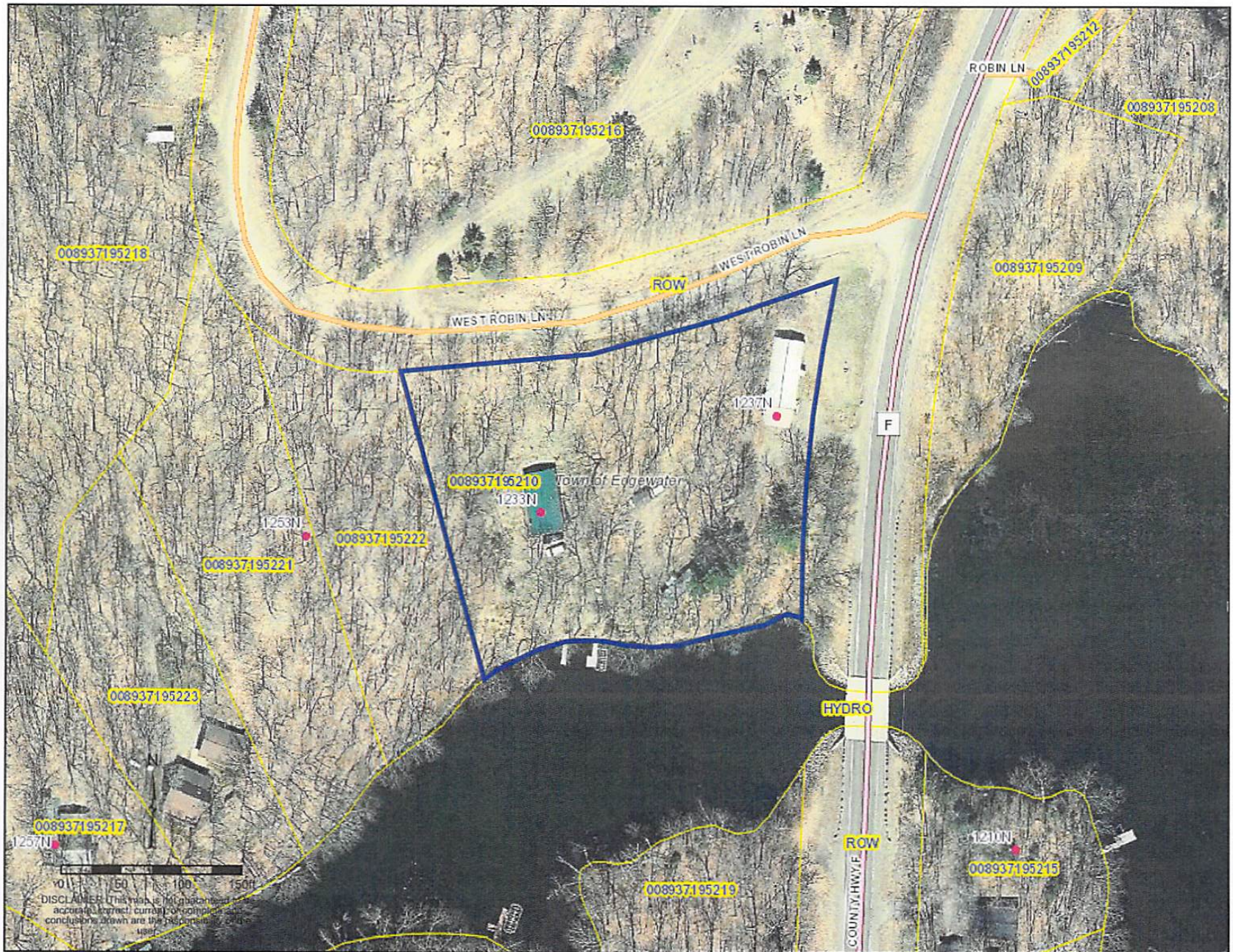
2-Year Comparison

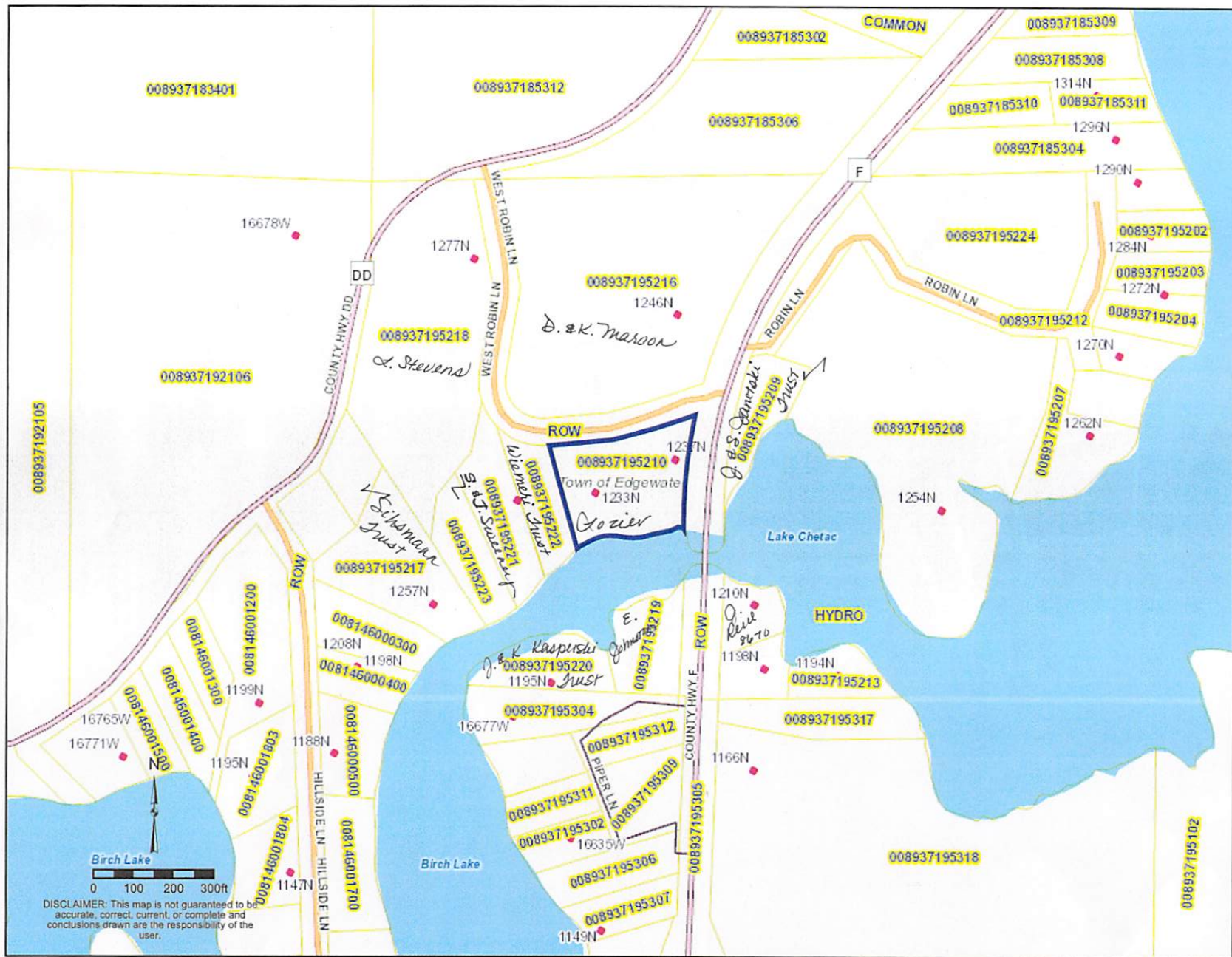
	2021	2022	Change
Land:	132,400	132,400	0.0%
Improved:	121,900	121,900	0.0%
Total:	254,300	254,300	0.0%

