



Sawyer County

Agenda

Zoning Committee Meeting

Friday, July 21, 2023 @ 8:30 AM

Sawyer County Board Room - 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 & Statement of Hearing Notice
[Statement of Comm. Hearing & Procedure & Hearing Notice](#)
- d. Approval of Previous Meeting Minutes
[6-16-2023 ZC Minutes](#)
- e. Public Comments:
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. Comments should be directed to the Committee as a whole and should not be directed to individual Committee Members or Staff.

5 - 6

7 - 9

3. REZONE APPLICATIONS

- a. None

4. CONDITIONAL USE APPLICATIONS

10 - 17

- a. A Public Hearing in the Town of Hunter. CUP #23-017. Owner: Gerald Stanaszak. Part of the SE ¼ of the NE ¼ ; S36, T40N, R07W; Parcel #012-740-36-1427; Tax ID #44473; 2.283 total acres; Zoned Residential/Recreational One (RR-1). Permit desired for a 40'W x 60L 'x 22'H pole shed across a Town Road (Fletcher Road) per section 4.26 (3.) of the Sawyer County Ordinance.
[CUP #23-017, Gerald Stanazak pkt.](#)
- b. Discussion/Action in the Town of Hunter. CUP #23-017. Owner: Gerald Stanaszak. Part of the SE ¼ of the NE ¼ ; S36, T40N, R07W; Parcel #012-740-36-1427; Tax ID #44473; 2.283 total acres; Zoned Residential/Recreational One (RR-1). Permit desired for a 40'W x 60L 'x 22'H pole shed across a Town Road (Fletcher Road) per section 4.26 (3.) of the Sawyer County Ordinance.

18 - 28

- c. A Public Hearing in the Town of Bass Lake. CUP #23-018. Owner Brian & Kristine Leege. Abendpost Beach, Lots 22 & 23, Block 2; S39, T49N, R08W; Parcel #002-103-02-2200; Tax ID# 17; 0.18 total acres; Zoned Residential/Recreational One (RR-1). Permit desired for an accessory structure (garage) across a Town Road. Principal dwelling located north of Poplar Avenue per section 4.26(2) of the Sawyer County Zoning Ordinance, size will not exceed 30'x36', overall height of 16' and to meet all other setbacks.
[CUP #23-018, Brian & Kristine Leege pkt.](#)
- d. Discussion/Action in the Town of Bass Lake. CUP #23-018. Owner Brian & Kristine Leege. Abendpost Beach, Lots 22 & 23, Block 2; S39, T49N, R08W; Parcel #002-103-02-2200; Tax ID# 17; .18 total acres; Zoned Residential/Recreational One (RR-1). Permit desired for an accessory structure (garage) across a Town Road (W Poplar Avenue per section 4.26(2) of the Sawyer County Zoning Ordinance, size will not exceed 10'x36', overall height of 16' and to meet all other setbacks.

5. REZONE & CONDITIONAL USE APPLICATIONS

29 - 37

- a. A Public Hearing in the Town of Lenroot. RZN #23-003. Owner Larson Family Trust. Part of the NW ¼ of the SE ¼, Lot 4 CSM 38/68 #8681; S09, T41N, R09W; Parcel #014-941-09-4205; Tax ID #44618; 15.91 total acres; Zoned Forestry One (F-1). Purpose of request is to rezone part of the NW ¼ of the SW ¼ of Lot 4 CSM 38/68 #8681, to Residential/Recreational Two (RR-2) to apply for a Conditional Use to allow for 3 dwellings on Lot 4 CSM 38-68 #8681.
[RZN #23-003, Larson Family Trust pkt.](#)
- b. Discussion/Action in the Town of Lenroot. RZN #23-003. Owner Larson Family Trust. Part of the NW ¼ of the SE ¼, Lot 4 CSM 38/68 #8681; S09, T41N, R09W; Parcel #014-941-09-4205; Tax ID #44618; 15.91 total acres; Zoned Forestry One (F-1). Purpose of request is to rezone part of the NW ¼ of the SW ¼ of Lot 4 CSM 38/68 #8681, to Residential/Recreational Two (RR-2) to apply for a Conditional Use to

allow for 3 dwellings on Lot 4 CSM 38/68 #8681. The S/W overlay district is not subject to change as part of this request.

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- c. A Public Hearing in the Town of Lenroot. CUP #23-016. Owner Larson Family Trust. Part of the NW ¼ of the SE ¼, Lot 4 CSM 38/68 #8681; S09, T41N, R09W; Parcel #014-941-09-4205; Tax ID#44618;15.91 total acres; Zoned Forestry One (F-1). Permit desired for the placement of three dwelling unit on Lot 4 of CSM #8681. 12.28 total acres above the OHMW mark. As per section 17.3 (B) (16) of the Sawyer County Ordinance (Multi-Dwelling Development). Subject to RZN #23-003 from F-1 to RR-2.
[CUP #23-016, Larson Family Trust pkt.](#)
- d. Discussion/Action in the Town of Lenroot. CUP #23-016. Owner Larson Family Trust. Part of the NW ¼ of the SE ¼, Lot 4 CSM 38/68 #8681; S09, T41N, R09W; Parcel #014-941-09-4205; Tax ID#44618;15.91 total acres; Zoned Forestry One (F-1). Permit desired for the placement of three dwelling unit on Lot 4 of CSM #8681. 12.28 total acres above the OHMW mark. As per section 17.3 (B) (16) of the Sawyer County Ordinance (Multi-Dwelling Development). Subject to RZN #23-003 from F-1 to RR-2.

49 - 62

- e. A Public Hearing in the Town of Bass Lake. RZN #23-004. Owner: Pinewood Properties LLC. Part of the N1/2 of S4, Part Lot 1 CSM 166/41 #4022; S04, T40N, R09W; Parcel #002-940-04-2108; Tax ID#43495; 73.18 total acres; Zoned Agricultural One (A-1) and Commercial One (C-1). Purpose of request is to rezone the Agricultural One (A-1) portion to Residential/Recreational Two (RR-2) to apply for a conditional use permit for RV Park Resort.
[RZN #23-004, Pinewood Properties LLC pkt](#)
- f. Discussion/Action in the Town of Bass Lake. RZN #23-004. Owner: Pinewood Properties LLC. Part of the N1/2 of S4, Part Lot 1 CSM 166/41 #4022; S04, T40N, R09W; Parcel #002-940-04-2108; Tax ID#43495; 73.18 total acres; Zoned Agricultural One (A-1) and Commercial One (C-1). Purpose of request is to rezone the Agricultural One (A-1) portion to Residential/Recreational Two (RR-2) to apply for a conditional use permit for RV Park Resort

63 - 74

- g. A Public Hearing in the Town of Bass Lake. CUP #23-019. Owner: Pinewood Properties LLC. Part of the N1/2 of S4, Part Lot 1 CSM 166/41 #4022; S04, T40N, R09W; Parcel #002-940-04-2110; Tax ID#44728; 58.84 total acres; Zoned Agricultural One (A-1) and Commercial One (C-1). Purpose of request is for the location/operation of a 160 site RV Park Resort/Campground. Per section 17.3 (B) (1). Subject to RZN #23-004 from A-1 to RR-2.
[CUP #23-019, Pinewood Properties LLC pkt.](#)
- h. Discussion/Action in the Town of Bass Lake. CUP #23-019. Owner: Pinewood Properties LLC. Part of the N1/2 of S4, Part Lot 1 CSM 166/41 #4022; S04, T40N, R09W; Parcel #002-940-04-2110; Tax ID#44728; 58.84 total acres; Zoned Agricultural One (A-1) and

Commercial One (C-1). Purpose of request is for the location/operation of a 160 site RV Park Resort/Campground. Per section 17.3 (B) (1). Subject to RZN #23-004 from A-1 to RR-2.

6. FINAL PLAT REVIEW

75 - 76

- a. Final 1st Addition to Hatchery Creek Subdivision Plat. Owner: Greg Grossi
[7-21-23 North Hatchery Creek Subdivision](#)

7. NEW BUSINESS

- a. Any other business that may become before the committee for discussion only.

8. ADJOURNMENT

9.

A quorum of the County Board of Supervisors or any of its committee(s) may be present at this meeting to listen and observe. Neither the Board nor any of the committee(s) 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 & 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
June 16, 2023**

Zoning Committee Members

Ronald Buckholtz, Chairman
Stacey Hessel, Vice Chairman
Tweed Shuman
Kay Wilson
John Righeimer
Michael Maestri

Zoning Administration

Jay Kozlowski, Zoning Administrator
Kathy Marks, Deputy Zoning Administrator

PRELIMINARY MATTERS

1) Call to Order and Roll Call

Buckholtz called the Public Hearing before the Sawyer County Zoning Committee to order at 8:30 AM. In the Sawyer County Courthouse, 10610 Main St., Hayward, Wisconsin. Roll was called finding present: Ron Buckholtz, Tweed Shuman, Kay Wilson, Michael Maestri – virtual. Stacey Hessel and John Righeimer absent. From the Zoning Office Kozlowski and Marks. Legal Counsel Rebecca Roeker – virtual.

2) Pledge of Allegiance.

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

4) Approval of May 19, 2023 minutes. Motion to approve by Wilson, second by Shuman. All in favor. Motion carries.

5) Public Comment. None.

REZONE APPLICATION

a) A Public Hearing in the Town of Winter. RZN #23-002. Owner: Gregory Alcoe. Part of the NE ¼ of the NE ¼; S27, T39N, R05W; Parcel #032-539-27-1102; Tax ID#35382; 3.22 total acres; Zoned Residential/Recreational One. Purpose of request is to rezone from Residential/Recreational One (RR-1) to Agricultural One (A-1) for livestock. Kozlowski reads the application, staff report, Town opinion, no neighbor comments and DNR letter. Motion to open the public hearing portion of the application by Wilson, second by Shuman. All in favor. Brad Alcoe, owner speaks in favor of the application. Discussion with committee held. No other comments. Motion to close the public hearing portion of the application by Shuman, second by Wilson. All in favor. Kozlowski reads the discussion/action portion of the application. Motion by Shuman to approve the application with 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. No Discussion held. Roll call finds: Buckholtz – yes, Wilson – yes, Shuman – yes, Maestri – yes. All in favor. Motion carries.

CONDITIONAL USE APPLICATION

a) A Public Hearing in the Town of Round Lake. CUP #23-015. Owner: Jeremy & Heidi Laures. Part of Government Lot 2, Lot 1 CSM 12/4 #2540; S34, T41N, R07W; Parcel #024-741-34-5205; Tax ID #26338; 2.50 total acres; Zoned Residential/Recreational One. Permit desired for an accessory building 40' x 80' subject to Section 4.26 (1) to allow on a vacant parcel with conditions and Section 4.26 (2) to build the accessory building on the adjacent parcel divided by a public roadway with conditions. Primary dwelling to be built on the lake side. Kozlowski reads the application, staff report, Town opinion, one neighbor opinion with objection. Motion by Wilson to open the public hearing portion of the application, second by Shuman. All in favor. Jeremy Laures, owner peaks in favor of the application. Discussion with Committee held. No other comments. Motion to close the public hearing portion of the application by Shuman, second by Buckholtz. All in favor. Kozlowski reads the discussion/action of the application. Discussion by Committee. Roeker suggests that the owner, Jeremy Laures agree to the conditions. Motion by Wilson to approve the application with conditions of 1) Land Use Permit is required & applies for the accessory structure(s) within 1 year from the date of the Zoning Committee decision & built within permit timeframes. 2) Land Use Permit is required & applied for principal structure within 3 years from the date of Zoning Committee decision & built within permit timeframe. Failure to apply & build 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 & complaint with all other State & Federal Laws. 4) Size of proposed structure not to exceed 40' x 80'. 5) Must have a natural buffer surrounding property. Second by Shuman. Jeremy Laures, owner agrees to the conditions. Discussion by Committee held. 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: Wilson – yes, Shuman – yes, Buckholtz – yes, Maestri – yes. All in favor. Motion carries.

PRELIMINARY PLAT REVIEW

a) 1st Addition to Hatchery Creek Subdivision (Preliminary Plat Review Process) Kozlowski explains the preliminary map for 1st addition to Hatchery Creek Subdivision. That the final map will need approval at the July meeting. Discussion by Committee. Motion by Shuman to approve the Plat Map, second by Wilson. All in favor.

NEW BUSINESS

a) Ordinance amendment for Multi-Dwelling Development and related definitions.
Kozlowski explains that there is no new information for the amendment. Discussion with members held.

b) Any other business that may come before the Committee. None.

ADJOURNMENT

Adjourned by Ronald Buckholtz, Chairman at 9:04am

**/s/Ronald Buckholtz,
Chairman
Sawyer County Zoning Committee
Sawyer County Zoning & Conservation Administration
10610 Main Street, Suite
#49
Hayward, WI 54843**

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 23-017

Applicant:

Gerald Stanaszak
9732W Fletcher Road
Hayward, WI 54843



Property Location & Legal Description:

Town of Hunter. Part of the SE ¼ of the NE ¼ ; S36, T40N, R07W; Parcel #012-740-36-1427; Tax ID #44473; 2.283 total acres; Zoned Residential/Recreational One (RR-1). Site Address 9732W Fletcher Road

Request: Permit desired for a pole shed (Accessory structure) not to exceed 40' x 60' and 22' in height. The proposed structure to be located on the other side of a Town road (Fletcher Road) from where the primary dwelling is located and subject to Sawyer County Ordinance Section 4.26 (3):

The construction of a single accessory structure on an adjacent parcel of land that are divided by a Public Roadway and defined as one contiguous tract of land by deed or survey map will also require Conditional Use Approval.

Project History & Summary of Request

The applicant is requesting to build a 40' x 60' accessory structure on the back side of Fletcher Road across a Town road from where the primary dwelling is located. Recently this property owner was able to acquire additional land on the back side of the road through a missing gap in title. With this additional land the property owner is now requesting a CUP for a larger pole shed on the back-side Fletcher Road.

There may be area available on the lake side of this property to fit this size structure however, the lake side area would have topography challenges associated with it. It would also limit the cumulative impacts of impervious surfaces if the new pole shed was located further away from the lake. The proposed pole shed would be located approximately 425' from the lake and would meet all other setback requirements including impervious surface requirements per the land area. See attached maps included in this packet.

