



Sawyer County

Agenda

Zoning Committee Meeting

Friday, March 17, 2023 @ 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](tel: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 & Statement of Hearing Procedure
[Statement of Comm. Hearing & Procedure & Hearing Notice](#)
- d. Approval of February 17, 2023 Meeting Minutes
[2-17-2023 ZC Minutes](#)
- e. Public Comment

3 - 4

5 - 7

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

- a. None

4. CONDITIONAL USE APPLICATIONS

8 - 22

- a. A Public Hearing in the Town of Bass Lake. CUP #23-004. Select Materials LLC. Part of the SW ¼ of the NE ¼ and part of the SW ¼ of the NE ¼, S33, T40N, R09W; Parcel #002-940-33-1304 & 1303; Tax ID #42989 and #42990; Zoned Agricultural One (A-1); 41.182 total acres. Permit desired for the 5 year renewal of CUP #20-024 for a non-metallic mineral extraction operation including rock crusher with amendments. This permit was originally approved on December 15, 2017 and most recently on December 18, 2020.
[CUP #23-004, Select Materials, LLC ptk.](#)
- b. Discussion/Action in the Town of Bass Lake. CUP #23-004. Select Materials LLC. Part of the SW ¼ of the NE ¼ and part of the SW ¼ of the NE ¼, S33, T40N, R09W; Parcel #002-940-33-1304 & 1303; Tax ID #42989 and #42990; Zoned Agricultural One (A-1); 41.182 total acres. Permit desired for the 5 year renewal of CUP #20-024 for a non-metallic mineral extraction operation including rock crusher with amendments. This permit was originally approved on December 15, 2017 and most recently on December 18, 2020.

5. NEW BUSINESS

23 - 29

- a. Ordinance Amendment for Multi-Dwelling development and definition of a resort. Discussion/Possible Action to send to Towns.
[Current Sawyer County Zoning Ordinance for Multi-Dwelling Development Option 1](#)
[Proposed Ordinance Amendment for Multi-Dwelling Development Option 2](#)
[Multi-Dwelling Development Option 3](#)
- b. Proposal to change the April 21, 2023 Zoning Committee meeting date to April 28, 2023. Discussion/Action.
- c. Any other business that may come before the Committee for discussion.

6. ADJOURNMENT

7.

A quorum of the County Board of Supervisors or of 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
February 17, 2023**

Zoning Committee Members

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

Zoning Administration

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

PRELIMINARY MATTERS

a) Call to Order and Roll Call

Buckholtz called the Public Hearing before the Sawyer County Zoning Committee to order at 8:30am in the Sawyer County Courthouse, 10610 Main St. Hayward, Wisconsin. Roll was called finding present: Buckholtz, Shuman-absent, Hessel, Maestri and Righeimer. From the Zoning Office Kozlowski and Marks. Corporation Counsel, Andy Phillips.

b) Pledge of Allegiance.

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

d) Approval of January 20, 2023 minutes. Motion to approve by Hessel, second by Righeimer. All in favor.

e) Public Comment. None

REZONE APPLICATIONS

None.

CONDITIONAL USE APPLICATION

a) A Public Hearing in the Town of Round Lake for CUP #23-002. Owner: Robert & Elaine Thompson Trust. Part of the SW ¼ of the NW ¼ and Part of the NW ¼ of the SW ¼ ; S12, T41N, R08W; Tax ID's #26620 & #26596; Parcel #024-841-12-2302 and #024-