Property History

N/A









Conditional Use Permit Request STAFF REPORT

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

File: # CUP 22-028

Applicant:

Larry & Kim Verissimo

DBA: Hayward Property Owner LLC

Property Location & Legal Description:

Town of Lenroot. Part of the NE ¼ of the NW ¼; S12, T41N, R09W; Parcel #014-941-12-2106; Tax ID#41961; 22.28 total acres; Zoned Residential/Recreational Two (RR-2).

Purpose of Request: The purposed request is to develop and operate a seasonal RV Park/Campground tailored to short and long-term tourists. 84 total sites including 8 “camping cabins”. Request would also include an ATV/Snowmobile rental business. These request are subject to Section 17.3 (B)(1)&(3) of the Sawyer County Zoning Ordinance.

Project History & Summary or Request: See additional attached maps to see purposed campground layout. Campground layout must meet all minimum standards as specified in Section 6.6 of the Sawyer County Zoning Ordinance and Wisconsin State Chapter ATCP 79 for Campground Regulations which it currently does. If the campground layout is to change a new map must be placed on file with the Zoning & Conservation Department and approved by the Sawyer County Zoning Committee. The current request shows 84 total sites including 8 “camping cabins” which are defined in the Zoning Ordinance. In addition to the 84 sites there would also be a lodge check-in area, bathhouse, K-9 camp dog park area, and storage buildings. This request also comes with the request to also rent ATVs or Snowmobiles out of the Main Lodge Office and storage buildings. This type of use would also require granting of the Conditional Use Permit for a “recreational service-oriented use”. The campsite layout in general is focused around a man-made pond which the Zoning Department would view as a 40’ wetland setback as opposed to a 75’ high-water mark setback. Man-made ponds do not have specific setbacks listed according to the DNR. The remaining sites would then be set at the other minimum setback distance of 75’ from other surrounding property lines. The nearest designated site to a residential structure is immediately to the East and is approximately 120’.

Additional information for Conditional Use Permits:

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

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

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

1. Any "Current or Future" request for "Removal or Change" of ANY CONDITIONS listed SHALL require Town of Lenroot and Sawyer County Zoning Committee approval
2. Campground will comply with all requirements of Wis. Admin. Code § ATCP 79, Campgrounds and Wis. Stat. § 97, Food, Lodging and Recreation.
3. All other Federal, State, County, Town, and other local rules/laws must be followed. This would include Sawyer County Zoning & Conservation setback requirements from wetland areas, floodplain zoning, and navigable water setbacks.
4. All permits, fees, campground plan approval, and inspections required by the State of Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) must be obtained.
5. Maximum number of sites in campground limited to 84 total sites including 8 camping cabins which are to be less than 300 sq ft in area and not to exceed 12' in height. If park models are to be brought into the campground they could not exceed 30% of the total number of sites permitted.
6. Set-Backs: Any site, including but not limited to camper, park model, trailer, tent, or seasonal must be minimum as specified in the staff report and shown on the campground layout map. "Vegetative cover" must be maintained within set-backs. "Water Park", "ATV Trails", or similar separate "Uses" are not allowed. The shown playground or "recreation area" on the campground layout map of a swimming area would be allowed.
7. No "Mobile Homes" allowed: only "Recreational" accommodations including but not limited to: travel trailers, park models, campers, tents.
8. All Lighting must be "Down Lighting".
9. Any signage must comply with Sawyer County Zoning Ordinance Section 5.0.
10. All "Waste Water and Septic" systems must comply with State of Wisconsin and Sawyer County regulations.
11. All Ingress/Egress shall comply with DOT, Sawyer County, Town of Lenroot regulations.

12. Sites can only be "Operational to Public" from May 1st until October 15th.
13. A "Manager or Designee" must be on site twenty four (24) hours per day.
14. "Quiet Hours" are to be from ten (10) pm to eight (8) am every day.
15. No "Fireworks" or "Firearms" allowed.
16. Appropriate Wisconsin Department of Natural Resources "Stormwater Permits" and/or other appropriate permits are to be acquired prior to any land/earth disturbance activities.
17. Any and all camp site(s) must be 40' setback from any man-made pond area.

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

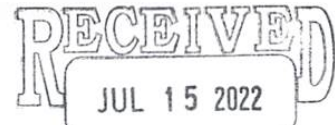
- 1 It would not be significantly damaging to the rights of others or property values
- 2 It would not be detrimental to ecology, wild life, wetlands or shorelands.
- 3 It would not create an air quality, water supply, or pollution problem.
- 4 It would not create topographical problems such as run off, 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 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 County Comprehensive Plan.
- 18 It would create an objectionable view.



Conditional Use Public Hearing Application



SAWYER COUNTY
ZONING ADMINISTRATION

TO: Sawyer County Zoning and Conservation Administration
10610 Main Street Suite 49
Hayward, Wisconsin 54843

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

Phone: 715-638-3225

Property Owner Name & Address:

Larry Verissimo, Kim Verissimo; 7 Desford Ln, Bella Vista, AZ 72714

Phone: 715-634-6470

Email: tjduffy@cheqnet.net

Property description including Parcel Number:

Parcel Number 014-941-12-2106 PRT NENW, S12 T41N R09W, Zone RR2, 22.28 acres

Permit desired for:

Hayward Property Owner LLC would like to develop and operate a seasonal RV Park/Campground tailored to short and long-term tourists looking to explore Hayward area hiking, biking, ATV trails and offer more affordable accommodation options to the community.

84 total sites including 8 "camping cabins"

Also including an ATV/snowmobile rental business.