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 No habitable area is allowed in this structure.
- 2 No commercial use or operation allowed in structure.
- 3 Size of proposed accessory structure not to exceed 40' x 60', 22' high
- 4 Must follow all other Town, County, State, Federal regulations/laws/conditions including compliant setback location.

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)

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



Conditional Use Public Hearing Application

Hunter

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

RECEIVED
MAY 10 2023

SAWYER COUNTY
ZONING ADMINISTRATION

Property Owner Name & Address:

GERALD STANASZAK 9732 W. Fletcher Road

Phone: 414-406-4675

Email: gstANASZAK@gmail.com

Property description including Parcel Number:

LEGACY # 012740361427

SAME ADDRESS AS ABOVE

Section 36 T40N R67W

Permit desired for:

40'x60' Pole Shed Across town Road
Height 22'
Section 4.26(3)

GERALD J. STANASZAK

Gerald J. Stanaszak

Owner Print & Sign

Owner Print & Sign

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

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

Fee: \$350.00

Gravel Pit renewal \$300.00

Date of Public Hearing July 21, 2023

Rev January 2023

4.26 ACCESSORY USES AND STRUCTURES

3) The construction of a single accessory structure on parcels of land that are divided by a public roadway and defined as one contiguous tract of land by deed or survey map will also require Conditional Use approval.

Real Estate Sawyer County Property Listing

Today's Date: 5/10/2023

Property Status: Current

Created On: 4/29/2022 4:35:11 PM

 Description Updated: 4/29/2022

Tax ID: 44473
PIN: 57-012-2-40-07-36-1 04-000-000270
Legacy PIN: 012740361427
Map ID:
Municipality: (012) TOWN OF HUNTER
STR: S36 T40N R07W
Description: PRT SENE
Recorded Acres: 2.283
Lottery Claims: 0
First Dollar: Yes
Waterbody: Chippewa Flowage
Zoning: (RR1) Residential/Recreational One
ESN: 411

 Tax Districts Updated: 4/29/2022

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

 Recorded Documents Updated: 1/12/2017

 **JUDGMENT**
 Date Recorded: 4/1/2022 [438409](#)
 **DESIGNATION OF TOD BENEFICIARY**
 Date Recorded: 7/20/2017 [407719](#)
 **TRANSFER ON DEATH TO BENEFICIARY**
 Date Recorded: 6/12/2017 [407138](#)
 **DESIGNATION OF TOD BENEFICIARY**
 Date Recorded: 8/4/2016 [402325](#)
 **WARRANTY DEED**
 Date Recorded: 7/15/2010 [367494](#)
 **UNRECORDED SUBD**
 Date Recorded:

 Ownership Updated: 4/29/2022

GERALD J STANASZAK HAYWARD WI

Billing Address:

GERALD J STANASZAK
 9732W FLETCHER RD
 HAYWARD WI 54843

Mailing Address:

GERALD J STANASZAK
 9732W FLETCHER RD
 HAYWARD WI 54843

 Site Address * indicates Private Road

9732W FLETCHER RD HAYWARD 54843

 Property Assessment Updated: 4/26/2023**2023 Assessment Detail**

Code	Acres	Land	Imp.
G1-RESIDENTIAL	2.283	158,100	80,200

2-Year Comparison

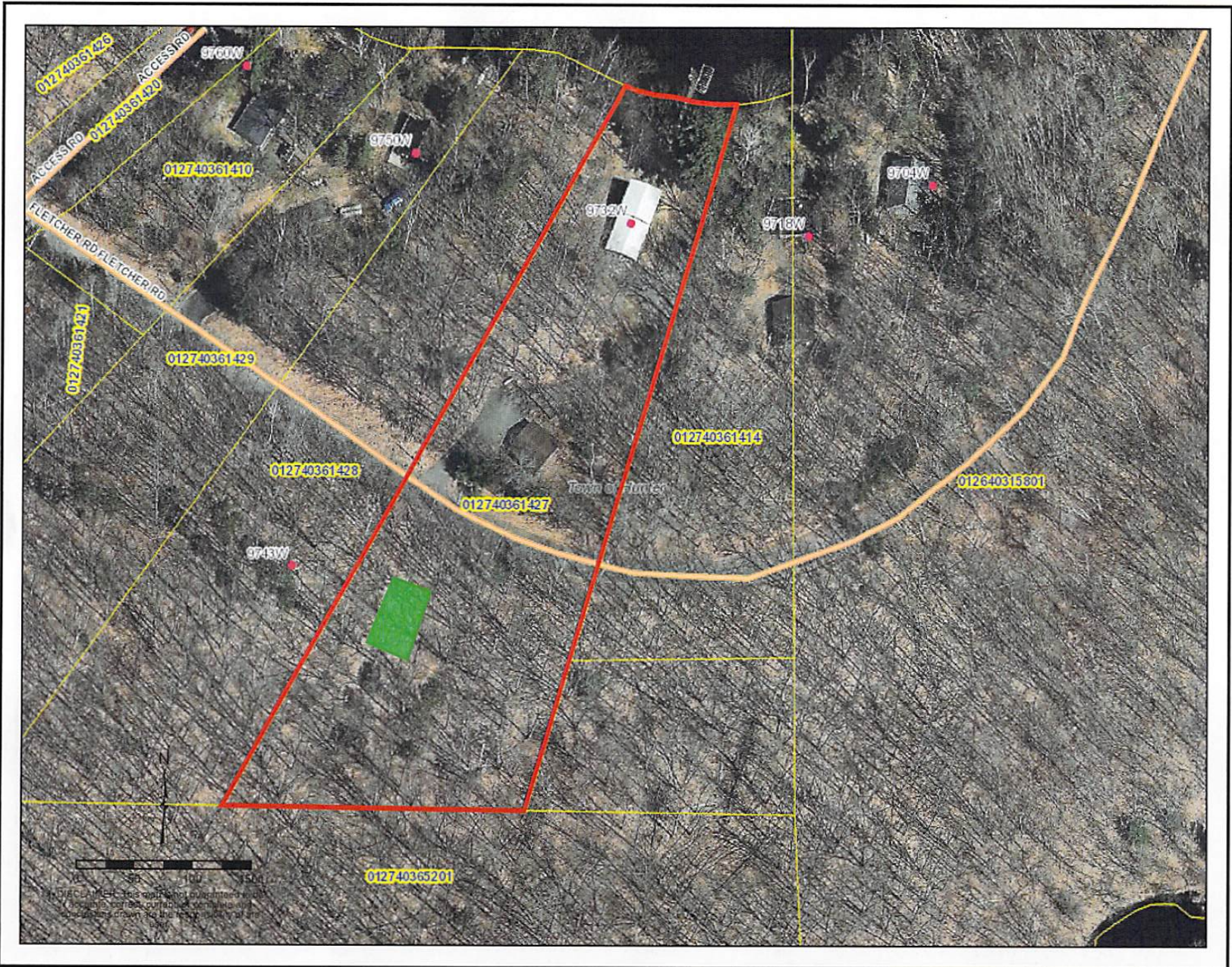
	2022	2023	Change
Land:	0	158,100	100.0%
Improved:	0	80,200	100.0%
Total:	0	238,300	100.0%

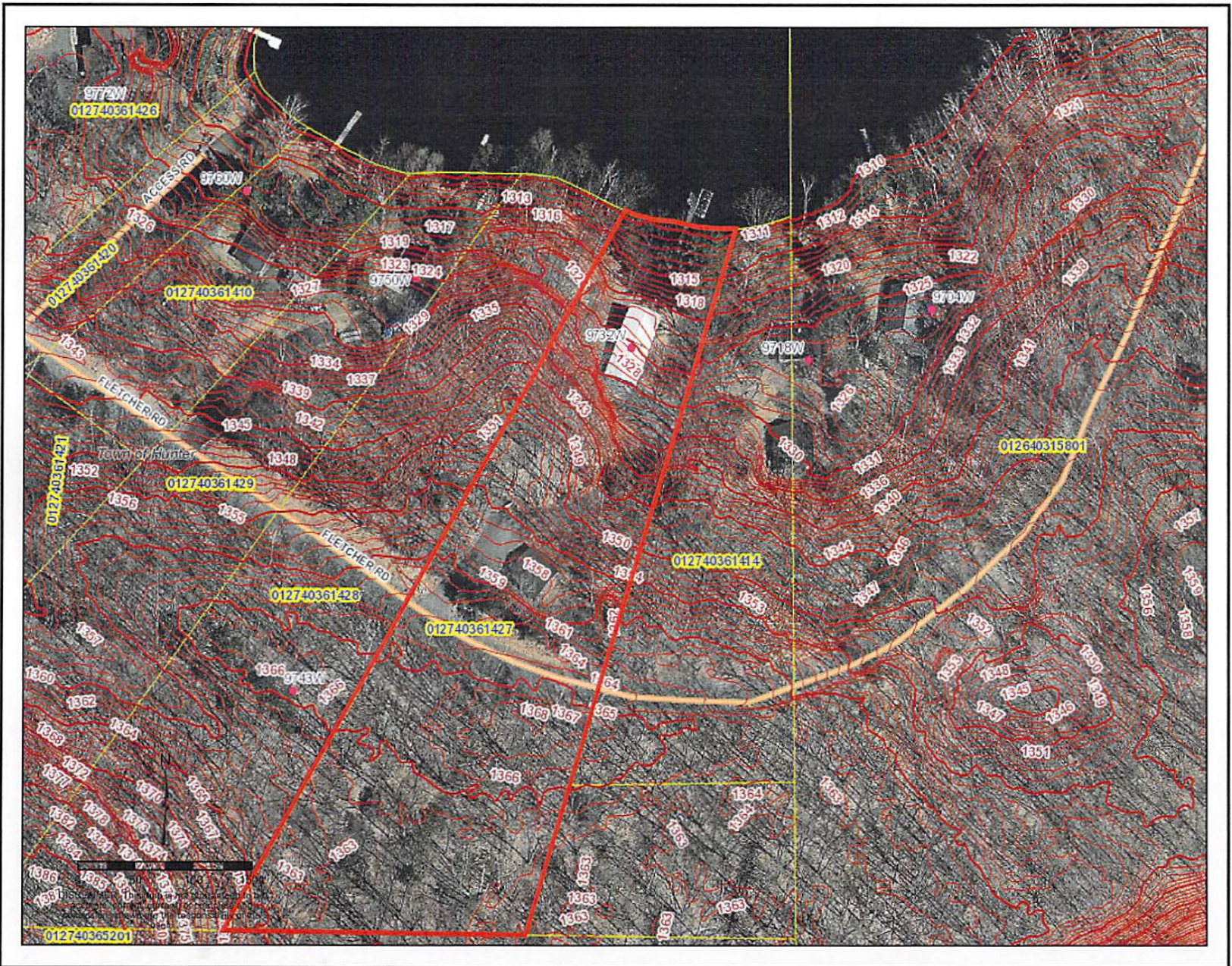
 Property History

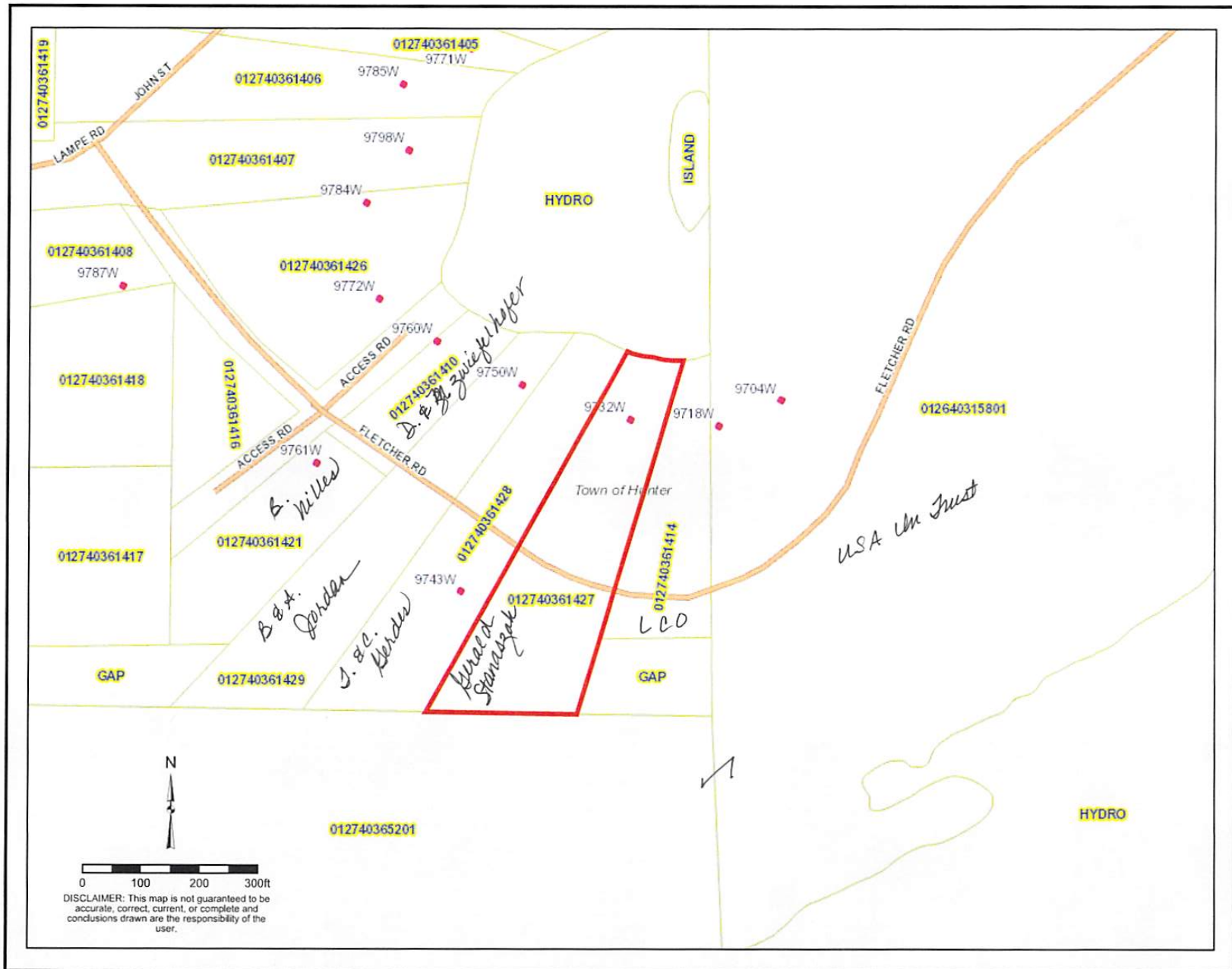
Parent Properties	Tax ID
57-012-2-40-07-36-1 04-000-000130	15841

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

 **Tax ID:** 15841 **Pin:** 57-012-2-40-07-36-1 04-000-000130 **Leg. Pin:** 012740361413 **Map ID:** .4.13
 44473 This Parcel  Parents  Children









Conditional Use Permit Request STAFF REPORT

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

File: # CUP 23-018

Applicant:

Brian & Kristine Leege
620 W Minnehaha Pkwy
Minneapolis, MN 55419

Property Location & Legal Description:

Town of Bass Lake. Abendpost Beach, Lots 22 & 23, Block 2; S39, T49N, R08W; Parcel #002-103-02-2200; Tax ID# 17; 0.18 total acres; Zoned Residential/Recreational One (RR-1). Primary Dwelling located at #14204W Poplar Lane.