841-12-3201; Zoned Forestry One (F-1), Commercial One (C-1) and Residential/Recreational One (RR-1); 26.5 Total Acres, however this Conditional Use is only being considered for the mining taking place in the Forestry One (F-1) zone district and is approximately 13.6 Total Acres. Known as the Hwy 77 Pit. Permit desired for the five (5) year renewal CUP #88-011 for the location of a non-metallic mineral extraction, including rock crusher and hot mix plant which was originally approved at public hearing on July 29, 1988 and renewed most recently on February 21, 2020. Kozlowski reads the application, staff report, Town opinion w/conditions and opinion letter was forwarded to the Zoning Committee via email. Motion by Hessel to open the public hearing portion of the application, second by Righeimer. All in favor. Dan Thompson, owner speaks in favor of the application and accepts the Town conditions. Paul Gerczak, Charlotte Reder, Jean Purltel and Kay Wilson speak of concerns. No other comments. Motion to come out of the public hearing portion of the application by Hessel, second by Buckholtz. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held by Committee. Motion by Hessel to approve the application with conditions and to add Town Conditions 1. Normal business hours of 7am-7pm, 2. Crushing hours 8am-5pm Monday – Friday, 3. Maintain compliance with NR135. 4. Maintain compliance with Plan of Operation. 5. Maintain compliance with Department of Natural Resources Chapter 30. 6. All other Town, County, State, and Federal Laws followed. Second by Buckholtz. Discussion held. Andy Phillips, Corporation Counsel asks about Findings of Facts. Hessel adds 2. It would not be detrimental to ecology, wild life, wetlands or shorelands. 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. 9. It would be consistent with the Town and/or County Comprehensive Plan. Roll call finds: Hessel – yes, Buckholtz – yes, Maestri – yes, Righeimer – yes. All in favor.

b) A Public Hearing in the Town of Lenroot. CUP #23-003. Jim Miller Excavating. Part of the NW ¼ of the SW ¼ & the SW ¼ of the SW ¼, Lot 1 CSM 32/41 #7815; S11, T41N, R09W; Tax ID #41221; Parcel #014-941-11-3203; Zoned Commercial One (C-1) and Forestry One (F-1); 18.29 total acres; Known as the Olson Road Pit. Permit desired for the five (5) year renewal of CUP #20-004 for the location/operation of a non-metallic mineral extraction operation including rock crusher. Kozlowski reads the application staff report, Town tabled, no opinion letters. Motion to open the public hearing portion of the application by Hessel, second by Righeimer. All in favor. Jim Miller, owner speaks in favor of the renewal application. Linda Zillmer, Edgewater property owner speaks of the date of operation. Dennis Erickson, speaks against the application. Jim Miller, owner speaks to his concerns. Eric Dreczko speaks of the noise and operating on Saturdays. Jerry Eytcheson speaks of concerns. Jim Miller, owner speaks to their concerns. Motion to come out of the public hearing portion of the application by Hesse, second by Righeimer. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held. Kozlowski explains the dates, discussion continues. Andy Phillips, Corporation explains the Town tabled the application and the Committee does not need their approval to make a decision. Motion by Righeimer to approve the

application with conditions of 1. Maintain compliance with NR135. 2. Maintain compliance with Plan of Operation including normal hours of operation from 6am-7pm, Monday-Friday. 3. Maintain compliance with Department of Natural Resources Chapter 30. 4. All other Town, County, State, and Federal Laws followed. 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 Hessel. Shuman attends meeting virtual and requests to be able to vote. Shuman acknowledges hearing all of this public hearing. Roll call finds: Masteri – no, Hessel – no, Righeimer – yes, Buckholtz – no, Shuman – no. Motion fails. Motion by Hessel to approve the application with extending the previous permit CUP #20-004 until May 1, 2023 and contingent on Town approval. Conditions of: 1. Maintain compliance with NR135. 2. Maintain compliance with Plan of Operation including normal hours of operation from 6am-7pm, Monday-Friday. 3. Maintain compliance with Department of Natural Resources Chapter 30. 4. All other Town, County, State, and Federal Laws followed. 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. Discussion held. Roll call finds: Shuman – yes, Hessel – yes, Buckholtz – yes, Maestri – yes, Righeimer – yes. All in favor.

NEW BUSINESS

a) Torgerson Trust for Certified Survey Map over existing County Plat. Requires Zoning Committee acceptance, conditional acceptance, or rejection. Kozlowski explains that the CSM needs Committee approve because of a CSM being done over a County Plat. Motion by Buckholtz to approve the CSM, second by Hessel. All in favor.

b) Ordinance Amendment for Multi-Dwelling development and definition of a resort. Kozlowski explains that he and Legal are still working on the changes and want to submit 3 different plans for the amendment changes. Andy Phillips, Corporation Counsel is hoping to produce 3 documents to the Committee next month. Discussion held.

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

ADJOURNMENT

Buckholtz adjourns meeting at 9:34am.