Larry Verissimo

Larry Verissimo, Kim Verissimo

Larry Verissimo Kim Verissimo

Owner Print & Sign

Josh Weissenstein

Josh Weissenstein

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:

Josh Weissenstein, 11544 US Hwy 63, Hayward, WI 54843, 715-634-2331,
josh@landleaseamerica.com

Fee: \$350.00

Date of Public Hearing: September 16th, 2022

Rev January 2021

Real Estate Sawyer County Property Listing

Today's Date: 7/21/2022

Property Status: Current

Created On: 1/7/2015 2:47:54 PM

**Description**

Updated: 5/6/2020

Tax ID:	41961
PIN:	57-014-2-41-09-12-2 01-000-000060
Legacy PIN:	014941122106
Map ID:	
Municipality:	(014) TOWN OF LENROOT
STR:	S12 T41N R09W
Description:	PRT NENW
Recorded Acres:	22.280
Calculated Acres:	22.434
Lottery Claims:	0
First Dollar:	Yes
Zoning:	(RR2) Residential/Recreational Two
ESN:	400

**Tax Districts**

Updated: 1/7/2015

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

**Recorded Documents**

Updated: 6/22/2022

CERTIFIED SURVEY MAP	
Date Recorded: 12/15/2014	<u>393554</u>
QUIT CLAIM DEED	
Date Recorded: 10/3/2000	<u>286860</u>

Child History Record Count: 1 -

HISTORY [Expand All History](#)

White=Current Parcels

Pink=Retired Parcels

Tax ID: 17934 **Pin:** 57-014-2-41-09-12-2 01-000-000020 **Leg. Pin:** 014941122102 **Map ID:** .5.2

41961 This Parcel

↑ Parents

↓ Children

**Ownership**

Updated: 1/7/2015

LARRY & KIM VERISSIMO BELLA VISTA AZ**Billing Address:****LARRY & KIM VERISSIMO**
7 DESFORD LN
BELLA VISTA AZ 72714**Mailing Address:****LARRY & KIM VERISSIMO**
7 DESFORD LN
BELLA VISTA AZ 72714**Site Address** * indicates Private Road

14922W PHIPPS RD HAYWARD 54843

**Property Assessment**

Updated: 5/26/2015

2022 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.000	9,000	49,200
G6-PRODUCTIVE FOREST	21.280	36,200	0

2-Year Comparison

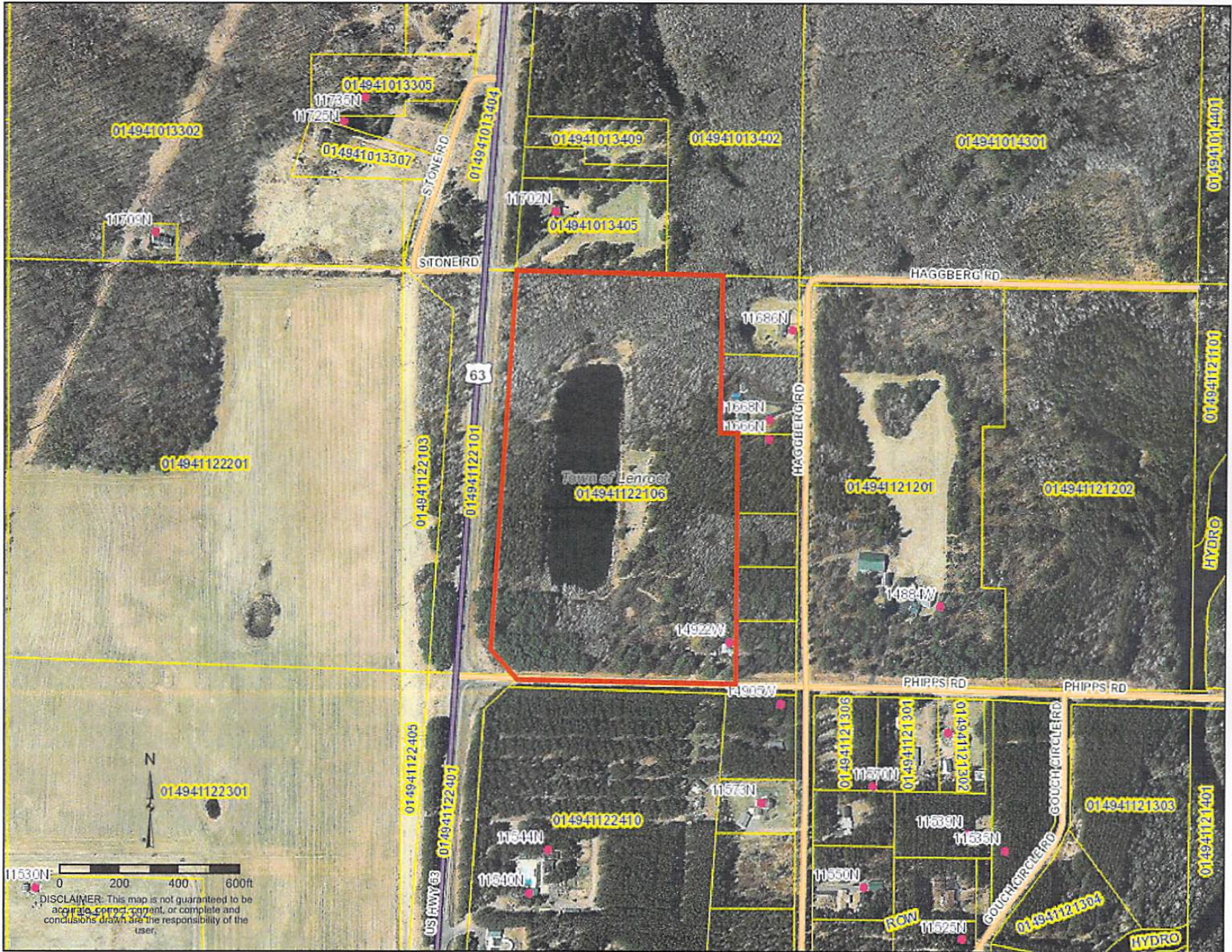
	2021	2022	Change
Land:	45,200	45,200	0.0%
Improved:	49,200	49,200	0.0%
Total:	94,400	94,400	0.0%