Request: Permit desired for an accessory structure (garage) across Town Road from where primary dwelling is located. Size of proposed garage not to exceed 30' x 36' and a height of 16'. This request is subject to Sawyer County Ordinance Section 4.26 (2):

The construction of a single accessory structure on an adjacent parcel of land divided by a Public Roadway that does not contain the principal structure may be allowed by Conditional Use Permit.

Project History & Summary of Request

The applicant is requesting to build a 30' x 36' accessory structure on the back side of Poplar Lane from where the primary dwelling is located. The current primary dwelling is on a separate lot immediately adjacent across the Town Road. The proposed garage would not be able to fit on the lake side portion due to setback requirements. The proposed garage would be located approximately 230' from the lake and would meet all other setback requirements. It would also meet all other provisions and subsection of Section 4.26(2) of the Sawyer County Zoning Ordinance. This property is located in platted subdivision and additional survey work has been conducted on the property for setback compliance.

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 No habitable area is allowed in this structure.
- 2 No commercial use or operation allowed in structure.
- 3 Size of proposed accessory structure not to exceed 30' x 36' x 16' high.
- 4 A deed restriction or restrictive covenants must be recorded with the Register of Deeds Office so that parcels may not be sold separately.
- 5 Must follow all other Town, County, State, Federal regulations/laws/conditions including an additional Town Driveway Permit.

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)

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



Conditional Use Public Hearing Application

#23-018

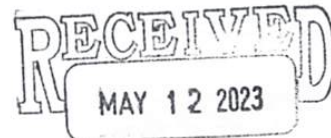
TO: Sawyer County Zoning and Conservation Administration

10610 Main Street Suite 49

Hayward, Wisconsin 54843

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

Phone: 715-638-3225



SAWYER COUNTY
ZONING ADMINISTRATION

Property Owner Name & Address:

Brian and Kristine Legee

620 W Minnehaha Pkwy

Minneapolis, MN 55419

14204 W Poplar Ave

Bass Lake, WI 54843

Phone: 415/218-3133

Email: BFLEEGER@GMAIL.COM

Property description including Parcel Number:

ABENDPOST BEACH LOTS 22 & 23 BLK 2

PIN: 57-002-2-40-08-30-5 15-155-022200

RR-1

.180 ACRES

SAX ID 17

PIN: 002-103-02-2200

S 30, T 40N, R 8W

Permit desired for:

Per Section 4.26(2) of the Sawyer County Zoning Ordinance, to construct an accessory structure (garage) across a Town Road not to exceed 30'x36', not to exceed an overall height of 16', and to meet all other applicable setbacks.

SEC. 4.26 (2)

Principal structure is across the Town Road (W Poplar Ave) with address of 14204 W Poplar Ave.,

description of "ABENDPOST BEACH LOTS 23-25 BLK 1" and PIN: 57-002-2-40-08-30-5 15-155-012300

Brian Legee

Owner Print & Sign

Kristine Legee

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:

Fee: \$350.00

Gravel Pit renewal \$300.00

Date of Public Hearing:

Rev January 2023

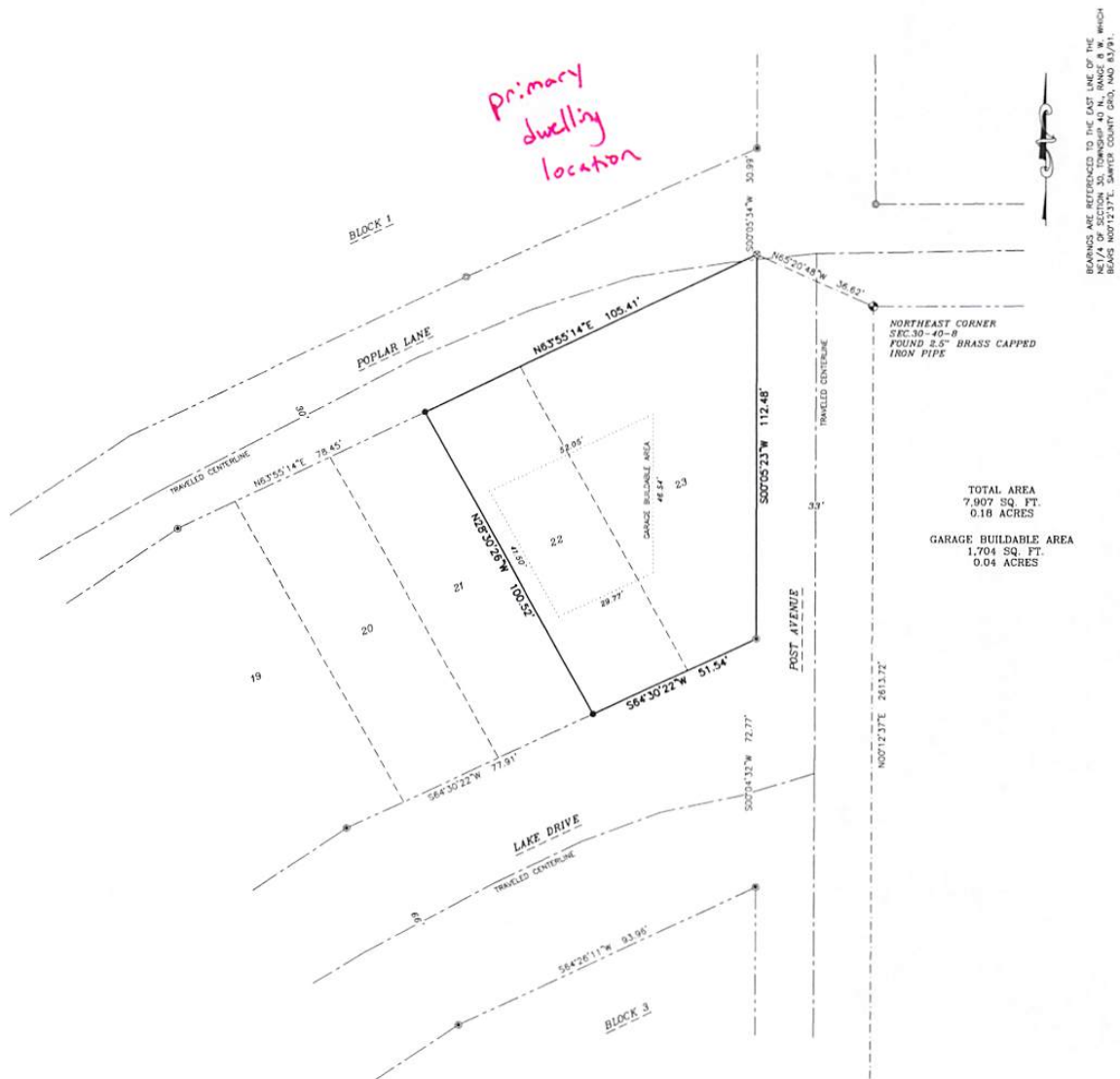
July 21, 2023

4.26 ACCESSORY USES AND STRUCTURES

- 1) The construction of a single accessory structure on an adjacent parcel divided by a Public Roadway that does not contain the principal structure may be allowed under this subsection by Conditional Use provided that:
 - f) in a platted subdivision, the maximum size allowed is 1,200 square feet and maximum height is 18'.

MAP OF SURVEY

A SURVEY OF LOTS 22-23 OF BLOCK 2 OF ABENDPOST BEACH SUBDIVISION, LOCATED IN PART OF GOVERNMENT LOT 1, OF SECTION 19, AND PART OF GOVERNMENT LOT 1, OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 8 WEST, IN THE TOWN OF BASS LAKE, SAWYER COUNTY, WISCONSIN.



DESCRIPTION AND SURVEYOR'S CERTIFICATE:

A survey of Lots 22-23 of Block 2 of Abendpost Beach Subdivision, Located in part of Government Lot 1, of Section 19, and part of Government Lot 1, of Section 30, Township 40 North, Range 8 West, in the Town of Bass Lake, Sawyer County, Wisconsin more particularly described as follows:

Commencing at the Northeast corner of Section 30; thence, N65°20'48"W 36.62' to a set Survey marker nail and the point of beginning; thence, S00°05'23"W 112.48' to a found iron pipe; thence, S64°30'22"W 51.54' to a set iron rod; thence, N28°30'26"W 100.52' to a set iron rod; thence, N63°55'14"E 105.41' to the point of beginning. Containing 7,907 square feet (0.18 acres). Subject to all easements, restrictions, and covenants of record.

I, Jesse B. Suzan, a Professional Wisconsin Land Surveyor, do hereby certify that by the direction of Brian Legee, I have surveyed, mapped, and described this Map of Survey.

Said survey was made in compliance with chapter AE-7 of the Wisconsin Administrative Code and the Map of Survey is a correct representation of the survey made to the best of my knowledge and belief.

Jesse B. Suzan Professional Wisconsin Land Surveyor #2635

JOB # 01923

Prepared by:

Jesse Suzan Land Surveying LLC

Phone No. (715) 634-0774

13731W Spatrom Circle

Hayward, WI 54843

Sheet 1 of 1 Sheets

EAST 1/4 CORNER
SEC. 30-40-8
FOUND 2.5" CAPPED
IRON PIPE

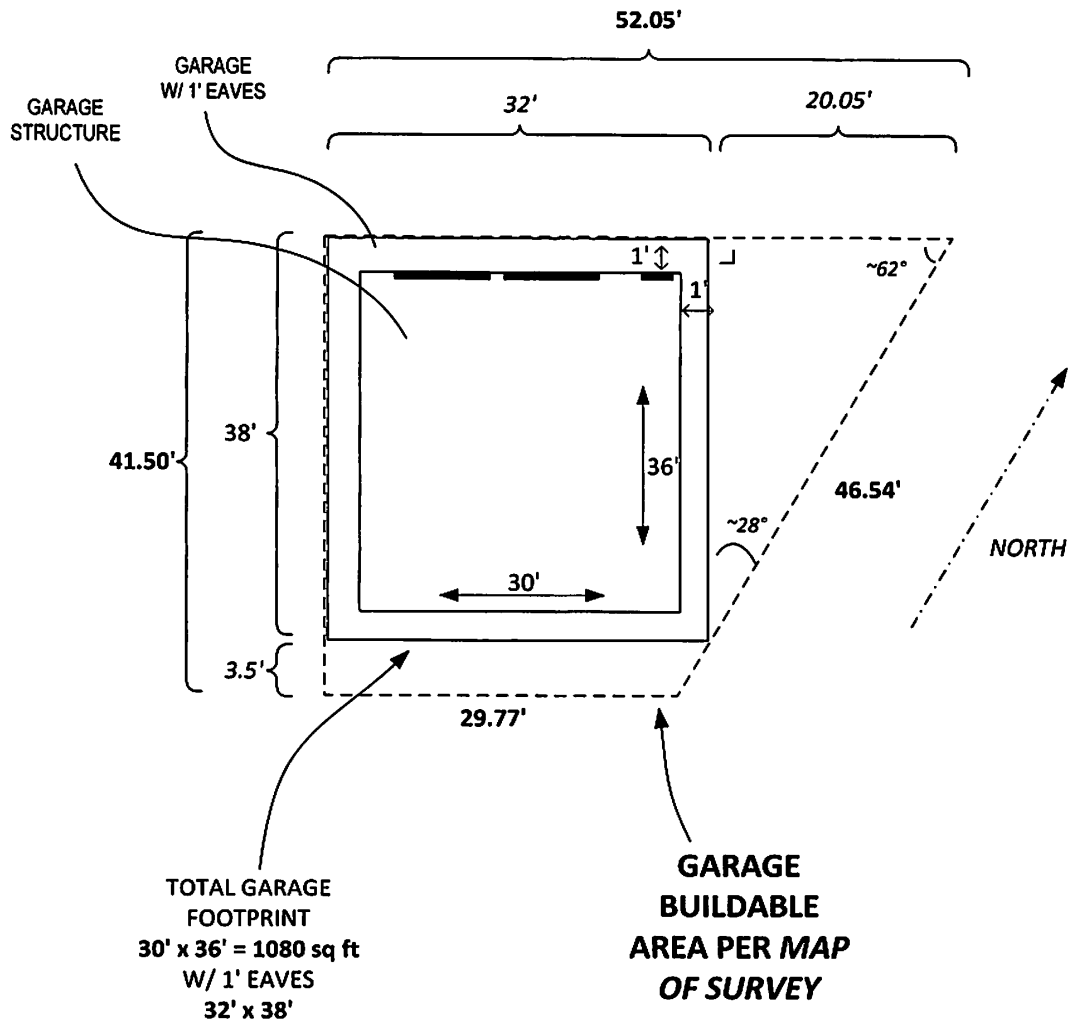
0' 20' 40' 60'
SCALE IN FEET 1" = 20'

FIELDWORK COMPLETED ON 5-1-2023

LEGEND

- P.L.S.S. Corner Monument of record as noted.
- Set .75" x 18" Iron Rod wt. 1.50 lbs. per foot.
- ⊙ Found 1.25" O.D. Iron Pipe
- ⊙ Found 1" O.D. Iron Pipe
- ⊙ Set Survey Marker Nail with a 1" top.