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



Conditional Use Permit Request STAFF REPORT

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

File: # CUP 23-004

Applicant:

Darryl Mast
DBA: Select Materials, LLC
6506N Old Hwy 27
Stone Lake, WI 54876

Property Location & Legal Description:

Town of Bass Lake SW $\frac{1}{4}$ of the NE $\frac{1}{4}$; S33, T40N, R09W;
Parcel #'s 002-940-33-1303 and 002-940-33-1304;
Total Acres of 41.182; Zoned Agricultural One (A-1).

Request: Permit requested for the early 5-year renewal of Conditional Use permit #20-024 for the location/operation of a non-metallic mineral extraction including rock crusher and approximately 7 acres of new expansion area. This CUP was previously approved at a public hearing December 18, 2020 and originally approved in 2012.

Project History & Summary of Request

The 5-year renewal of CUP 20-024 is for the location of a non-metallic mineral extraction operation including rock crusher.

The property is 41.18 acres and zoned A-1. Per the plan of operation, the existing pit area is now approximately 15 acres with a proposed expansion of approximately an additional 7 acres. As part of CUP 20-024 the existing pit operation was specified at 10 acres with an anticipation to expand approximately 1 acre. Last year this pit location received a large contract from the Town of Bass Lake which required additional material to be extracted. The new plan of operation specifies 50,000 cubic yards of material to be extracted annually thus one of the reasons for early renewal.

The existing use in this area is 1 other gravel pit, agricultural areas, woodland area, and mixed residential. The nearest residence is 700' with all crushing operation to be at a minimum of 1000'.

Several complaints have been received over the last few years regarding this operation. Crushing times and duration were questioned as well as “site visibility”. It was the determination of the Sawyer County Zoning & Conservation Department that there was no specific evidence provided to substantiate the claim that crushing was outside of the specified hours. The existing plan of operation also specified site visibility which was also discussed at a previous Zoning Committee Meeting. The existing plan for site visibility states, “The natural topography of the site and location restricts the view of the site from roads and adjoining properties. The wooded areas surround the pit on all sides which protects the area.” Over the last 2 years trees were cut on this property for additional expansion area and potentially to prevent MSHA violations. After the trees were removed the stumps were piled along the pit edge to create a visual barrier. It was the determination of the Sawyer County Zoning & Conservation Department that the pit had remained in compliance with the plan’s site visibility claim in that the pit could still not be viewed from the roadway. The new site visibility as part of the plan of operation is proposed to change to the following: A line of trees currently exists to provide a visual barrier to the site. A triple row of trees will be planted in the spring of 2023, extending through the hay field along Stone Hill Road from the existing tree row to the Western property border to provide further visual barrier as the site extends. A temporary berm is currently in place to provide a safety and visual barrier to the existing site. Locations are shown on Exhibit A of the Plan of Operation.

During this renewal process the operator is also wanting to adjust the hours of operations and crushing operations. The current plan was approved for the following: The current hours of operations are 6 am – 6 pm Monday – Saturday during the months of May through December. Crushing operations are specified between May 1-Dec 15 from 7AM-8PM, excluding Holidays. Crushing not to exceed 4 weeks per year.

The new proposed hours are as follows: hours operations to be 6 am – 7 pm Monday – Saturday during the months of April through December. The proposed crushing operations would be between October 1-May 15 from 7AM-10PM, Monday-Saturday, excluding Holidays. If crushing must occur in the summer months it would not exceed 350 hours and be between 7AM-8PM, Monday-Saturday, excluding Holidays.

Financial assurance has been received for \$20,000 in the form of an irrevocable letter of credit

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 Maintain compliance with NR 135 (reclamation plan)
- 2 Maintain compliance with new Plan of Operation including; site visibility requirements, specified hours of operation and crushing hours, and not to exceed an additional 7 acres of expansion over the next 5 years as part of the renewal.
- 3 Maintain compliance with Department of Natural Resources Chapter 30
- 4 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 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)

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



Conditional Use Application # 23-004
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: Select Materials, LLC
Address: 16506 N Old 27 Rd; Stone Lake, WI 54876
Phone: (715) 699-2240 Email: select.ruthie@gmail.com
002-940-33-1304
Legacy PIN#: 002-940-33-1303 Zoned: A-1 Acreage: 41.182
Property Description: SW 1/4 of the NE 1/4; S33, T40N, R09W;
Parcel #'s 002-940-33-1303 and 002-940-33-1304,