**Property History**

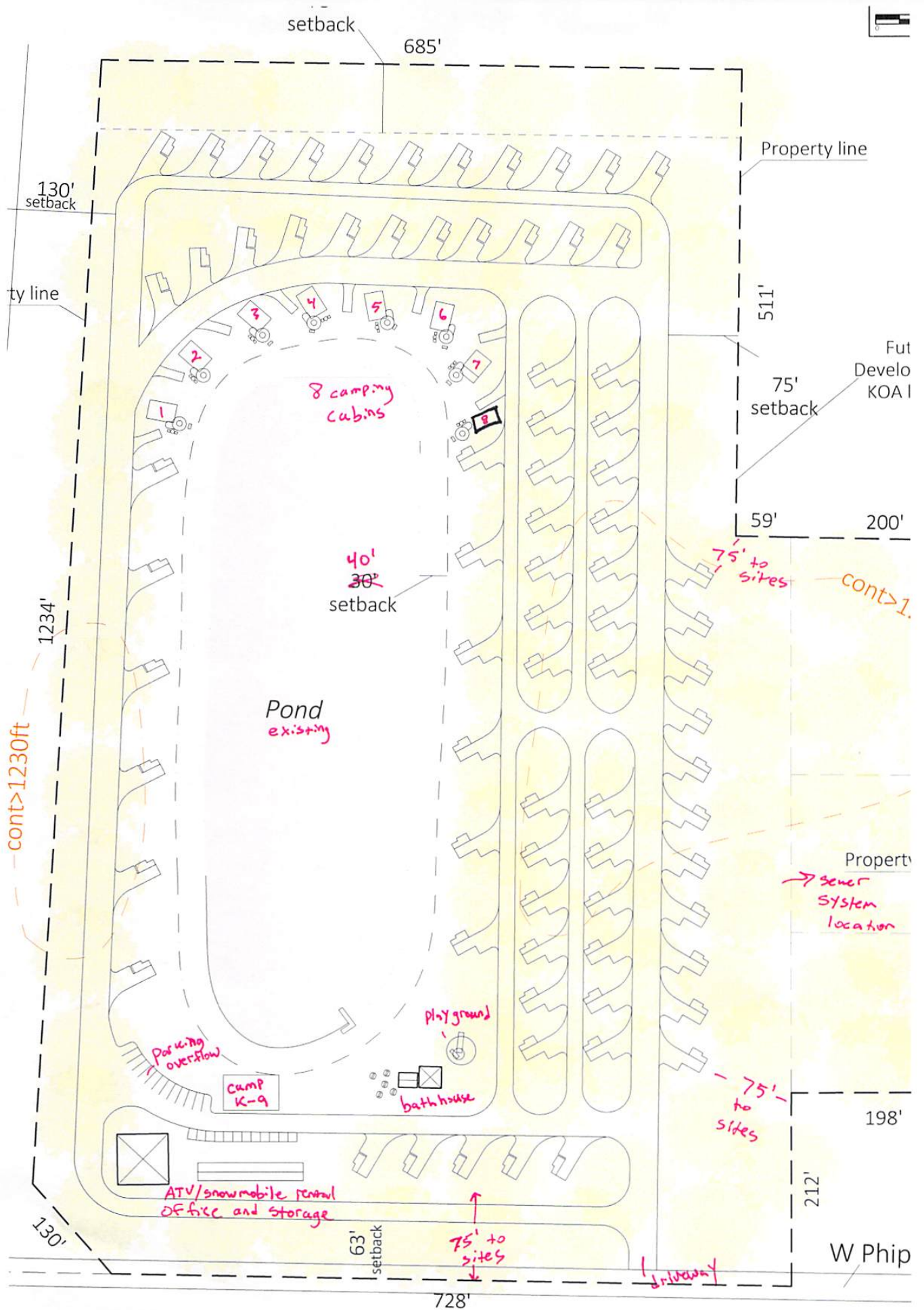
Parent Properties	Tax ID
57-014-2-41-09-12-2 01-000-000020	<u>17934</u>