ROUGH SKETCH
 PROPOSED 30X36 GARAGE WITH 1' EAVES
 (TOTAL DIMENSION OF 32X38)
 MAXIMUM PEAK HEIGHT OF 16'
 NOT TO SCALE



Real Estate Sawyer County Property Listing

Today's Date: 5/16/2023

Property Status: Current

Created On: 2/6/2007 7:55:00 AM

**Description**

Updated: 12/23/2020

Tax ID:	17
PIN:	57-002-2-40-08-30-5 15-155-022200
Legacy PIN:	002103022200
Map ID:	-12.2.22 & 23
Municipality:	(002) TOWN OF BASS LAKE
STR:	S30 T40N R08W
Description:	ABENDPOST BEACH LOTS 22 & 23 BLK 2
Recorded Acres:	0.180
Calculated Acres:	0.233
Lottery Claims:	0
First Dollar:	No
Zoning:	(RR1) Residential/Recreational One
ESN:	445

**Tax Districts**

Updated: 2/6/2007

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

**Recorded Documents**

Updated: 12/23/2020

WARRANTY DEED	
Date Recorded: 8/15/2018	413865
COVENANTS	
Date Recorded: 6/27/2018	412986
QUIT CLAIM DEED	
Date Recorded: 2/14/2018	411124
WARRANTY DEED	
Date Recorded: 1/12/1979	168317 303/169
NOTE	
Date Recorded:	

**Ownership**

Updated: 12/23/2020

BRIAN F & KRISTINE LEEGE MINNEAPOLIS MN**Billing Address:**

BRIAN F & KRISTINE LEEGE
620 W MINNEHAHA PKWY
MINNEAPOLIS MN 55419

Mailing Address:

BRIAN F & KRISTINE LEEGE
620 W MINNEHAHA PKWY
MINNEAPOLIS MN 55419

**Site Address** * indicates Private Road

N/A

**Property Assessment**

Updated: 2/6/2007

2023 Assessment Detail

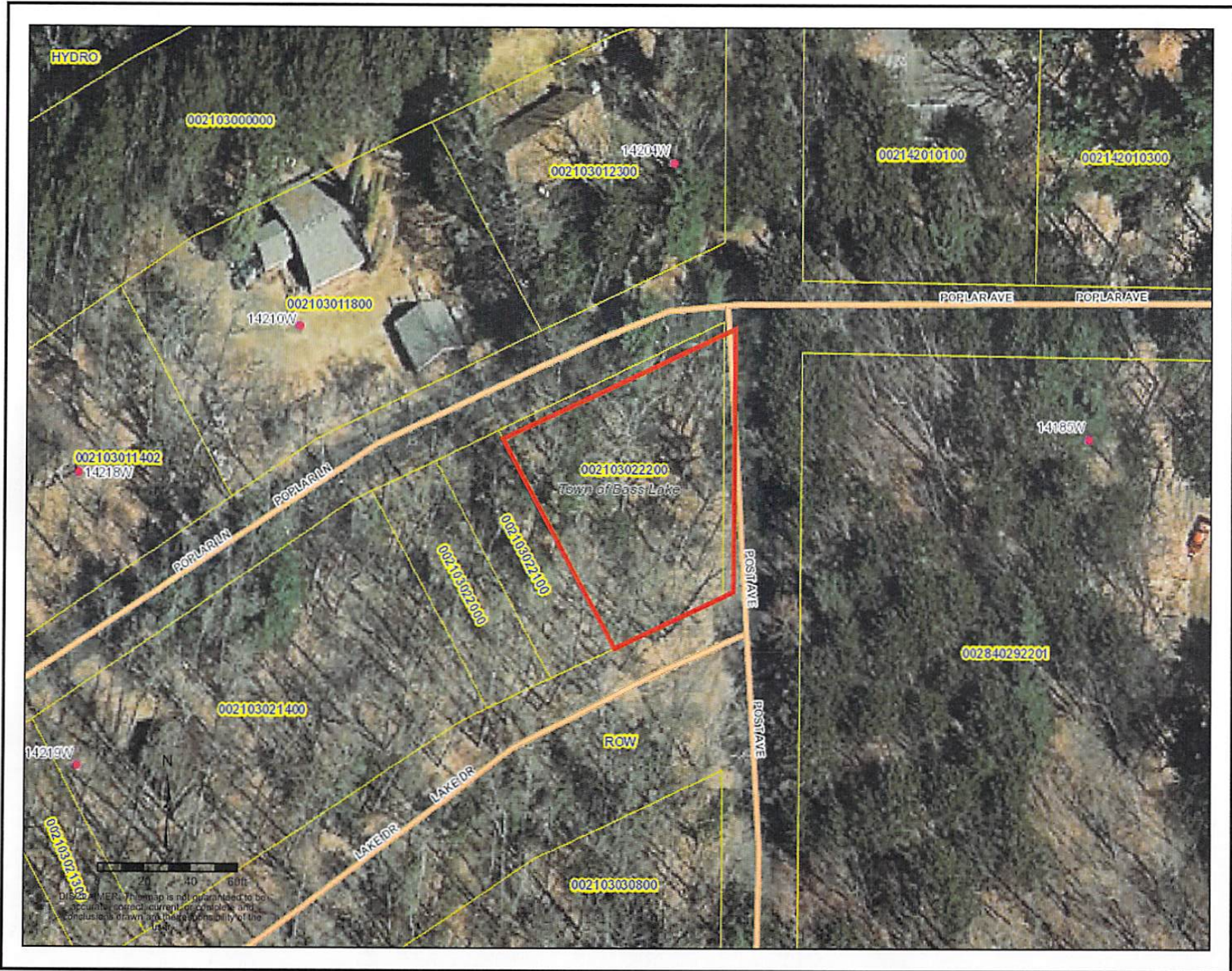
Code	Acres	Land	Imp.
G1-RESIDENTIAL	0.180	800	0

2-Year Comparison	2022	2023	Change
Land:	800	800	0.0%
Improved:	0	0	0.0%
Total:	800	800	0.0%

**Property History**

N/A







Rezone Request STAFF REPORT

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

File: # RZN 23-003

Applicant:

Larson Family Property Trust
Kenneth & Barbara Larson
4931 Bonita Bay Blvd., suite 1802
Bonita Springs, FL 34134

Property Location & Legal Description:

Town of Lenroot. Part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Lot 4 CSM 38/68 #8681; S09, T41N, R09W;
Parcel #014-941-09-4205; Tax ID #44618; 15.91 total acres; Zoned Forestry One (F-1).

Request:

Purpose of request is to rezone entire parcel which is; Part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Lot 4 CSM 38/68 #8681, to Residential/Recreational Two (RR-2) to apply for a Conditional Use to allow for 3 dwellings on Lot 4 CSM 38/68 #8681. The S/W overlay district is not subject to change as part of this request.

Summary of Request & Project History:

The applicant is requesting to rezone the above described 15.91 acres of from F-1 to RR-2. This property was recently subdivided last year into 4 separate lots. As part of this certified survey map lot split a new dwelling was placed on lot 1 which is the further to the North. The applicant is now wanting to add 2 additional dwelling units on lot 4. In order for this type of request to be allowed the property would need to be rezoned to either the RR-1 or RR-2 zone district. The RR-2 zone district was selected in that there is existing RR-2 zoned property located immediately to the SW of this parcel as to not be viewed as spot zoning. With an approved rezone to RR-2 the applicant would have 1 of 2 options to further add additional dwelling units. They either apply for and be granted a CUP for "multi-dwelling development", which will be further discussed with the current CUP application OR, if the property was rezoned to RR-2 they could apply for a County Subdivision Plat and create additional lots. As per the Sawyer County Subdivision Ordinance this larger tract of land could not be split into more than 4 lots within a 5-year timeframe (which has occurred) unless approved by County Subdivision Plat. With doing the plat additional lots could

be created and additional dwelling units built on each separate lot. Since the property owner has no intentions of ever selling this land they selected to go the CUP – “multi-dwelling development” route. This would keep this property more of a whole for the established family compound which is the intent.

The F-1 zone district requirements would need a minimum of 5 acres and a 300’ width requirement along lake named “Little Round Lake”. Thus, the zone district change is being requested. The Town of Lenroot comprehensive plan future land use shows this area as “Shoreland Residential” surrounded by “Forestry Residential”. Shoreland Residential as part of the Town of Lenroot Comp Plan still references the old lake classification system. Little Round Lake would have been as a class 3 lake which as referenced by the Comp Plan should maintain a minimum density of 1 dwelling per 40,000 sq ft.

As part of the CUP request combined with this rezone the request would be for 3 dwelling units on a lot containing 500’ of frontage and approximately 530,000 sq ft of land area. If the property was rezoned to RR-2 the minimum lot sizes would be 100’ of width of frontage and 200’ of depth. The surrounding land area is mixed between F-1 and other RR-2 properties with single family dwellings which the larger majority of the surround land is owned by the applicant.

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
MAY 02 2023

SAWYER COUNTY
ZONING ADMINISTRATION

Rezone Application # 23-003

Town of Lenroot

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: Larson Family Property Trust

Address: 4931 Bonita Bay Boulevard, Suite 1802, Bonita Springs, FL 34134

Phone: 612-868-9567

Email: ken.larson@slumberland.com

Legacy PIN # 014-941-09-4205

Acreage: 15.91

Change from District F-1 to RR-2

Property Description: That part of the Northwest Quarter of the Southeast Quarter (NW¼SE¼), Section Nine (9), Township Forty-one (41) North, Range Nine (9) West, more particularly described as Lot Four (4), as recorded in Volume Thirty-eight (38) of Certified Survey Maps, page 68, Survey No. 8681, Document No. 442681, Town of Lenroot, Sawyer County, Wisconsin.

Purpose of Request: To rezone Lot Four (4) of Certified Survey Map No. 8681, recorded on December 14, 2022, as Document No. 442681. The purpose is to apply for a CUP to allow for the (3) dwellings to be built on Lot Four (4) of Certified Survey Map No. 8681.

Kenneth R. Larson Kenneth R. Larson

***Please Print & Sign (Property Owner) Larson Family Property Trust, Kenneth Larson, Trustee**

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:

Thomas J. Duffy, Attorney at Law

P.O. Box 839, Hayward, WI 54843

715-634-6470

tjduffy@cheqnet.net

Todd Gould, Point North Mapping Inc.

14048W Popular Avenue, Hayward, WI 54843

715-634-9422

gould@cheqnet.net

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

Date of Public Hearing July 21, 2022

Real Estate Sawyer County Property Listing

Today's Date: 5/2/2023

Property Status: Current

Created On: 12/20/2022 8:12:22 AM



Description

Updated: 12/20/2022

Tax ID:	44618
PIN:	57-014-2-41-09-09-4 02-000-000050
Legacy PIN:	014941094205
Map ID:	
Municipality:	(014) TOWN OF LENROOT
STR:	S09 T41N R09W
Description:	PRT NWSE LOT 4 CSM 38/68 #8681
Recorded Acres:	15.910
Calculated Acres:	0.000
Lottery Claims:	0
First Dollar:	No
Waterbody:	Little Round Lake
Zoning:	(F-1) Forestry One
ESN:	400



Tax Districts

Updated: 12/20/2022

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



Recorded Documents

Updated: 1/9/2023

AFFIDAVIT OF CORR CSM	
Date Recorded: 12/20/2022	442757
CERTIFIED SURVEY MAP	
Date Recorded: 12/14/2022	442681
DECLARATION OF EASEMENT	
Date Recorded: 12/13/2022	442662
NOTE	
Date Recorded: 5/10/2021	
WARRANTY DEED	
Date Recorded: 4/1/2013	384259
QUIT CLAIM DEED	
Date Recorded: 4/3/1987	204127

Child History Record Count: 1 -

HISTORY [Expand All History](#)

White=Current Parcels

Pink=Retired Parcels

Tax ID: 17811 **PIN:** 57-014-2-41-09-09-4 02-000-000010 **Leg. Pin:** 014941094201 **Map ID:** .14.1
[44618](#) This Parcel [↑](#) Parents [↓](#) Children



Ownership

Updated: 12/20/2022

LARSON FAMILY PROPERTY TRUST	BONITA SPRINGS FL
KENNETH R & BARBARA J LARSON	

Billing Address:

LARSON FAMILY PROPERTY TRUST
 4931 BONITA BAY BOULEVARD
 SUITE 1802
 BONITA SPRINGS FL 34134

Mailing Address:

LARSON FAMILY PROPERTY TRUST
 4931 BONITA BAY BOULEVARD
 SUITE 1802
 BONITA SPRINGS FL 34134



Site Address * indicates Private Road

N/A



Property Assessment

Updated: N/A

2023 Assessment Detail

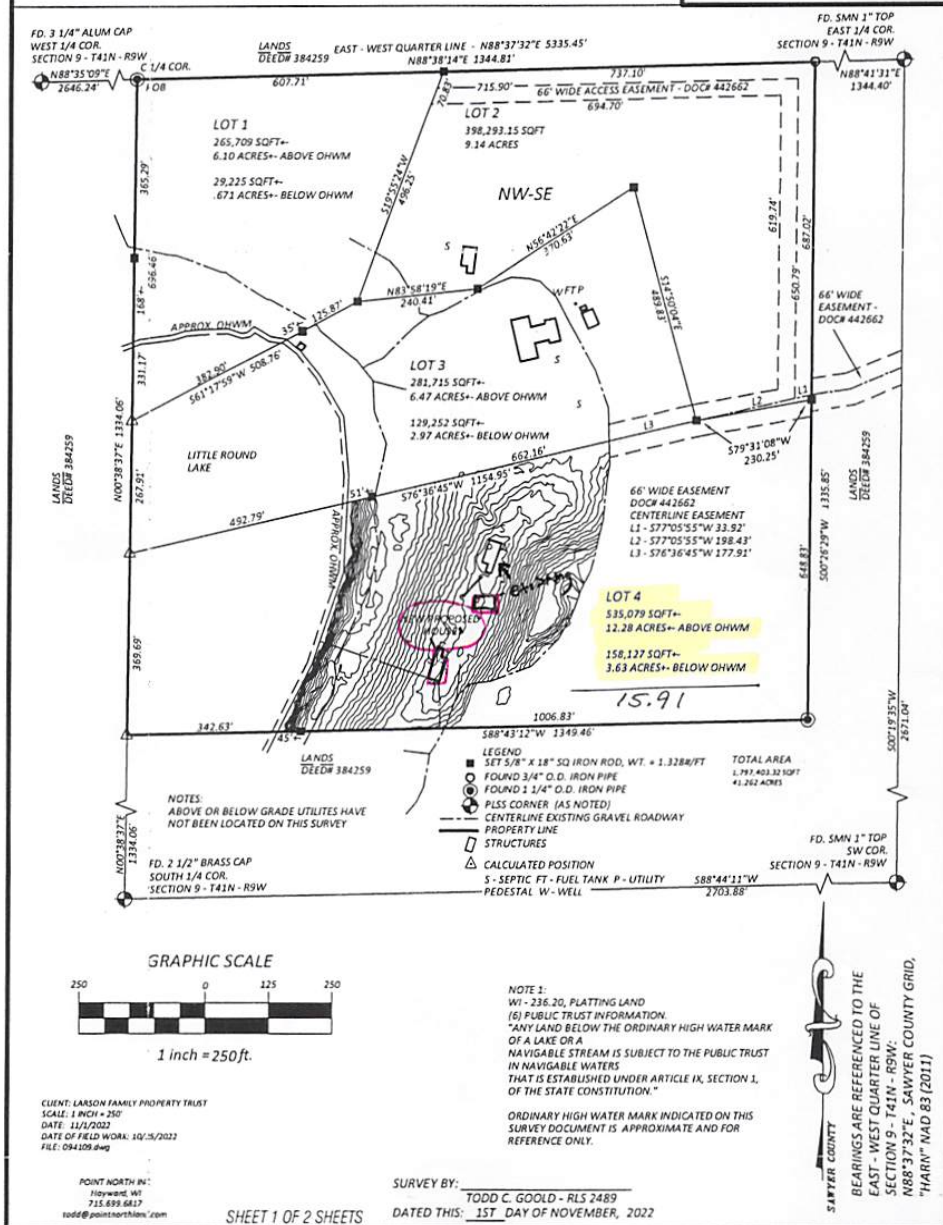
Code	Acres	Land	Imp.
N/A			
2-Year Comparison			
	2022	2023	Change
Land:	0	0	0.0%
Improved:	0	0	0.0%
Total:	0	0	0.0%

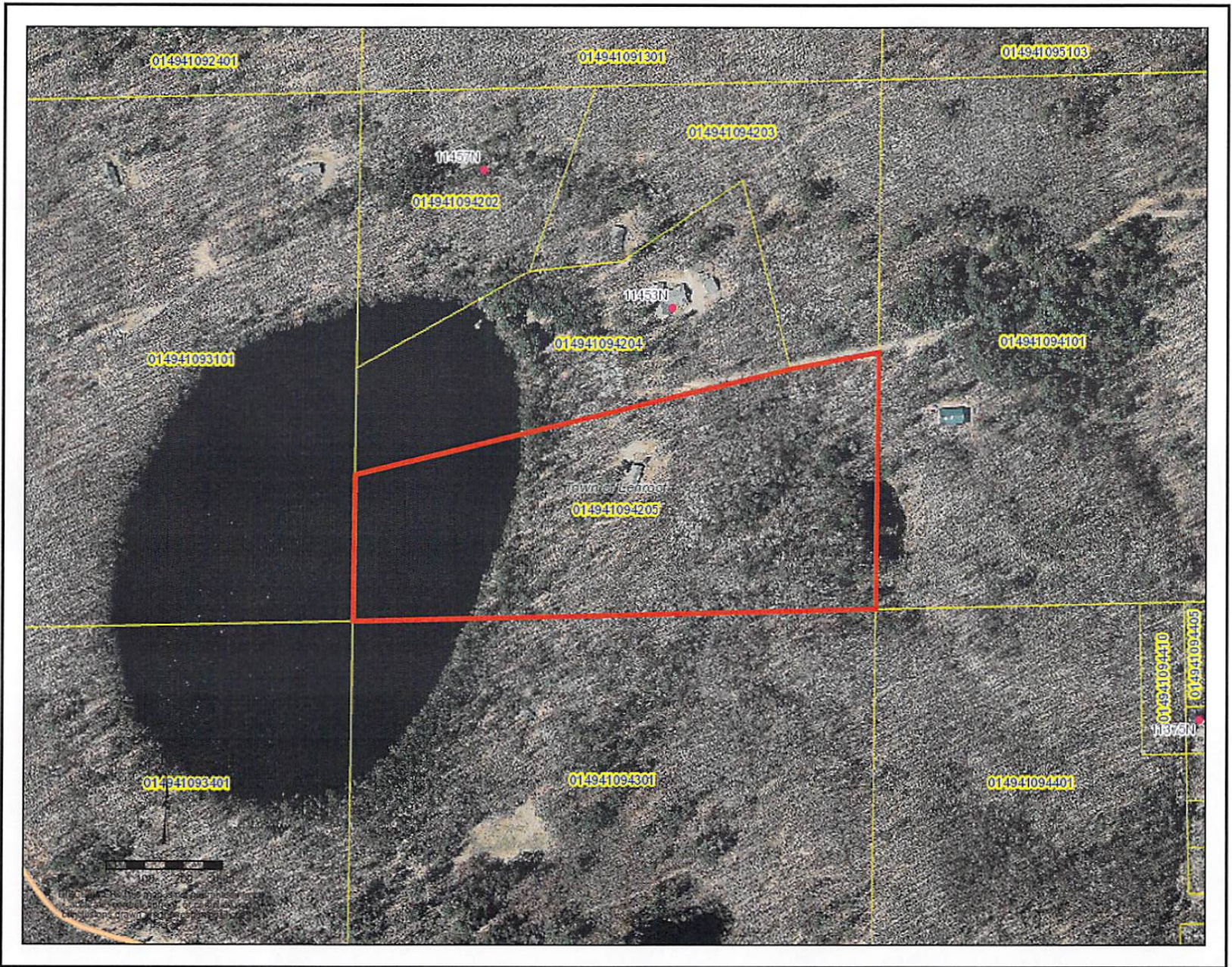


Property History

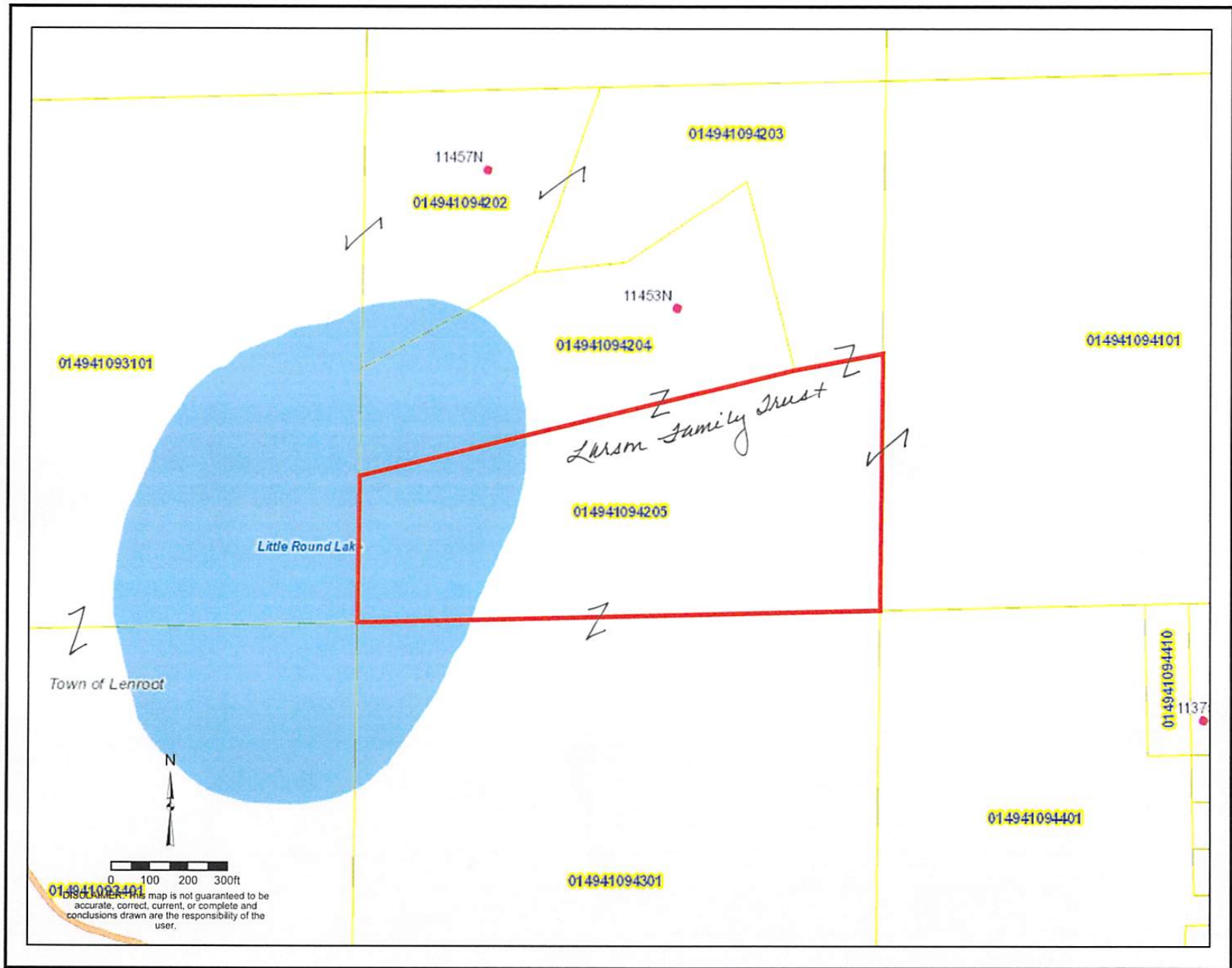
Parent Properties	Tax ID
57-014-2-41-09-09-4 02-000-000010	17811

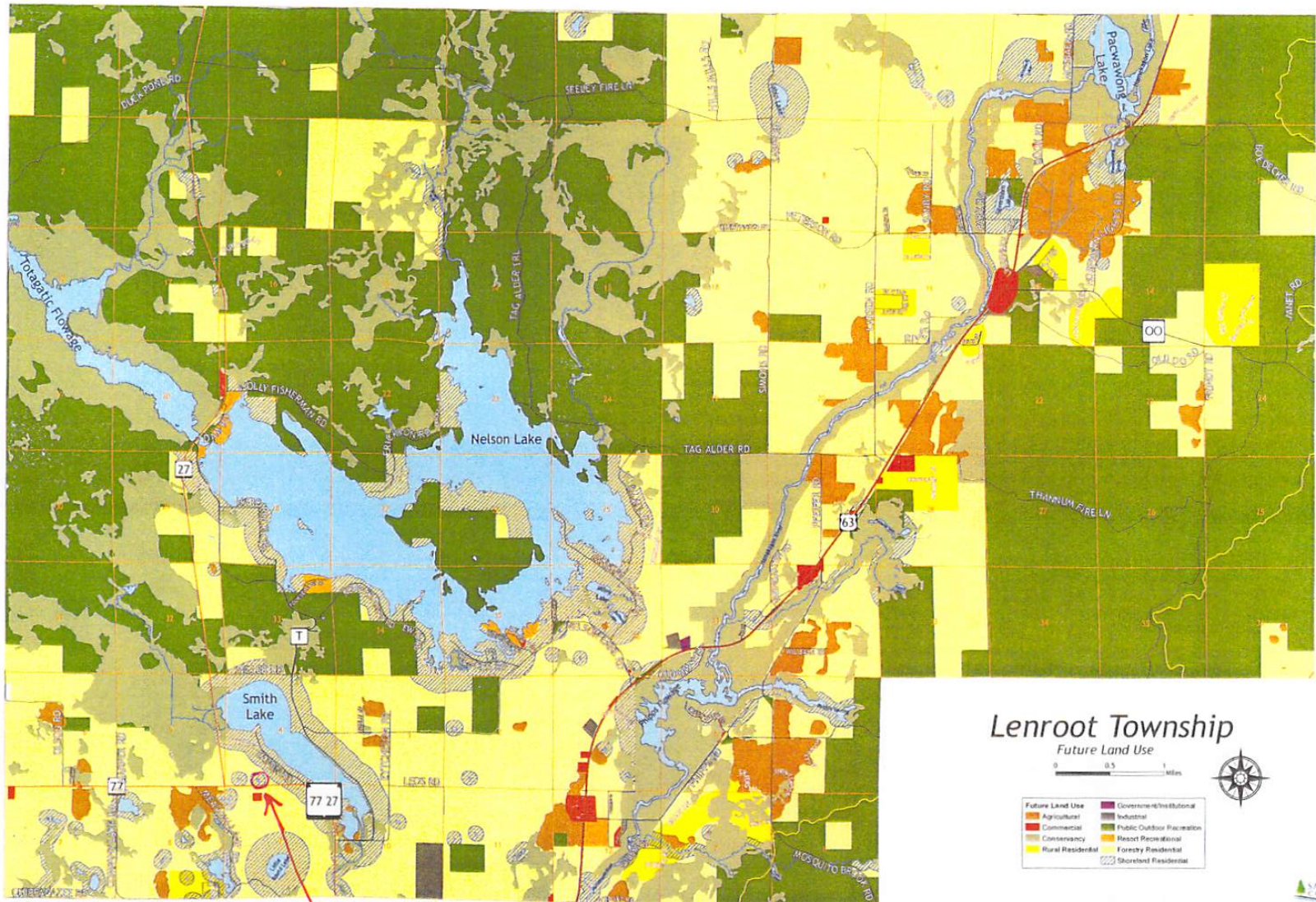
SITE PLAN











Lenroot Township

Future Land Use

0 0.5 1 Miles



Future Land Use	
Agricultural	Government/Institutional
Commercial	Industrial
Conservation	Public Outdoor Recreation
Rural Residential	Resort Recreational
	Forestry Residential
	Shoreland Residential

SAWYER COUNTY
Official Seal

Adopted by Resolution No. 10-10-2022
1/10/2022



Conditional Use Permit Request STAFF REPORT

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

File: # CUP 23-016

Applicant:

Larson Family Property Trust
Kenneth & Barbara Larson
4931 Bonita Bay Blvd., suite 1802
Bonita Springs, FL 34134

Property Location & Legal Description:

Town of Lenroot. Part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Lot 4 CSM 38/68 #8681; S09, T41N, R09W;
Parcel #014-941-09-4205; Tax ID #44618; 15.91 total acres; Zoned Forestry One (F-1).