Permit desired for: renewal of COP 20-024 for a non-metallic
mineral extraction operation including rock crusher

Darryl Mast, [Signature]
*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 3-17-23

Renewal \$ 300

Real Estate Sawyer County Property Listing

Today's Date: 1/17/2023

Property Status: Current

Created On: 11/14/2017 2:07:30 PM

**Description**

Updated: 11/14/2017

Tax ID:	42990
PIN:	57-002-2-40-09-33-1 03-000-000040
Legacy PIN:	002940331304
Map ID:	
Municipality:	(002) TOWN OF BASS LAKE
STR:	S33 T40N R09W
Description:	PRT SWNE
Recorded Acres:	20.591
Calculated Acres:	0.000
Lottery Claims:	0
First Dollar:	No
Zoning:	(A-1) Agricultural One
ESN:	407

**Tax Districts**

Updated: 11/14/2017

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

**Recorded Documents**

Updated: 7/20/2020

CORRECTION INSTRUMENT	
Date Recorded: 6/11/2020	424312
WARRANTY DEED	
Date Recorded: 11/13/2017	409767
WARRANTY DEED	
Date Recorded: 9/14/2012	380716

Child History Record Count: 1 -

HISTORY [Expand All History](#)

White=Current Parcels

Pink=Retired Parcels

Tax ID: 3915 **Pin:** 57-002-2-40-09-33-1 03-000-000010 **Leg. Pin:** 002940331301 **Map ID:** .3.1

42990 This Parcel

↑ Parents

↓ Children

**Ownership**

Updated: 7/20/2020

SELECT MATERIALS LLC STONE LAKE WI**Billing Address:**

SELECT MATERIALS LLC
6506N OLD 27 RD
STONE LAKE WI 54876

Mailing Address:

SELECT MATERIALS LLC
6506N OLD 27 RD
STONE LAKE WI 54876

**Site Address** * indicates Private Road

N/A

**Property Assessment**

Updated: 5/31/2022

2022 Assessment Detail

Code	Acres	Land	Imp.
G4-AGRICULTURAL	13.000	2,000	0
G8-AGRICULTURAL FOREST	7.591	7,200	0

2-Year Comparison

	2021	2022	Change
Land:	8,900	9,200	3.4%
Improved:	0	0	0.0%
Total:	8,900	9,200	3.4%

**Property History**

Parent Properties	Tax ID
57-002-2-40-09-33-1 03-000-000010	3915

Real Estate Sawyer County Property Listing

Today's Date: 1/17/2023

Property Status: Current

Created On: 11/14/2017 2:07:29 PM

 Description

Updated: 11/14/2017

Tax ID:	42989
PIN:	57-002-2-40-09-33-1 03-000-000030
Legacy PIN:	002940331303
Map ID:	
Municipality:	(002) TOWN OF BASS LAKE
STR:	533 T40N R09W
Description:	PRT SWNE
Recorded Acres:	20.591
Calculated Acres:	0.000
Lottery Claims:	0
First Dollar:	No
Zoning:	(A-1) Agricultural One
ESN:	407

 Tax Districts

Updated: 11/14/2017

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

 Recorded Documents

Updated: 7/20/2020

 CORRECTION INSTRUMENT	
Date Recorded: 6/11/2020	424312
 WARRANTY DEED	
Date Recorded: 11/13/2017	409767
 WARRANTY DEED	
Date Recorded: 9/14/2012	380716
 LEASE	
Date Recorded: 6/3/2011	372857

Child History Record Count: 1 -

HISTORY [Expand All History](#)

White=Current Parcels

Pink=Retired Parcels

 **Tax ID:** 3915 **Pin:** 57-002-2-40-09-33-1 03-000-000010 **Leg. Pin:** 002940331301 **Map ID:** .3.142989 This Parcel  Parents  Children **Ownership**