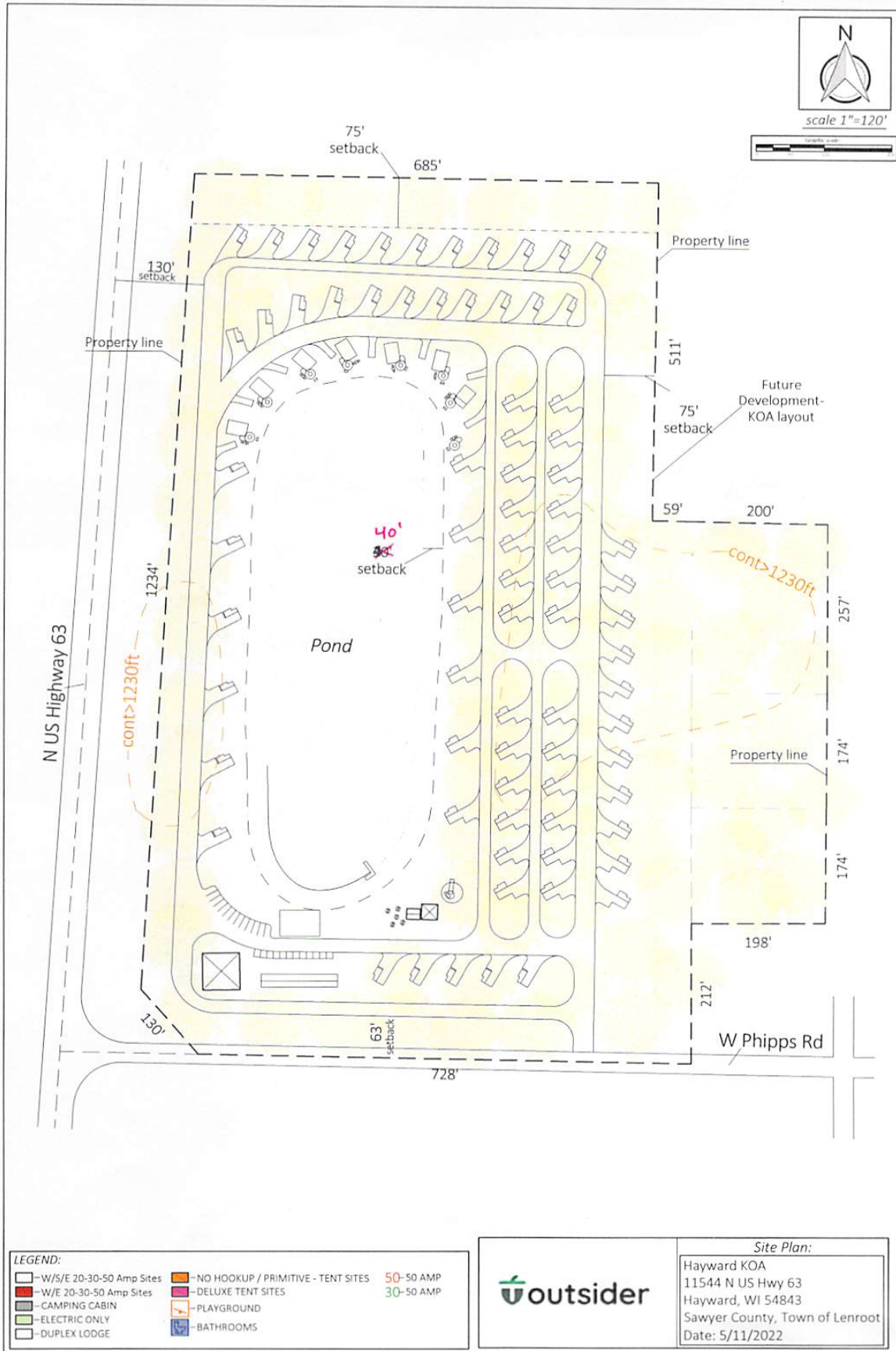
Expanding our Hayward Campground

- We are excited for the opportunity to deepen our relationship with the Hayward community by increasing accommodation options to the ever growing number of tourists who visit Hayward, WI from May 1st - October 15th. This mixed-use purpose addition to our existing campground will be tailored to long-term stay guests who are interested in week, month, and season-long reservations. We believe that supporting this segment of guests will be beneficial to the community as their longer-term presence will reduce traffic and increase ancillary spend, supporting local businesses in the community.
- The addition to our campground will sit on a 22.5 acre parcel and can accommodate up to 84 sites (76 50-amp, Water/Sewage/Electric RV sites, 8 deluxe cabins with their own private bathroom and shower(able to accommodate up to 8 guests each per night), one check-in/store area with attached ATV/snow-mobile parking/rental facility, one bathhouse, one pavilion, one playground, and one kamp K-9 dog park area)
- In addition to our existing team of 39, we hope to expand employment opportunities to the Hayward community as we will need additional seasonal maintenance/groundskeeper team members, several seasonal guest service team members, seasonal security team members, and several seasonal housekeeping team members to maintain the cabins and public areas.
- The proposed expansion will blend into the area and its character and would be buffered by trees and vegetation along US 63 and Phipps Rd. We will retain as many trees as possible and sites will be away from the pond. Our site layout includes at least a 30' buffer from the neighboring residential properties and a tree buffer to mitigate any potential noise. Given our strict guidelines for noise control from guests, smoke from BBQ grills and campfires is the only expected emission.
- The entrance to the expansion area is off Phipps Rd, more than 500 ft East of US Hwy 63. Given the longer-term guest demographic being targeted, the number of daily trips generated would not be expected to have a significant impact on area traffic. The expansion readily and naturally connects to the main property by a marked crossing with stop signs (at park roads) and pavement marking and crossing signs on Phipps Road. It is noted that the Phipps Rd has little traffic.