Request: The request is desired for the placement of two additional dwelling units on property described above. This request is subject to rezone approval of RZN 23-003. The request would be for 3 total dwelling units and is subject to Multi-dwelling development that meets lot dimensional requirements as per Sawyer County Zoning Ordinance Sec 17.3 (B) (16).

Project History & Summary of Request

The applicant is requesting to place 2 additional dwelling units on the lot described above. This request is in conjunction with the rezone application that was previously heard. This request would fall under "Multi-Dwelling Development". As listed under zone district requirements that require uses authorized by Conditional Use are as follows: "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."

The proposed development type would be as a family compound type of setting with multiple dwelling units all meeting minimum lot dimensional requirements. As per the definition included within the Zoning Ordinance, "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.”

The Zoning Department has identified some inconsistencies within the Zoning Ordinance. Firstly, the multi-dwelling development portion does not fully indicate how much land area or lot width is needed for each dwelling unit. Policy of the Department has been that each dwelling unit on one lot would need the minimum lot dimensional requirements for each separate unit. In this case if the property is rezoned to RR-2 each unit would need 100’ of frontage, 200’ of lot depth, and 20, 000 sq ft of land area. The proposal of 3 units on this lot would have 500’ of frontage, 915’ of depth, and over 525,000 sq ft of land area so would fit well within those boundaries. Secondly, the definition of a LOT indicates that only ONE dwelling unit is allowed per lot yet the definition of Multi-Dwelling Development allows for 3 or more dwelling units on the same lot. These inconsistencies are still awaiting ordinance amendments/corrections but it is the determination of the Zoning Administrator that the proposed CUP request meets the intent of the current Zoning Ordinance.

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 Additional fire numbers must be obtained for additional dwelling units.
- 2 Rezone 23-003 must be approved and ratified by County Board
- 3 All other setbacks are to be met including sanitation requirements.
- 4 All other Federal, State, County, and Town regulation must be complied with.

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

- 1 It would not be significantly damaging to the rights of others or property values
- 2 It would not be detrimental to ecology, wild life, wetlands or shorelands.
- 3 It would not create an air quality, water supply, or pollution problem.
- 4 It would not create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.

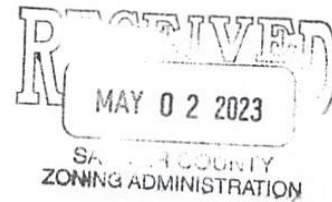
- 5 It would not create traffic or highway access problems.
- 6 It would not destroy prime agricultural lands.
- 7 It would be compatible with the surrounding uses and the area.
- 8 It would be consistent with the Town and/or County Comprehensive Plan
- 9 It would not create an objectionable view.

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

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



Conditional Use Public Hearing Application



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:

Larson Family Property Trust
4931 Bonita Bay Boulevard, Suite 1802
Bonita Springs, FL 34134

Phone: 612-868-9567

Email: ken.larson@slumberland.com

Property description including Parcel Number: Parcel No. 014-941-09-4205

That part of the Northwest Quarter of the Southeast Quarter (NW¼SE¼), Section Nine (9), Township Forty-one (41), Range Nine (9) West, more particularly described as Lot Four (4), as recorded in Volume Thirty-eight (38) of Certified Survey Maps, page 68, Survey No. 8681, Document No. 442681, Town of Lenroot, Sawyer County, Wisconsin.

Permit desired for:

two additional
For the placement of 1 dwelling on Lot Four (4) of Certified Survey Map No. 8681, recorded on December 14, 2022, as Document No. 442681. Said lot is Twelve point Twenty-eight (12.28) acres above the ordinary high water mark of Little Round Lake. *Total of 3 dwellings as part of Multi-dwelling development.*

Larson Family Property Trust

Kenneth R. Larson

Owner Print & Sign Kenneth Larson, Trustee

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:

Thomas J. Duffy, Attorney at Law
P.O. Box 839, Hayward, WI 54843
715-634-6470
tjduffy@cheqnet.net

Todd Goold, Point North Mapping Inc.
14048W Popular Avenue, Hayward, WI 54843
715-634-9422
goold@cheqnet.net

Fee: \$350.00

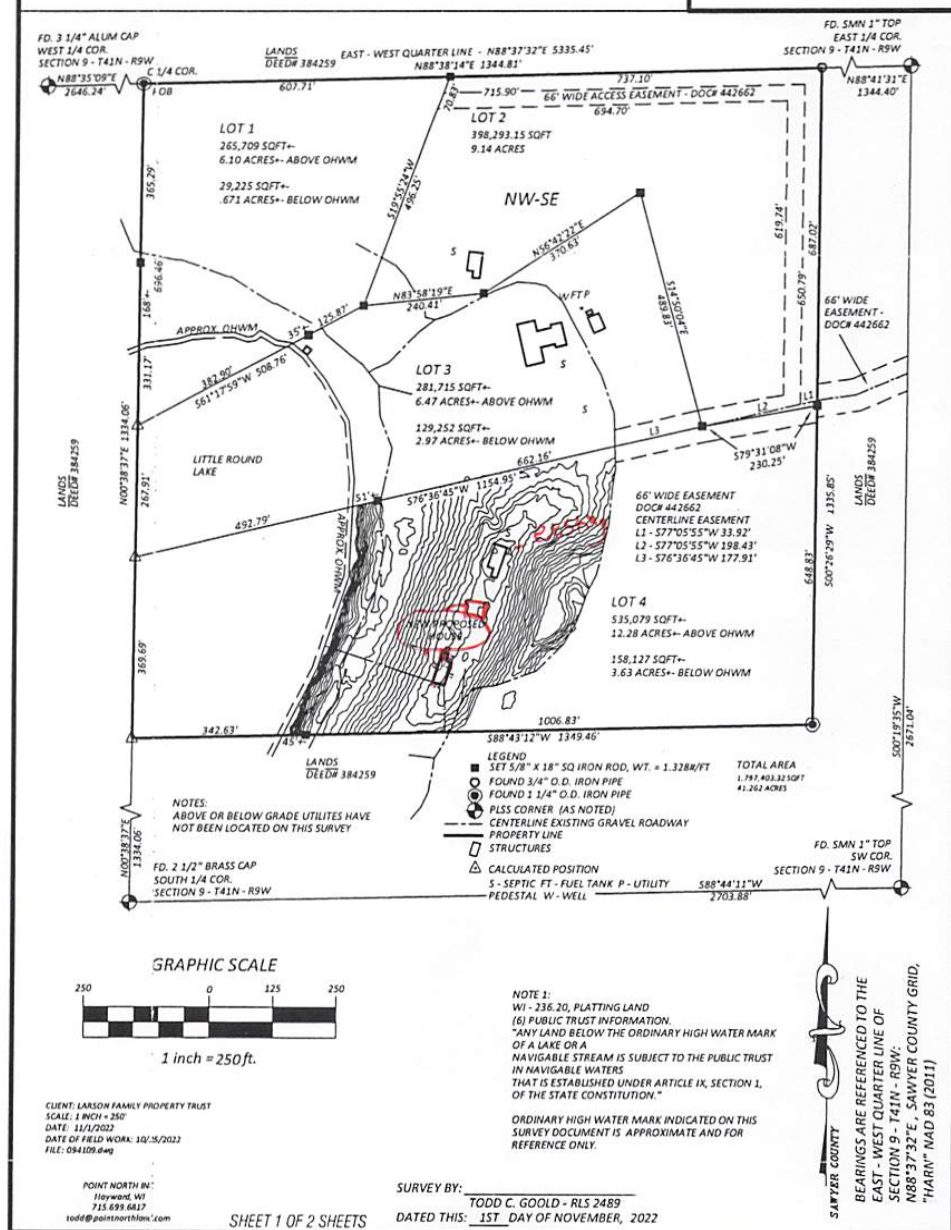
Date of Public Hearing:

Gravel Pit renewal \$300.00

Rev January 2023

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.

SITE PLAN



Real Estate Sawyer County Property Listing

Today's Date: 5/2/2023

Property Status: Current

Created On: 12/20/2022 8:12:22 AM

**Description**

Updated: 12/20/2022

Tax ID:	44618
PIN:	57-014-2-41-09-09-4 02-000-000050
Legacy PIN:	014941094205
Map ID:	
Municipality:	(014) TOWN OF LENROOT
STR:	S09 T41N R09W
Description:	PRT NWSE LOT 4 CSM 38/68 #8681
Recorded Acres:	15.910
Calculated Acres:	0.000
Lottery Claims:	0
First Dollar:	No
Waterbody:	Little Round Lake
Zoning:	(F-1) Forestry One
ESN:	400

**Tax Districts**

Updated: 12/20/2022

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

**Recorded Documents**

Updated: 1/9/2023

AFFIDAVIT OF CORR CSM	
Date Recorded: 12/20/2022	442757
CERTIFIED SURVEY MAP	
Date Recorded: 12/14/2022	442681
DECLARATION OF EASEMENT	
Date Recorded: 12/13/2022	442662
NOTE	
Date Recorded: 5/10/2021	
WARRANTY DEED	
Date Recorded: 4/1/2013	384259
QUIT CLAIM DEED	
Date Recorded: 4/3/1987	204127

Child History Record Count: 1 -

HISTORY [Expand All History](#)

White=Current Parcels

Pink=Retired Parcels

Tax ID: 17811 **PIN:** 57-014-2-41-09-09-4 02-000-000010 **Leg. Pin:** 014941094201 **Map ID:** .14.1
 44618 This Parcel ↑ Parents ↓ Children

**Ownership**

Updated: 12/20/2022

LARSON FAMILY PROPERTY TRUST	BONITA SPRINGS FL
KENNETH R & BARBARA J LARSON	

Billing Address:

LARSON FAMILY PROPERTY TRUST
 4931 BONITA BAY BOULEVARD
 SUITE 1802
 BONITA SPRINGS FL 34134

Mailing Address:

LARSON FAMILY PROPERTY TRUST
 4931 BONITA BAY BOULEVARD
 SUITE 1802
 BONITA SPRINGS FL 34134

**Site Address** * indicates Private Road

N/A

**Property Assessment**

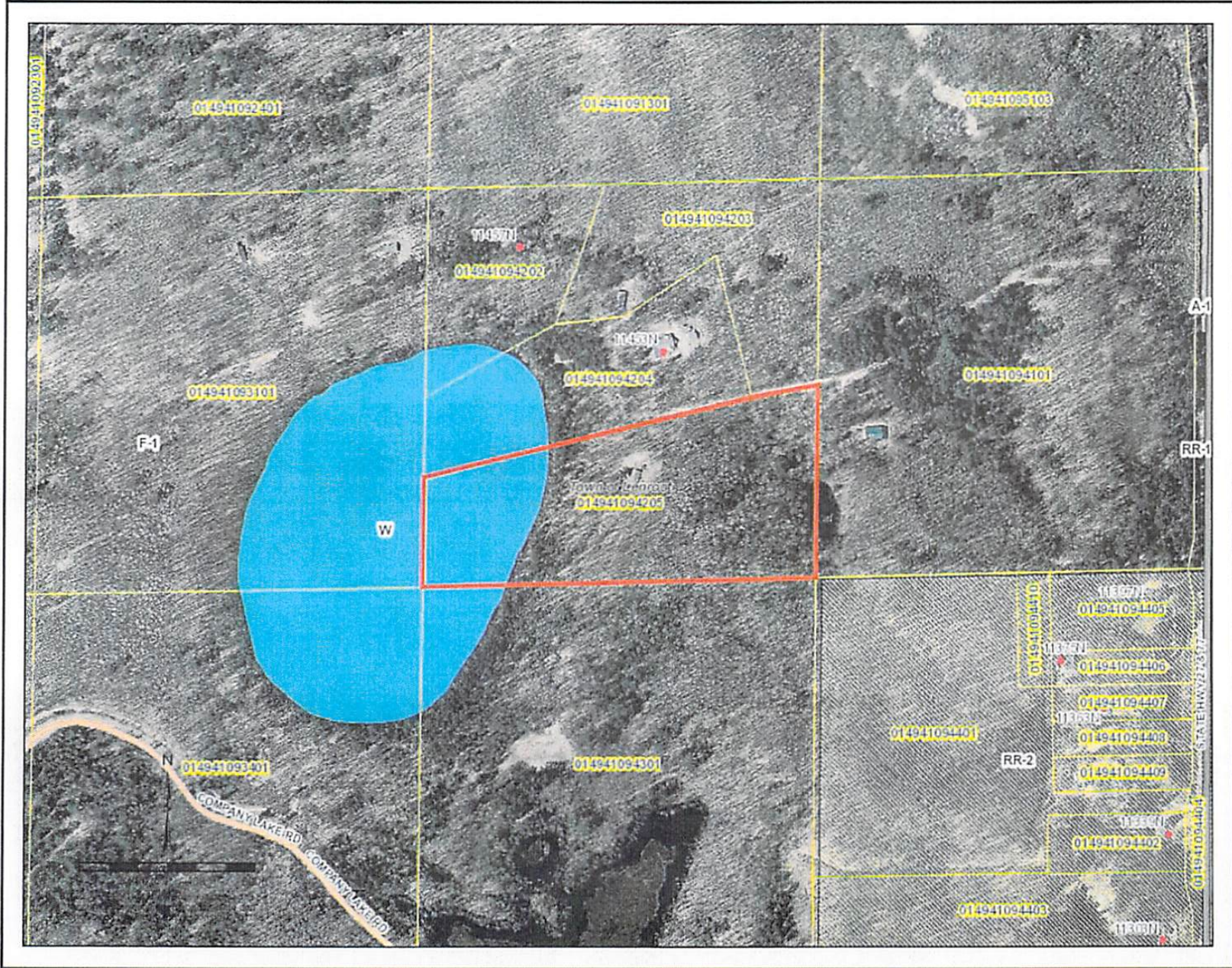
Updated: N/A

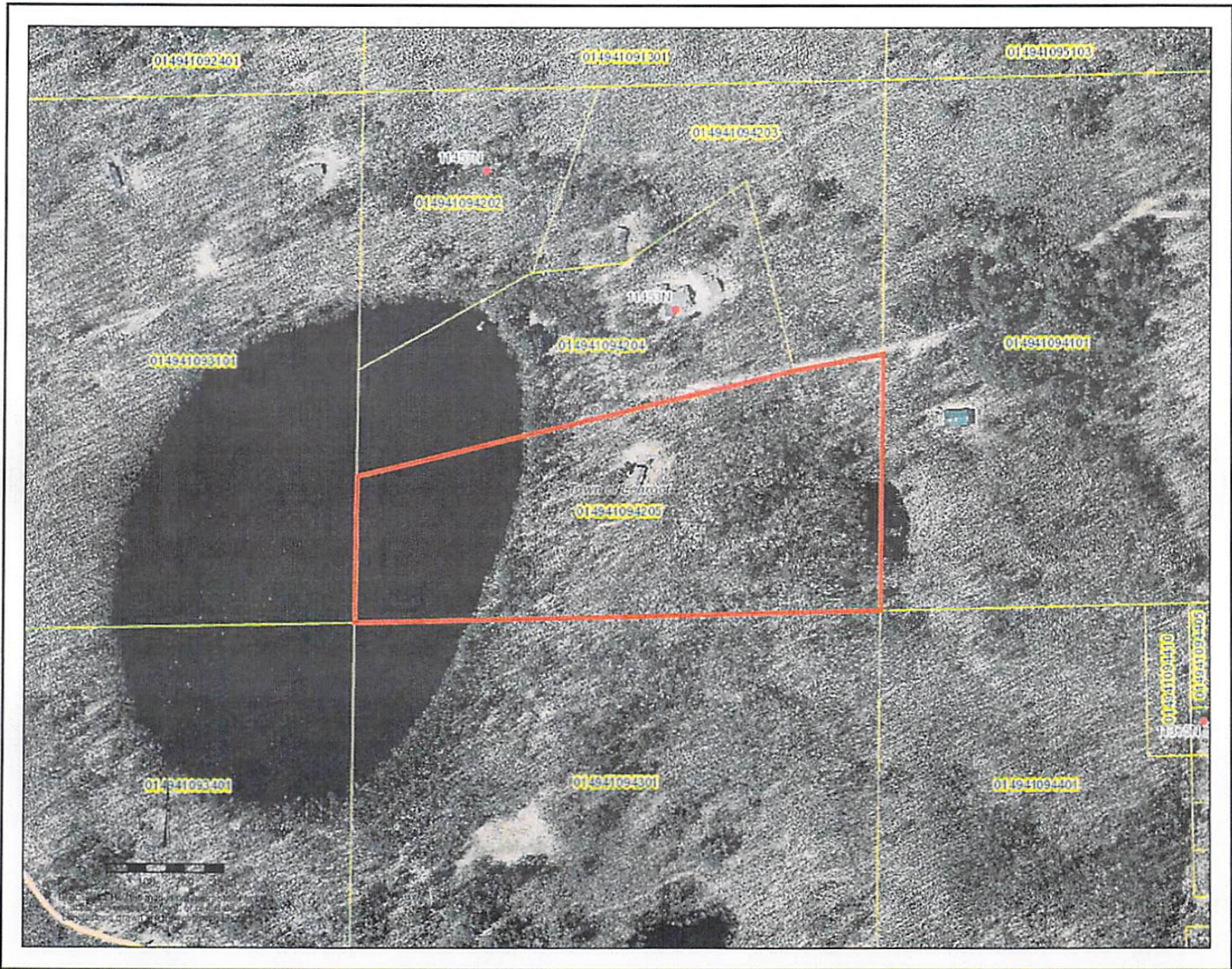
2023 Assessment Detail

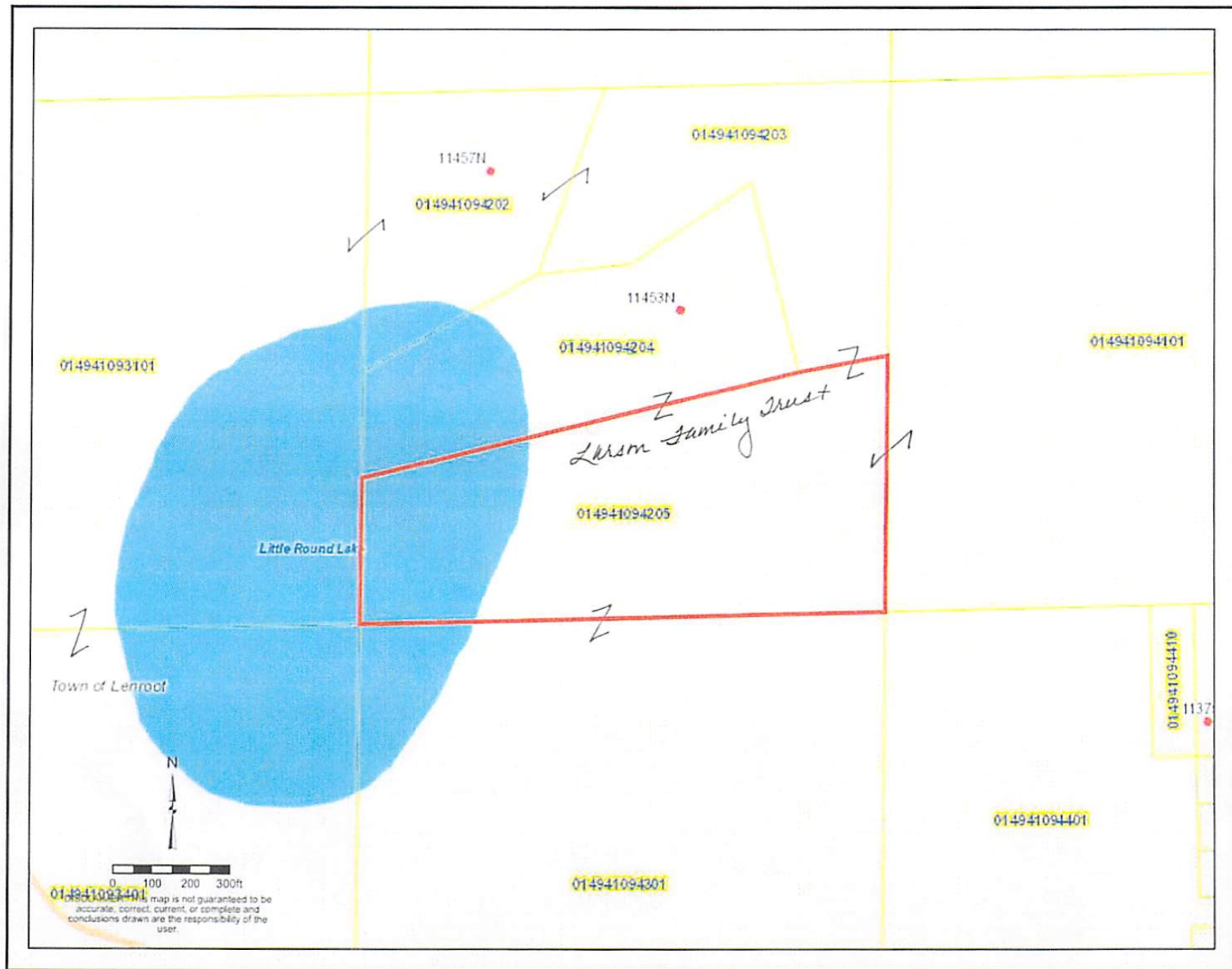
Code	Acres	Land	Imp.
N/A			
2-Year Comparison			
	2022	2023	Change
Land:	0	0	0.0%
Improved:	0	0	0.0%
Total:	0	0	0.0%

**Property History**

Parent Properties	Tax ID
57-014-2-41-09-09-4 02-000-000010	17811











Rezone Request STAFF REPORT

Prepared By: Jay Kozlowski, Sawyer County Zoning Administrator

File: # RZN 23-004

Applicant:

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

Property Location & Legal Description:

Town of Bass Lake. Part of the N1/2 of S4, Part Lot 1 CSM 166/41 #4022; S04, T40N, R09W; Parcel #002-940-04-2110; Tax ID #44728; 58.84 total acres; Zoned Agricultural One (A-1) and Commercial One (C-1).

Request: Purpose of request is to rezone all Agricultural One (A-1) upland area excepting the Commercial-One zone district area, leaving approximately 53.17 acres to be rezoned to Residential/Recreational Two (RR-2). Purpose of request is to rezone the Agricultural One (A-1) portion to Residential/Recreational Two (RR-2) is to then apply for a conditional use permit for a 160 site RV Park Resort. The S/W District overlay is not subject to change as part of this request.

Summary of Request:

For rezone 23-004 in the Town of Bass Lake the applicant(s) are requesting to rezone approximately 53.17 acres of A-1 to RR-2 (see attached map of parcel). Again, the purpose of this rezone request is then to apply for a 160 site RV campground Resort. The actual parameters of the campground will be further discussed within the CUP request which will be heard next.

Project History & Additional Information/details:

This property consists of the old Hayward National Golf Course. The golf course has been out of operation for approximately 10 years. A majority of the existing trees on the property have already been removed and the likelihood of this be converted back into a golf course would be difficult in that the greens and fairways have been left to go to seed. In order for a golf course operation to occur here again it would need to be entirely reconstructed.

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



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

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

Several previous requests for Rezones and Conditional Use Permits have been heard for this property over the last few years. This request is now slightly different in that the rezone request is just for land located in the Town of Bass Lake and not in the Town of Hayward. Furthermore, the property owner has now done an additional certified survey map which has lotted off an additional 14.34 acres on the East side of the property. This newly created lot is not part of the rezone request and is to remain A-1 zoned. By doing this lot split any "campsite" would not only need to be 75' from the property line which the applicant also owns but an additional 300' which is the width of the newly created lot. The recently split 14.34-acre parcel may eventually become a perimeter golf hole/holes but this would require a new CUP as the existing CUP for the main golf course has now been discontinued.

Previous requests for this type of rezone have been approved by the Town levels and Zoning Committee level. However, as part of the last rezone case in 2022 it was denied at the County Board level under a super majority vote as that adjacent property owners had submitted a petition to protest on the proposed rezone request which then required a 3/4 vote at the County Board level.

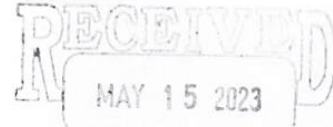
Findings of Fact for Approval: (choose from list below)

- 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.
- 9 It would be consistent with the Town and/or County Comprehensive Plan



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

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



SAWYER COUNTY
ZONING ADMINISTRATION

Rezoning Application # 23-004
Town of Bass Lake
Sawyer County

Return Original

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

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

Owner: Pinewood Properties LLC

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

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

Legacy PIN # 57.002.2.40.09.04.2 01.000.000100 Acreage: 58.84

Change from District A1 to RR2 THON 209W

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

- Less all commercial Designated Areas. Commercial to Remain.

- Excepting Lot 1 CSM 8700

Purpose of Request: 160 site RV Park Resort

Adam Bobenschatz AB
*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:

SAME as Above

Phone _____ Email: _____

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

Date of Public Hearing July 24, 2023

Real Estate Sawyer County Property Listing

Today's Date: 6/13/2023

Property Status: Next Year

Created On: 5/23/2023 9:02:42 AM



Description

Updated: 5/23/2023

Tax ID:	44728
PIN:	57-002-2-40-09-04-2 01-000-000100
Legacy PIN:	002940042110
Map ID:	
Municipality:	(002) TOWN OF BASS LAKE
STR:	S04 T40N R09W
Description:	PRT FRAC N1/2 PRT LOT 1 CSM 16/41 #4022
Recorded Acres:	58.840
Calculated Acres:	0.000
Lottery Claims:	0
First Dollar:	No
Waterbody:	Spring Creek
Zoning:	(A-1) Agricultural One (C-1) Commercial One
ESN:	406



Tax Districts

Updated: 5/23/2023

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



Recorded Documents

Updated: 5/23/2023

CERTIFIED SURVEY MAP	
Date Recorded: 5/10/2023	444442
MAP OF SURVEY	
Date Recorded: 8/18/2021	33419-27
WARRANTY DEED	
Date Recorded: 8/16/2021	434013
CERTIFIED SURVEY MAP	
Date Recorded: 3/18/2019	416937
NOTE	
Date Recorded: 1/3/2018	
WARRANTY DEED	
Date Recorded: 8/23/1999	278808
CERTIFIED SURVEY MAP	
Date Recorded: 7/18/1994	242933

Child History Record Count: 4 -

HISTORY [Expand All History](#)

White=Current Parcels

Pink=Retired Parcels

- Tax ID:** 2763 **Pin:** 57-002-2-40-09-04-2 01-000-000040 **Leg. Pin:** 002940042104 **Map ID:** .5.4
- Tax ID:** 2761 **Pin:** 57-002-2-40-09-04-2 01-000-000020 **Leg. Pin:** 002940042102 **Map ID:** .5.2
- Tax ID:** 43492 **Pin:** 57-002-2-40-09-04-2 01-000-000050 **Leg. Pin:** 002940042105
- Tax ID:** 43495 **Pin:** 57-002-2-40-09-04-2 01-000-000080 **Leg. Pin:** 002940042108

44728 This Parcel ↑ Parents ↓ Children



Ownership

Updated: 5/23/2023

PINEWOOD PROPERTIES LLC HAYWARD WI**Billing Address:**

PINEWOOD PROPERTIES LLC
15437 COUNTY HWY B
HAYWARD WI 54843

Mailing Address:

PINEWOOD PROPERTIES LLC
15437 COUNTY HWY B
HAYWARD WI 54843

**Site Address** * indicates Private Road

15968W FUN VALLEY RD HAYWARD 54843



Property Assessment

Updated: N/A

2023 Assessment Detail

Code	Acres	Land	Imp.
N/A			

2-Year Comparison	2022	2023	Change
Land:	0	0	0.0%
Improved:	0	0	0.0%
Total:	0	0	0.0%