Updated: 11/14/2017

SELECT MATERIALS LLC STONE LAKE WI**Billing Address:****SELECT MATERIALS LLC**

6506N OLD 27 RD

STONE LAKE WI 54876

Mailing Address:**SELECT MATERIALS LLC**

6506N OLD 27 RD

STONE LAKE WI 54876

**Site Address** * indicates Private Road

N/A

 Property Assessment

Updated: 10/31/2022

2022 Assessment Detail

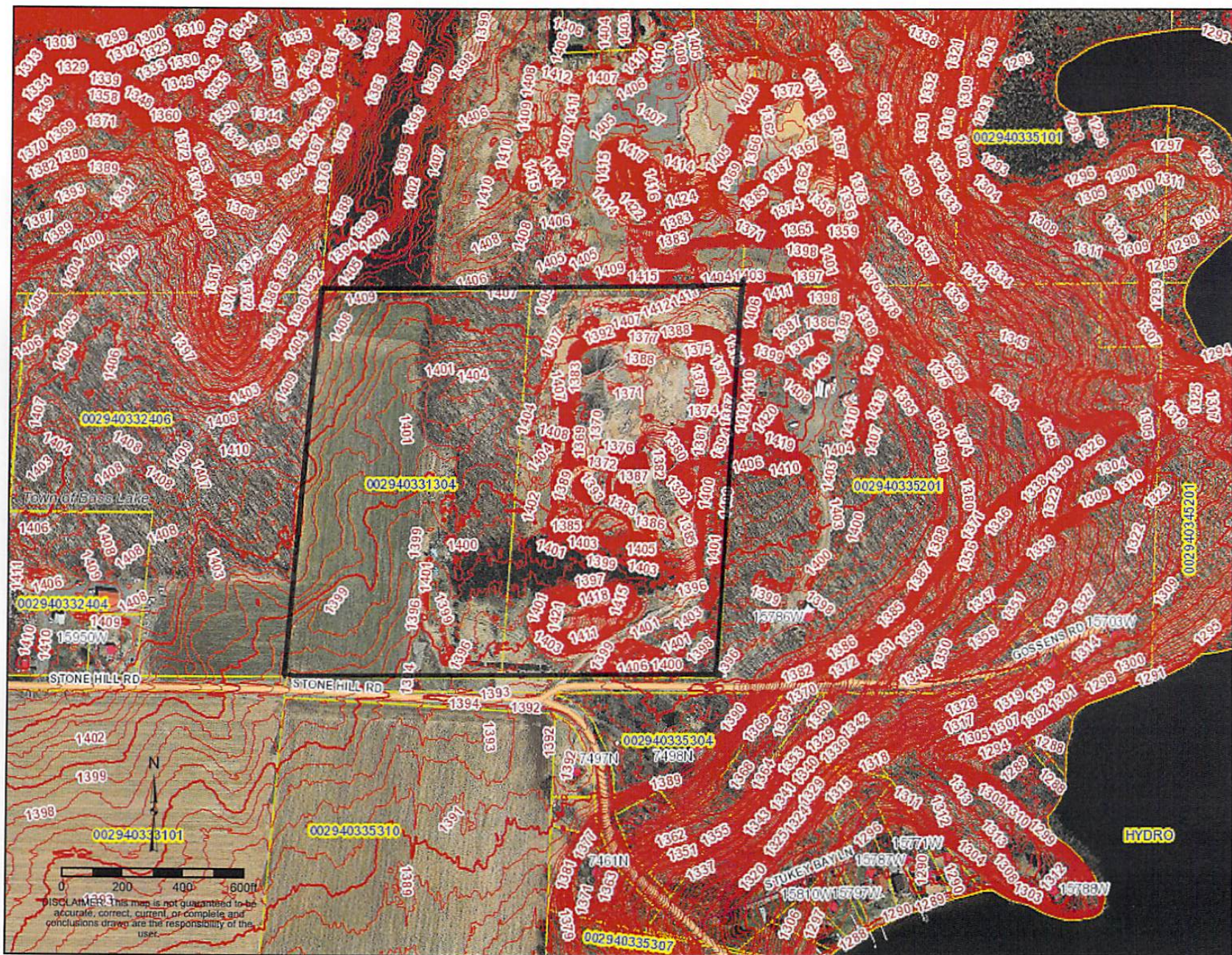
Code	Acres	Land	Imp.
G3-MANUFACTURING	20.591	48,000	0

2-Year Comparison

	2021	2022	Change
Land:	48,700	48,000	-1.4%
Improved:	0	0	0.0%
Total:	48,700	48,000	-1.4%

 Property History

Parent Properties	Tax ID
57-002-2-40-09-33-1 03-000-000010	3915





PLAN CONTENTS

The Select Materials Stone Hill Rd Pit Plan Contents include the following:

A. Operation Activity.....1

B. Hours of Operation.....1

C. Operation Equipment.....1

D. Haul Routes.....1

E. Site Layout.....2

F. Extraction Sequence.....2

G. Erosion Control.....2

H. Environmental Considerations.....2

I. Site Visibility.....2

J. Area Affected.....3

K. Reclamation Plan.....3

L. Financial Assurance.....3

APPENDIXES

1. Exhibit A. ----- Site Map

A. OPERATION ACTIVITY

Proposed Activities will possibly include:

Sand/Gravel/Black Dirt Extraction --- Continuous Conveying
Loading --- Continuous
Crushing --- Periodical
Screening --- Brief Periods

B. HOURS OF OPERATION

Normal hours of operation will be from 6:00am to 7:00pm Monday through Saturday during the months of April through December.

Crushing operations will occur during the year. The proposed hours of operation for crushing operations between October 1st and May 15th are from 7:00am to 10:00pm Monday through Saturday, excluding holidays. If crushing must occur during the summer months of May 16th through September 30th then crushing hours of operation would be from 7:00am to 8:00pm, and not to exceed 350 hours of operation. Residents to the West of the pit cannot hear crushing operations. If anyone can hear the operations, it would be the residents across Lac Courte Oreilles Lake. Therefore, emphasis is being made to conduct crushing operations during the months that Lake residents are at the lowest occupancy.

C. OPERATION EQUIPMENT

Sand and gravel equipment will include a portable crusher and screening plant (limited use), loaders, dozers, portable conveyors, scale, machine maintenance, and other related aggregate-producing equipment.

D. HAUL ROUTES

Access road to the Select Materials Pit is through the driveway entrance at Stone Hill Rd, then west to State Highway 27 about $\frac{3}{4}$ mile. The pit location is in S33, T40N, R9W.

E. SITE LAYOUT

Site location is shown on Exhibit A. The existing slopes will be maintained during the operation of the pit. New expansion area slopes will follow the Sawyer County ordinance.

F. EXTRACTION SEQUENCE

The expansion area will be in a Westerly direction as shown on Exhibit A. Small amounts to be taken from the North-Easterly corner so reclamation can begin. Reclamation will be done in co-ordinance with extraction.

G. EROSION CONTROL

During the operation of the pit, erosion control will be maintained so that all soil will not leave the main pit area on the Select Materials property.

H. ENVIRONMENTAL CONSIDERATIONS

Sand and gravel operations will be performed in a manner that will minimize, insofar as practicable, the production of noise, vibration, or dust which is hazardous or substantially annoying to persons located off the premises. Driveway stone will be placed on the haul route from entrance of pit to reduce dust created by trucks entering and exiting the site. All Select loaders will be equipped with White Noise Backup Alarms to reduce sound pollution.

I. SITE VISIBILITY

A line of trees currently exists to provide a visual barrier to the site. A triple row of trees will be planted in the spring of 2023, extending through the hay field along Stone Hill Rd from the existing tree row to the Western property border to provide further visual barrier as the site extends. A temporary berm is currently in place to provide a safety and visual barrier to the existing site. Locations are shown on Exhibit A.

J. AREA AFFECTED

The existing pit area is 15 acres. As progress and space is available, some reclamation will take place. The area to be expanded is relatively flat in both the Northerly and Westerly directions. As expansion is made, the run-off from the edges will slope into the pit where it is contained.

Exhibit A. shows the expansion areas for the next 5 years. An average of 50,000 cubic yards per year of gravel and sand will be mined. Ground water tables slope to the east and southeast. Lac Courte Oreilles Lake is over 1,200 feet from the pit. Lake elevation is approximately 90 feet below the pit surface elevation.

K. RECLAMATION PLAN

Although no prediction is made for when the pit will be ready for reclamation, the plan will follow Sawyer County and the Wisconsin Department of Natural Resources NR-135 guidelines for reclamation.

During final reclamation, side slopes will be graded to 3:1 or flatter, top soil will be evenly distributed, and the entire area will be seeded with grass/forb mixture.

L. FINANCIAL ASSURANCE

Financial assurance is a requirement to operate an active non-metallic mine site in Wisconsin and Sawyer County. Rates are prescribed by Sawyer County Zoning based on active areas and complexity of Reclamation effort. Sawyer County is also the beneficiary of the FA. Currently (2023) Sawyer County requires \$1,500 per active acre.