HELLO! WELCOME TO HAYWARD KOA CAMPGROUND

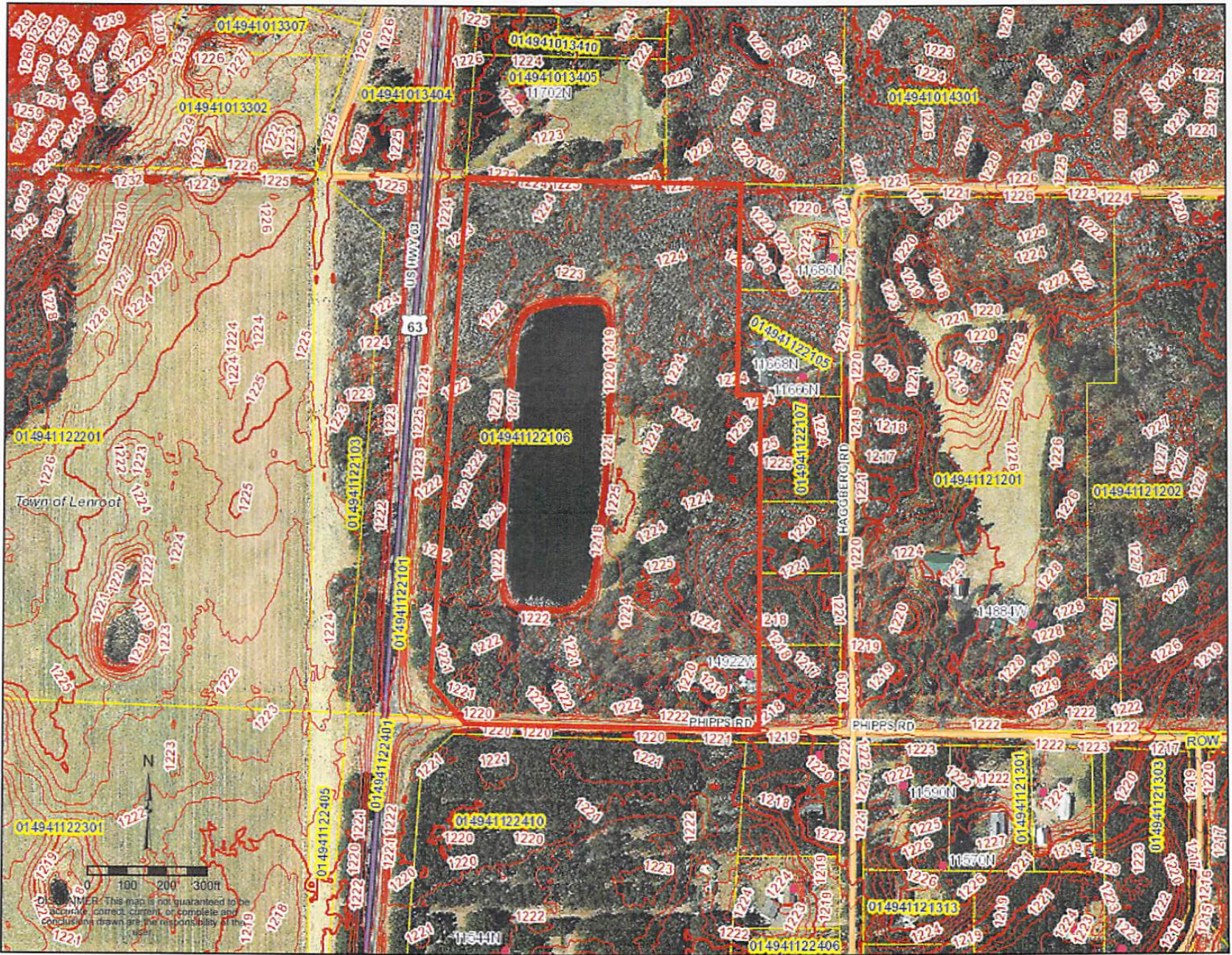
Campground Guidelines

- One camping unit and family per site; maximum 6 guests per site.
- Check-out Time — 11:00 am
- All people, vehicles and pets must be registered with our office **BEFORE** entering the campground.
- All Visitors must check in at the office.
- Quiet Hours are 11:00 pm to 8:00 am.
- Please observe the 5 MPH speed limit, and watch for children.
- Game Room: 8:00 am to close every day.
- Children: We expect parents to be responsible for their children at all times.
- Playground is open for use from 8:00 am to dusk.
- Wheels: Bicycles are welcomed in the campground. Off-road and motorized vehicles are permitted on the grounds, but they are only to be driven to/from the ATV gates — not around the park.
- Firearms and fireworks are prohibited.
- Trash: Please deposit trash in a Dumpster.
- The Golden Rule of Camping: Please do not walk through occupied campsites.
- Pool Hours: 9:00 am to DUSK. There is **NO LIFEGUARD on duty; SWIM AT YOUR OWN RISK.** Proper swim attire is necessary. No street clothes or cutoffs please. No smoking or glass containers are allowed in the pool enclosure. An adult must supervise children aged 14 and under. Babies and toddlers must wear a swim diaper. No running, diving, rough play or foul language is permitted in the pool area.
- No smoking in public areas.
- Camp Cleanliness — Please leave your campsite clean upon Checkout.
- Campfires: Firewood is available for purchase at the Store. Do not leave fires unattended.
- Use the fire ring and picnic table assigned to your site. Please confine fires to rings.
- Do not bring in any outside wood.
- No more than 1 unit or 6 persons per camp site.
- No tents at any lodge or cabin site.
- No pets or smoking in any lodge, cabin or Tipi. Additional damage/cleaning fees will apply.
- Pet Policy: Pets **MUST BE ON A 6-FOOT LEASH AT ALL TIMES, AND YOU MUST CLEAN UP AFTER THEM.** Pets are not permitted to be tied to a tree, as it damages the trees. Barking dogs will not be tolerated. If a pet becomes a nuisance or becomes aggressive, the management reserves the right to request you leave. Pets must not be left unattended in vehicles. When you leave the campground, pets **MUST NOT** be left unattended outside your unit. Please do not walk pets on the sites of other guest campers.
- We cannot guarantee specific sites, and we reserve the right to assign campsites. After registering at the office, please occupy your site and do not move to another site without first checking with the office.
- Cabins have different layouts from cabins at other KOA Campgrounds.
- Camping is an outdoor experience. Therefore, we do not give refunds due to the discomforts of nature, illness, work schedules or other situations affecting our guests. Rules are subject to change without notice. At management's discretion, failure to comply with the rules of Hayward KOA, or engaging in illegal activity or conduct that is objectionable or offensive to our family friendly atmosphere, may result in dismissal from the campground with no refund.

These rules are made to make an enjoyable experience for everyone while staying at the Hayward KOA. Thank you for observing them.

KOA CAMPGROUND HOURS

- | | |
|---|--|
| Breakfast: Red Pine Express 7 days a week | Propane: Open Store hours; Check in Store |
| Bike Rental: 8:00 am to sundown; No riding after dusk | Laundry: Open 24 hours; Next to cabin 201 |
| Check-out: 11:00 am — cabins & lodges; 11:30 am — RV & tent sites | Quiet Time: 11:00 pm to 7:00 am |
| Golf: Check Office for time | Playground: 8:00 am until dusk |
| Ice Cream: All Day: 8:00 am to 9:00 pm | Store: Check Office for details. |
| Wagon Rides: Daily in season; Listen for the train whistle! | Pool: Every Day 9:00 am to dusk |
| DJ: 7:00 pm to 10:00 pm | Honey Wagon: Scheduled times are 10:00 am & 4:00 pm daily. |



HAYWARD KOA EXPANSION

USGS 1:24000 Quad Map

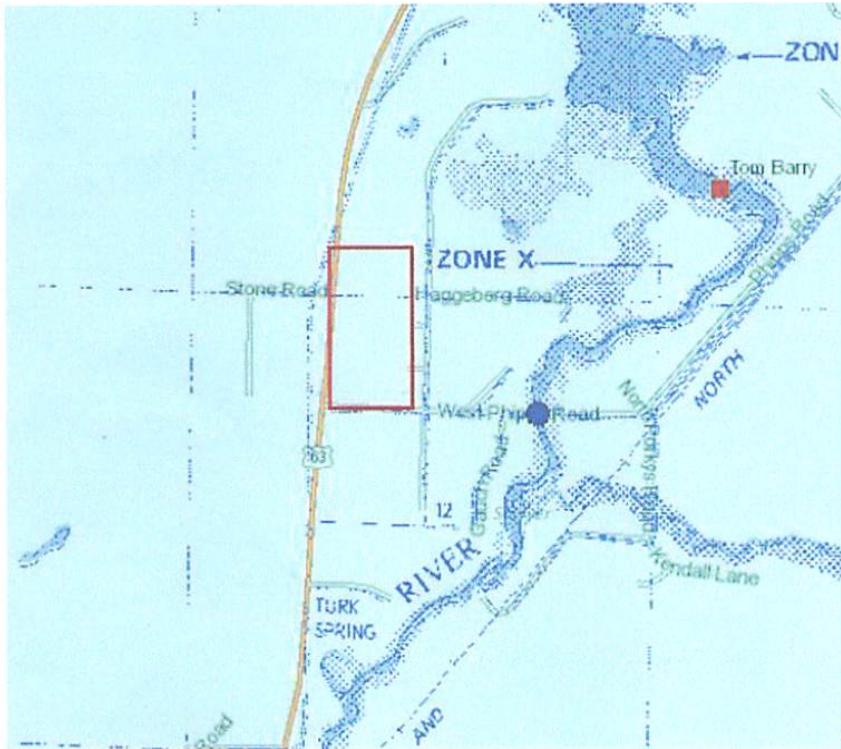


The expansion area is relatively flat.

HAYWARD KOA EXPANSION FLOOD ZONE REVIEW

WI DNR Surface Water Data Viewer

Property is not in a designated flood zone



FEMA FIRM does not designate flood zone for area



Wisconsin Department of Natural Resources

Surface Water Data Viewer

Mapped Wetlands



The man-made ~3.5 acre pond is a mapped wetland, designated as WGHx – Open water, standing water Palustrine (marshy edge)

There are unmapped wetland areas just east of NE corner of property.



Pond on 20-acre site – view looking Southeast



Pond on 20-acre site looking North

Erosion potential, vegetative cover: The pond will be protected from stormwater sediments with vegetative cover on all areas except compacted gravel road, drive and parking areas. Sediment and erosion control measures will be employed during construction.

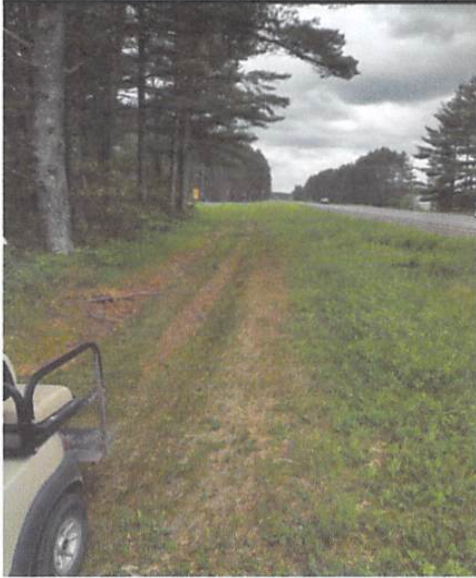
Hayward KOW Site Visit 6/7/2022



Pond on 20 acre site – view of North end looking Northeast

Prevention and control of water pollution: A sound stormwater management scheme will ensure that the pond water quality (a mapped wetland) is maintained. As noted, there will be extensive tree and vegetation cover on the property, and the prevalence of sandy soils promotes infiltration.

ard KOW Site Visit 6/7/2022



Looking South from edge of 20-acre parcel along Hwy 63



Looking West on Phipps Rd. North side of Park is on the left

Movement of traffic, and the relationship to existing or proposed roads: The entrance to the expansion area is off Phipps Rd, more than 500 ft East of US Hwy 63. As campers tend to stay in the park during stay, the number of daily trips generated would not be expected to have a significant impact on area traffic.

Minimize congestion and hazards at the entrance and exit: The expansion readily and naturally connects to the main property by a marked crossing with stop signs (at park roads) and pavement marking and crossing signs on Phipps Road. It is noted that the Phipps Rd has little traffic.

Deluxe Cabin

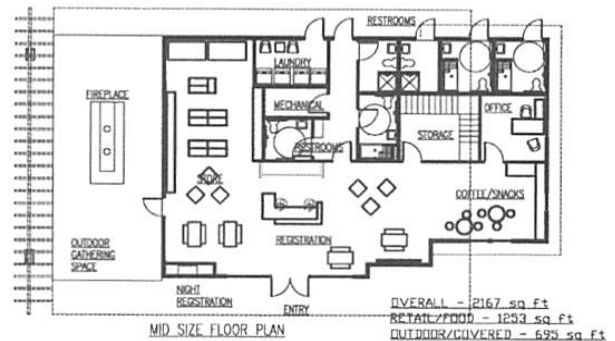
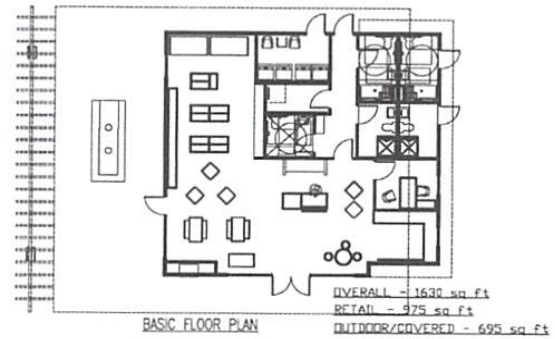


(Manufactured example photo - Prairie Kraft Specialties LLC)

8 cabins will be built

The complete deluxe cottage package contains stainless steel appliances, solid alder cabinetry with soft-close hinges, a spacious 4-foot shower, a wall-hung toilet, and solid log furniture. This is a small home that will stand the test of time and rental abuse. ADA Accessibility, lofts for additional sleeping, extended decks, and raised or cantilevered structures are our specialties.

Main Check-in/Store Building



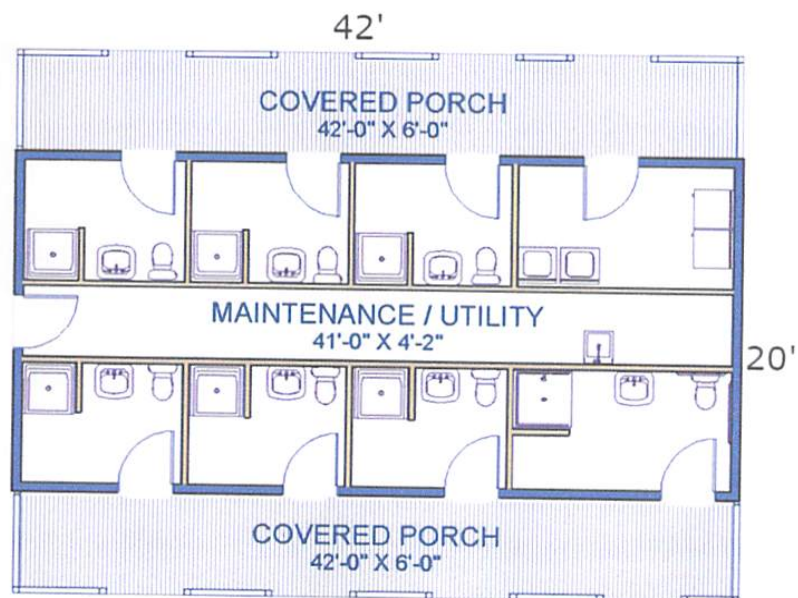
(Manufactured photo example by KOA)

- 2 main floor offices
- 2 main floor bathrooms
- Main check-in area
- Camp Store for souvenirs and groceries