Current Sawyer County Zoning Ordinance-Option 1

(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.

Commented [JK1]: Dwelling, Multi-Family VS Multi-Dwelling Development. Dwelling, Multi Family only shown within R-1 District

(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.

Commented [JK2]: Zone districts have two-family dwellings listed as an approved use or through a CUP process can have 3 or more.

(57) LOT: A parcel of land occupied or capable of being occupied by one Building or one Dwelling Unit and the Accessory Buildings or uses customarily incidental to it, including such open spaces as are required by this ordinance.

Commented [JK3]: Multi Dwelling Development also for more than 1 with a CUP. Definition should be changed to reflect this.

(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.

Commented [JK4]: Allows for 1 as a permitted use in zone districts and allowed for 3 or more with a CUP. No provisions allowed for 2.

(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 DWELLING UNITS contained in one or more permanent buildings used primarily for recreational use.

Commented [JK5]: Previous discussion with Zoning Committee wanted to change definition of resort that 2 dwelling units would not be viewed as a Resort but 3 or more would.

17.1 R-1: Residential One District

This district provides for one-family and two-family year-round residential development protected from traffic hazards and the intrusion of incompatible land uses. It is intended to encourage such development around existing residential areas where soil conditions are suitable for such development and in those areas, which can be economically and readily served by utilities and municipal facilities.

Commented [JK6]: No definition

A) Permitted Uses

- 1) One family and two-family year-round dwellings.

Commented [JK7]: No definition for two-family dwelling. Also "year-round" should be deleted.

B) Uses Authorized by Conditional Use

- 1) Multi-family (3 or more) dwelling units.

Commented [JK8]: Multi-family vs multi dwelling. Again, allows for 3 or more, but not 2. Section 18 under notes section states to add 5,000 sq ft for each additional unit over one.

2) Rooming or boarding houses.

Commented [JK9]: No definition

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.

Commented [JK10]: No definition and should clarify that a two-family dwelling needs double the minimum dimensional requirements.

B) Uses Authorized by Conditional Use

(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.)

Commented [JK11]: Different wording between RR-1 & RR-2 zone districts.

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.

B) Uses Authorized by Conditional Use

(16) MULTI-DWELLING DEVELOPMENT or other similar development including a condominium, hotel, motel or resort, or other development, which in the opinion of the County Zoning Committee, are of the same general scale and character. 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.

Commented [JK12]: Different wording between RR-1 & RR-2 zone districts.

Section 18.0 DIMENSIONAL REQUIREMENTS

****Minimum for one-family**, add 5,000 sq./ft for each additional unit over one plus any additional area required by applicable Wisconsin Administrative Code A-2 Dimensional Requirements (Added July 20, 1995)

Commented [JK13]: This sub note is only found under the R-1 Zone District and if R-1 District is located within Shoreline District the Shoreline Ordinance would trump and have the greater requirements.

Proposed Ordinance Amendment for Multi-Dwelling Development Option 2

(30) **DWELLING, MULTI-FAMILY:** ~~A dwelling~~ DWELLINGS or group of dwellings on one ~~p~~LOT containing separate living quarters for two or more families but which may have joint services and/or facilities.

(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.~~

(57) **LOT:** A parcel of land occupied or capable of being occupied by one Building or one or more DWELLING UNITS and the ACCESSORY STRUCTURES OR USES customarily incidental to ~~it~~them, including such open spaces as are required by this ordinance.

(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 1 (one) DWELLING UNITS contained in one or more permanent buildings used primarily for recreational use.

(107) TWO-FAMILY: One building/dwelling that contains two DWELLING UNITS with independent cooking and bathroom facilities. For example, a duplex is a two-family dwelling.

17.1 R-1: Residential One District

This district provides for one-family and two-family ~~year-round~~ residential development protected from traffic hazards and the intrusion of incompatible land uses. It is intended to encourage such development around existing residential areas where soil conditions are suitable for such development and in those areas, which can be economically and readily served by utilities and municipal facilities. Add 5,000 sq./ft for each additional unit over one plus any additional area required as required by Sec. 18.2

A) Permitted Uses

1) One family and two-family ~~year-round~~ DWELLINGS provided that if a DWELLING is a TWO-FAMILY, the LOT must be at least double the minimum lot size required by Sec.