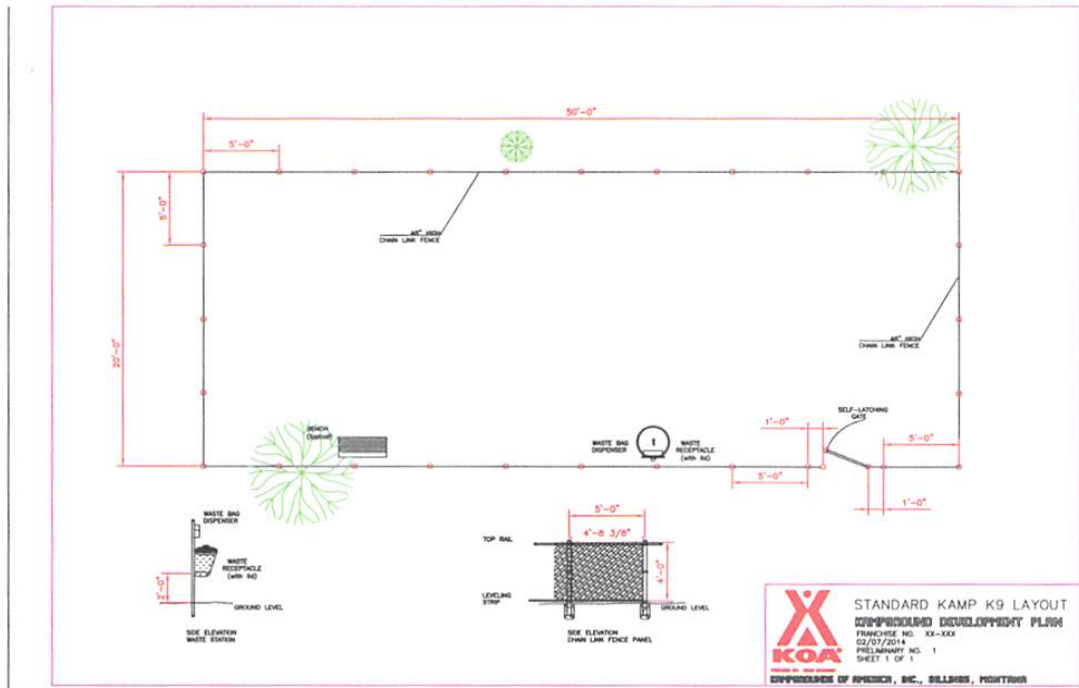
ATV Storage/Rental Example



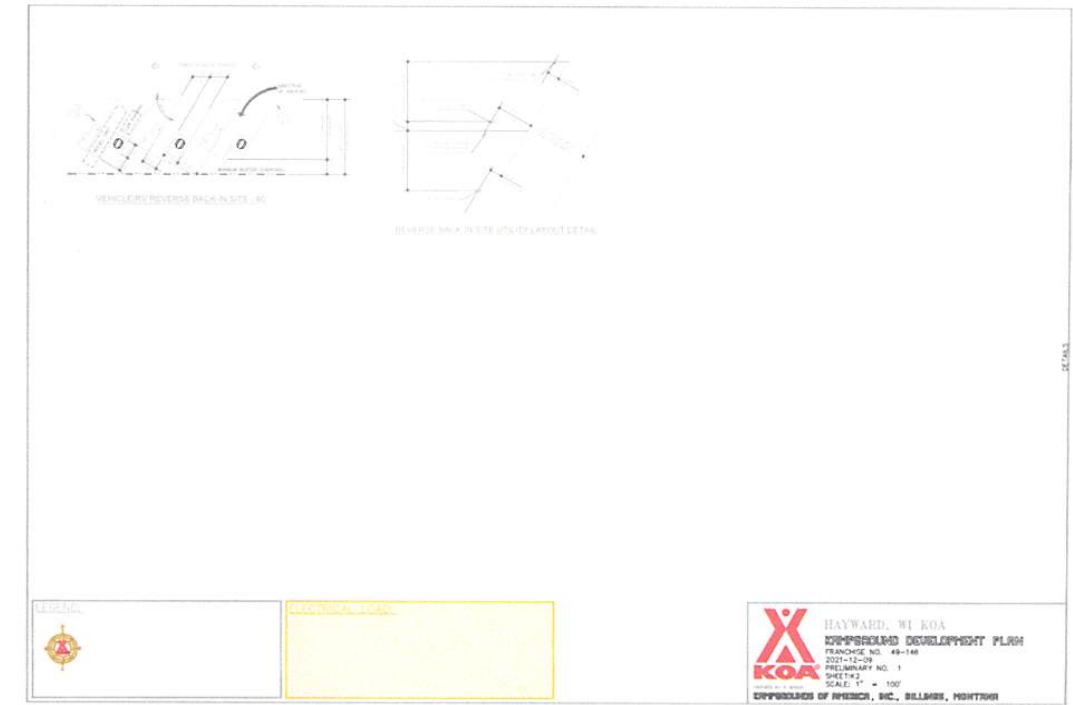
Bath/Shower House



Kamp K-9



RV Site Design



SECTION 2.0 DEFINITIONS

(30) DWELLING, MULTI-FAMILY: A dwelling or group of dwellings on one plot containing separate living quarters for two or more families but which may have joint services and/or facilities. **One-Family and two-family dwellings contained in the same DWELLING UNIT are permitted uses within the R-1, RR-1 and RR-2 Zone Districts but require additional LOT, AREA OF and/or LOT, WIDTH OF. Multi-Dwelling (3 or more) DWELLING UNITS requires Conditional Use approval. (See Section 17.0 ZONE DISTRICTS)**

(31) DWELLING UNIT: A building or portion thereof with rooms arranged, designed, used or intended to be used for one family. Guesthouses with kitchen and bathroom facilities; and any accessory structures with a HABITABLE LIVING AREA are considered to be dwelling units. Houseboats and watercraft on land shall not be used as DWELLINGS or DWELLING UNITS. Only one dwelling unit is allowed per Lot **unless approved by Conditional Use Permit.**

(71) MULTI-DWELLING DEVELOPMENT: Development, regardless of form of ownership consisting of three or more DWELLING UNITS, condominium, resort, hotel or motel units or other units/structures intended for residential or long or short-term rental uses, all of which are to be located on the same LOT.

(85) RESORT: A resort is a for-profit business holding a ~~Seller's Permit and licensed by the Wisconsin Department of Health and Family Services~~, which provides rental to the public of **more than 2 (two) DWELLING UNITS** contained in one or more permanent buildings used primarily for recreational use.

SECTION 17.0 ZONE DISTRICTS

17.1 R-1: Residential One District

A) Permitted Uses

1) One family and two-family year-round dwellings. **(Two-family dwellings occurring in the same DWELLING UNIT must have additional 5,000 sq./ft of LOT, AREA OF and meet other dimensional requirements.)**

B) Uses Authorized by Conditional Use

17.1(B)(1) Multi-family (3 or more) dwelling units. **(must have additional 5,000 sq./ft of LOT, AREA OF and meet other dimensional requirements for each additional unit.)**

17.2 RR-1: Residential/Recreational One District

A) Permitted Uses

1) One-family and two-family dwellings. (Two-family dwellings occurring in the same DWELLING UNIT must meet double the minimum requirements for LOT, WIDTH OF and LOT, AREA OF.)

B) Uses Authorized by Conditional Use

~~17.2(B)(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.)~~ MULTI-DWELLING DEVELOPMENT or other similar development including a condominium, hotel, motel, resort, multi-family (3 or more) dwelling units, or other development, which in the opinion of the County Zoning Committee, are of the same general scale and character. Each DWELLING UNIT must have minimum LOT, WIDTH OF and LOT, AREA OF. (Example: 3 unit development must have 300' of width and 60,000 sq ft of land area). Does not include conversions of existing properties to a different form of ownership (i.e., to condominium ownership) unless DWELLING UNITS are being proposed by plat or other means that would be in addition to the existing rental/DWELLING UNITS. Does not include existing MULTI-DWELLING DEVELOPMENTS unless creating additional DWELLING UNITS.

17.3 RR-2: Residential/Recreational Two District

A) Permitted Uses

1) One-family and two-family dwellings. (Two-family dwellings occurring in the same DWELLING UNIT must meet double the minimum requirements for LOT, WIDTH OF and LOT, AREA OF.)

B) Uses Authorized by Conditional Use

17.2(B)(16) MULTI-DWELLING DEVELOPMENT or other similar development including a condominium, hotel, motel or resort, multi-family (3 or more) dwelling units, or other development, which in the opinion of the County Zoning Committee, are of the same general scale and character. Each DWELLING UNIT must have minimum LOT, WIDTH OF and LOT, AREA OF. (Example: 3 unit development must have 300' of width and 60,000 sq ft of land area). Does not include conversions of existing properties to a different form of ownership (i.e., to condominium ownership) unless DWELLING UNITS are being proposed by plat or other means that would be in addition to the existing rental/DWELLING UNITS. Does not include existing MULTI-DWELLING DEVELOPMENTS unless creating additional DWELLING UNITS.