18.2.

B) Uses Authorized by Conditional Use

- 1) DWELLING, MULTI-FAMILY (3 or more) dwelling units.

17.2 RR-1: Residential/Recreational One District

A) Permitted Uses

- 1) One-family and two-family dwellings provided that if a DWELLING is a TWO-FAMILY, the LOT must be at least double the minimum lot size required by Sec. 18.2.

B) Uses Authorized by Conditional Use

- 15) MULTI-DWELLING DEVELOPMENT or other similar development (consisting of three or more DWELLING UNITS), which in the opinion of the County Zoning Committee, is of the same general scale and character. Each DWELLING UNIT must meet the minimum Dimensional Requirements contained in Sec. 18. 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 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.

B) Uses Authorized by Conditional Use

- 16) MULTI-DWELLING DEVELOPMENT or other similar development (consisting of three or more DWELLING UNITS), which in the opinion of the County Zoning Committee, is of the same general scale and character. Each DWELLING UNIT must meet the minimum Dimensional Requirements contained in Sec. 18. 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 DWELLING UNITS. Does not include existing MULTI-DWELLING DEVELOPMENTS unless creating additional DWELLING UNITS.

Proposed Ordinance Amendment for Multi-Dwelling Development Option 3 (Version 4.1)

SECTION 2.0 DEFINITIONS

(30) DWELLING, MULTI-FAMILY: ~~A dwelling or group of two or more 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.~~

(57) LOT: A parcel of land occupied or capable of being occupied by one Building or one or more DWELLING UNITS and the ACCESSORY STRUCTURES OR USES customarily incidental to them, including such open spaces as are required by this ordinance.

(71) MULTI-DWELLING DEVELOPMENT: DEVELOPMENT, regardless of form of ownership consisting of ~~three~~two 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.

(107) TWO-FAMILY: One building/dwelling that contains two DWELLING UNITS with independent cooking and bathroom facilities. For example, a duplex is a two-family dwelling.

SECTION 17.0 ZONE DISTRICTS

17.1 R-1: Residential One District

This district provides for one-family and two-family ~~year-round~~ residential development

protected from traffic hazards and the intrusion of incompatible land uses. It is intended to encourage such development around existing residential areas where soil conditions are suitable for such development and in those areas, which can be economically and readily served by utilities and municipal facilities. Add 5,000 sq./ft for each additional unit over one plus any additional area required as required by Sec. 18.2

A) Permitted Uses

1) One family and two-family ~~year-round~~ DWELLINGS provided that if a DWELLING is a TWO-FAMILY, the LOT must be at least double the minimum lot size required by Sec. 18.2.

~~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) DWELLING, MULTI-FAMILY provided the LOT must be at least double the minimum lot size required by Sec. 18.2 for each additional DWELLING UNIT

(2) MULTI-DWELLING DEVELOPMENT provided that for any LOT containing 2 or more DWELLINGS, each DWELLING UNIT on the LOT must meet the minimum Dimensional Requirements contained in Sec. 18. 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 ~~dwelling~~~~year-round~~ DWELLINGS provided that if a DWELLING is a TWO-FAMILY, the LOT must be at least double the minimum lot size required by Sec. 18.2.

~~must meet double the minimum requirements for LOT, WIDTH OF and LOT, AREA OF.~~

B) Uses Authorized by Conditional Use

17.2(B)(15) Year-round DWELLING, MULTI-FAMILY provided the LOT must be at least double the minimum lot size required by Sec. 18.02 for each additional DWELLING UNIT. 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, which in the opinion of the County Zoning Committee, is of the same general scale and character. Each DWELLING UNIT must meet the minimum

Dimensional Requirements contained in Sec. 18. 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 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 ~~dwelling~~year-round DWELLINGs provided that if a DWELLING is a TWO-FAMILY, the LOT must be at least double the minimum lot size required by Sec. 18.2.

~~meet double the minimum requirements for LOT, WIDTH OF and LOT, AREA OF.~~

B) Uses Authorized by Conditional Use

17.3(B)(16) Year-round DWELLING, MULTI-FAMILY provided the LOT must be at least double the minimum lot size required by Sec. 18.2.

(17) 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 meet the minimum Dimensional Requirements contained in Sec. 18. 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.