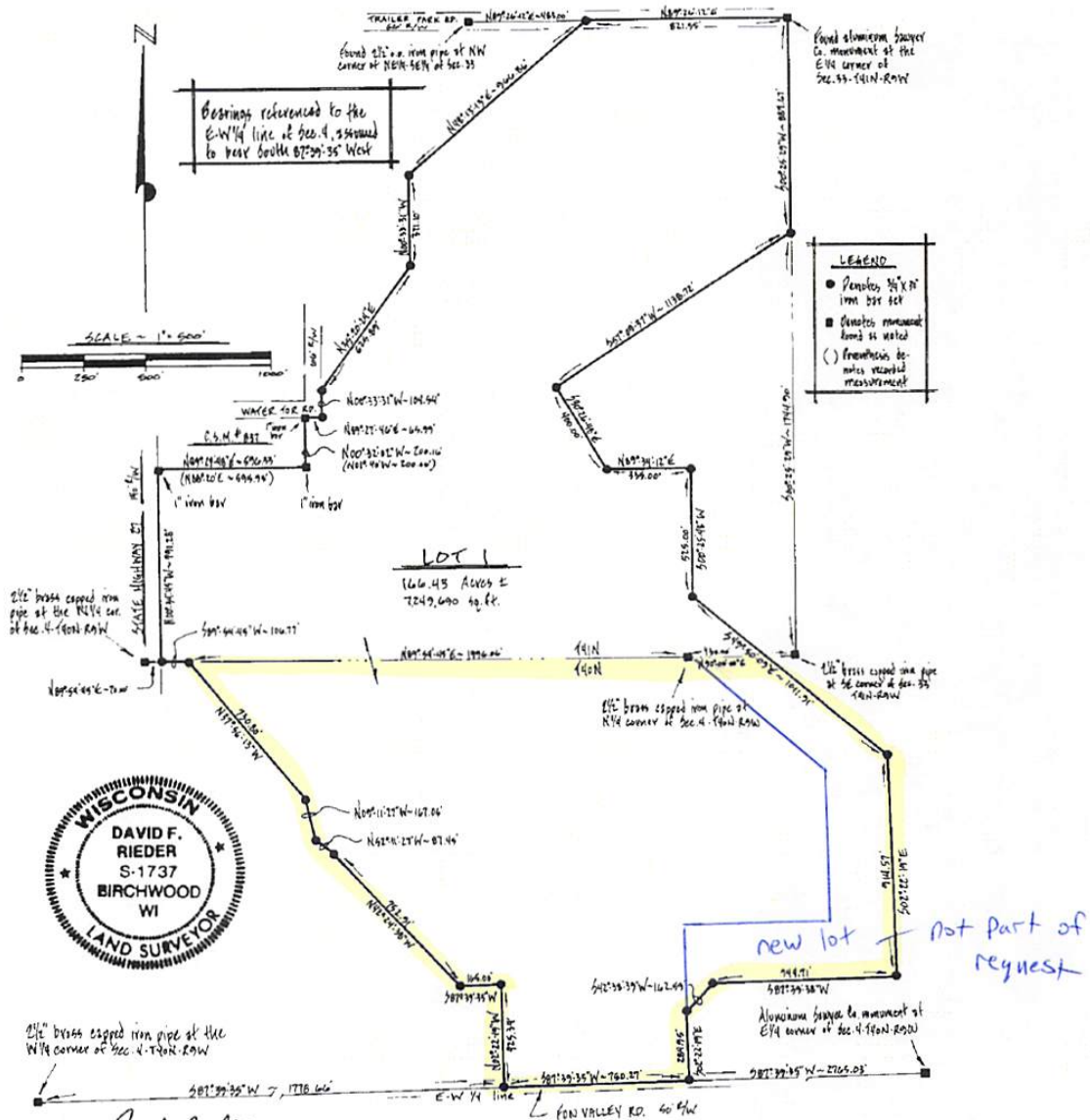


Property History

Parent Properties	Tax ID
57-002-2-40-09-04-2 01-000-000080	43495

CERTIFIED SURVEY MAP

Part of the SE 1/4 of Section 33, T41N-R9W and part of the fractional NW 1/4 of Section 4, T40N-R9W, Sawyer County, Wisconsin



David F. Rieder

David F. Rieder
Registered Land Surveyor
Wisconsin Reg. # 5-1737
18 May 1994

Continued Survey Map, 4022

7-18-94
Daniel Smith
Sawyer Co. Surveyor
See L.R. 12 P. 144-145

Sheet 1 of 2

Page 1 of 2

41

DESCRIPTION

PART OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 WEST, AND PART OF THE FRACTIONAL NORTH $\frac{1}{2}$ OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 9 WEST, SAWYER COUNTY, WISCONSIN, MORE ACCURATELY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ALUMINUM SAWYER COUNTY MONUMENT AT THE EAST $\frac{1}{4}$ CORNER OF SAID SECTION 33; THENCE SOUTH 00 DEGREES 25 MINUTES 29 SECONDS WEST ON THE EAST LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 33 A DISTANCE OF 887.67 FEET TO AN IRON BAR SET; THENCE SOUTH 57 DEGREES 09 MINUTES 37 SECONDS WEST 1138.72 FEET TO AN IRON BAR SET; THENCE SOUTH 30 DEGREES 26 MINUTES 48 SECONDS EAST 400.00 FEET TO AN IRON BAR SET; THENCE NORTH 89 DEGREES 34 MINUTES 12 SECONDS EAST 335.00 FEET TO AN IRON BAR SET; THENCE SOUTH 00 DEGREES 25 MINUTES 48 SECONDS WEST 525.00 FEET TO AN IRON BAR SET; THENCE SOUTH 49 DEGREES 50 MINUTES 09 SECONDS EAST 1011.91 FEET TO AN IRON BAR SET; THENCE SOUTH 02 DEGREES 22 MINUTES 19 SECONDS EAST 914.57 FEET TO AN IRON BAR SET; THENCE SOUTH 87 DEGREES 39 MINUTES 38 SECONDS WEST 744.71 FEET TO AN IRON BAR SET; THENCE SOUTH 42 DEGREES 38 MINUTES 39 SECONDS WEST 162.59 FEET TO AN IRON BAR SET; THENCE SOUTH 02 DEGREES 22 MINUTES 19 SECONDS EAST 284.95 FEET TO AN IRON BAR SET ON THE EAST-WEST $\frac{1}{4}$ LINE OF SAID SECTION 4; THENCE SOUTH 87 DEGREES 39 MINUTES 35 SECONDS WEST ON SAID $\frac{1}{4}$ LINE 750.27 FEET TO AN IRON BAR SET; THENCE NORTH 02 DEGREES 22 MINUTES 19 SECONDS WEST 425.34 FEET TO AN IRON BAR SET; THENCE SOUTH 87 DEGREES 39 MINUTES 35 SECONDS WEST 165.00 FEET TO AN IRON BAR SET; THENCE NORTH 42 DEGREES 24 MINUTES 38 SECONDS WEST 752.51 FEET TO AN IRON BAR SET; THENCE NORTH 52 DEGREES 11 MINUTES 27 SECONDS WEST 87.45 FEET TO AN IRON BAR SET; THENCE NORTH 09 DEGREES 11 MINUTES 27 SECONDS WEST 167.05 FEET TO AN IRON BAR SET; THENCE NORTH 37 DEGREES 56 MINUTES 13 SECONDS WEST 730.80 FEET TO AN IRON BAR SET ON THE NORTH LINE OF SAID SECTION 4; THENCE SOUTH 89 DEGREES 54 MINUTES 45 SECONDS WEST ON SAID NORTH LINE 106.77 FEET TO AN IRON BAR SET ON THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY 27; THENCE NORTH 00 DEGREES 34 MINUTES 46 SECONDS WEST ON SAID EAST LINE 791.28 FEET TO AN IRON BAR FOUND AT THE SOUTHWEST CORNER OF LOT 6 OF CERTIFIED SURVEY #837; THENCE NORTH 89 DEGREES 29 MINUTES 48 SECONDS EAST ON THE SOUTH LINE OF LOTS 6 AND 7 OF SAID CERTIFIED SURVEY 596.33 FEET TO AN IRON BAR FOUND; THENCE NORTH 00 DEGREES 32 MINUTES 02 SECONDS WEST ON THE EAST LINE OF SAID CERTIFIED SURVEY #837 A DISTANCE OF 200.16 FEET TO AN IRON BAR FOUND; THENCE NORTH 89 DEGREES 27 MINUTES 46 SECONDS EAST ON THE SOUTH RIGHT OF WAY LINE OF WATER TOR ROAD 65.99 FEET TO AN IRON BAR SET; THENCE NORTH 00 DEGREES 33 MINUTES 31 SECONDS WEST ON THE EAST RIGHT OF WAY LINE OF WATER TOR ROAD 104.54 FEET TO AN IRON BAR SET; THENCE NORTH 35 DEGREES 20 MINUTES 24 SECONDS EAST 625.89 FEET TO AN IRON BAR SET; THENCE NORTH 00 DEGREES 33 MINUTES 31 SECONDS WEST 371.10 FEET TO AN IRON BAR SET; THENCE NORTH 48 DEGREES 13 MINUTES 13 SECONDS EAST 966.86 FEET TO AN IRON BAR SET ON THE EAST-WEST $\frac{1}{4}$ LINE OF SAID SECTION 33; THENCE NORTH 89 DEGREES 26 MINUTES 12 SECONDS EAST ON SAID EAST-WEST $\frac{1}{4}$ LINE 821.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 166.43 ACRES, MORE OR LESS.

SUBJECT TO ALL EXISTING EASEMENTS AND RESERVATIONS.

SURVEYORS CERTIFICATE

I, DAVID F. RIEDER, A REGISTERED LAND SURVEYOR IN THE STATE OF WISCONSIN, HEREBY CERTIFY THAT THIS MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED IN COMPLIANCE WITH SECTION 236.34 OF THE WISCONSIN STATUTES UNDER THE DIRECTION OF ROBERT GERSBACH.

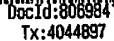
242933

David F. Rieder

DAVID F. RIEDER
REGISTERED LAND SURVEYOR
WISCONSIN REG. #S-1737
18 MAY 1994



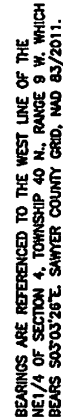
Recorder's Office
Sawyer County
Received for recording the 13 day of
July AD 1994 at 1:15 o'clock
JFR AM and returned to me
of County of Sawyer
C. J. Rieder, Surveyor



**PAULA CHISSER
REGISTER OF DEEDS
SAWYER COUNTY, WI
05/10/2023 09:51 AM
RECORDING FEE 30.00**

PAGES: 2
VOL: 38 PAGE: 120
CSM MAP #: 8700

LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 9 WEST, IN THE TOWN OF BASS LAKE, SAWYER COUNTY, WISCONSIN. BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP No.4022 RECORDED IN VOLUME 18 PAGES 41-42 AS DOCUMENT No.242933.



Sheet 1 of 2 Sheets

FIELDWORK COMPLETED ON 5-7-2023
444442 1 of 2

LEGEND

- Found Survey Marker Nail with a 1" top.
- ⊗ Found 2.5" Brass Capped Iron Pipe.
- Set .75" x 18" Iron Rod wt. 1.50 lbs. per foot.
- ⊗ Found .75" Iron Rod
- ⊗ Found 1" O.D. Iron Pipe
- Found .625" Square Iron Bar

(xxxx) Recorded Data

SAWYER COUNTY CERTIFIED SURVEY MAP

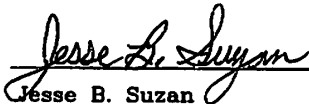
Located in part of the Southeast Quarter of the Northwest Quarter, part of the Northeast Quarter of the Northwest Quarter, part of the Southwest Quarter of the Northeast Quarter, and part of the Northwest Quarter of the Northeast Quarter, of Section 4, Township 40 North, Range 9 West, in the Town of Bass Lake, Sawyer County, Wisconsin. Being part of Lot 1 of Certified Survey Map No.4022 recorded in Volume 16 Pages 41-42 as Document No.242933.

SURVEYOR'S CERTIFICATE:

I, Jesse B. Suzan, a Professional Wisconsin Land Surveyor, do hereby certify that by the direction of Steve Bodenschatz, I have surveyed, divided, and mapped a parcel located in part of the Southeast Quarter of the Northwest Quarter, part of the Northeast Quarter of the Northwest Quarter, part of the Southwest Quarter of the Northeast Quarter, and part of the Northwest Quarter of the Northeast Quarter, of Section 4, Township 40 North, Range 9 West, in the Town of Bass Lake, Sawyer County, Wisconsin, described as follows:

Commencing at the North 1/4 Quarter corner of said Section 4 and the point of beginning; thence, S88°58'56"E 328.03' to a set iron rod; thence, S48°49'28"E 15.62' to a found iron rod; thence, S48°48'34"E 170.00' to a found iron rod; thence, S48°49'31"E 130.14' to a found iron rod; thence, S48°49'13"E 116.55' to a found iron rod; thence, S01°24'54"E 15.39' to a found iron rod; thence, S01°20'52"E 130.17' to a found iron rod; thence, S01°20'56"E 129.50' to a found iron rod; thence, S01°20'28"E 210.02' to a found iron rod; thence, S14°40'36"E 29.71' to a found iron rod; thence, S14°43'01"E 534.39' to a found iron rod; thence, S88°05'35"W 155.69' to a found iron rod; thence, S89°13'09"W 164.09' to a found iron rod; thence, S88°41'07"W 120.01' to a found iron rod; thence, S88°40'01"W 119.89' to a found iron rod; thence, S88°43'17"W 65.11' to a found iron rod; thence, S43°38'23"W 162.55' to a found iron rod; thence, N01°20'33"W 416.06' to a set iron rod; thence, N88°41'56"E 446.39' to a set iron rod; thence, N05°44'05"W 236.80' to a set iron rod; thence, N01°20'50"W 364.25' to a set iron rod; thence, N48°49'14"W 656.34' to a set iron rod; thence, S89°03'55"E 138.47' to the point of beginning. Containing 624,546 square feet (14.34 acres). Subject to all easements, restrictions, and covenants of record.

I also certify that this Certified Survey Map is a correct representation to scale of the exterior boundaries surveyed, divided, and described; that I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of the County of Sawyer in surveying, dividing, and mapping the same.

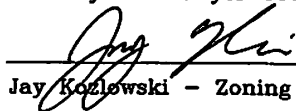


Jesse B. Suzan
Professional Wisconsin Land Surveyor No. 2635

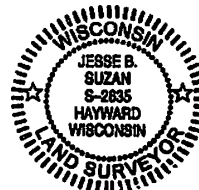
5-8-2023

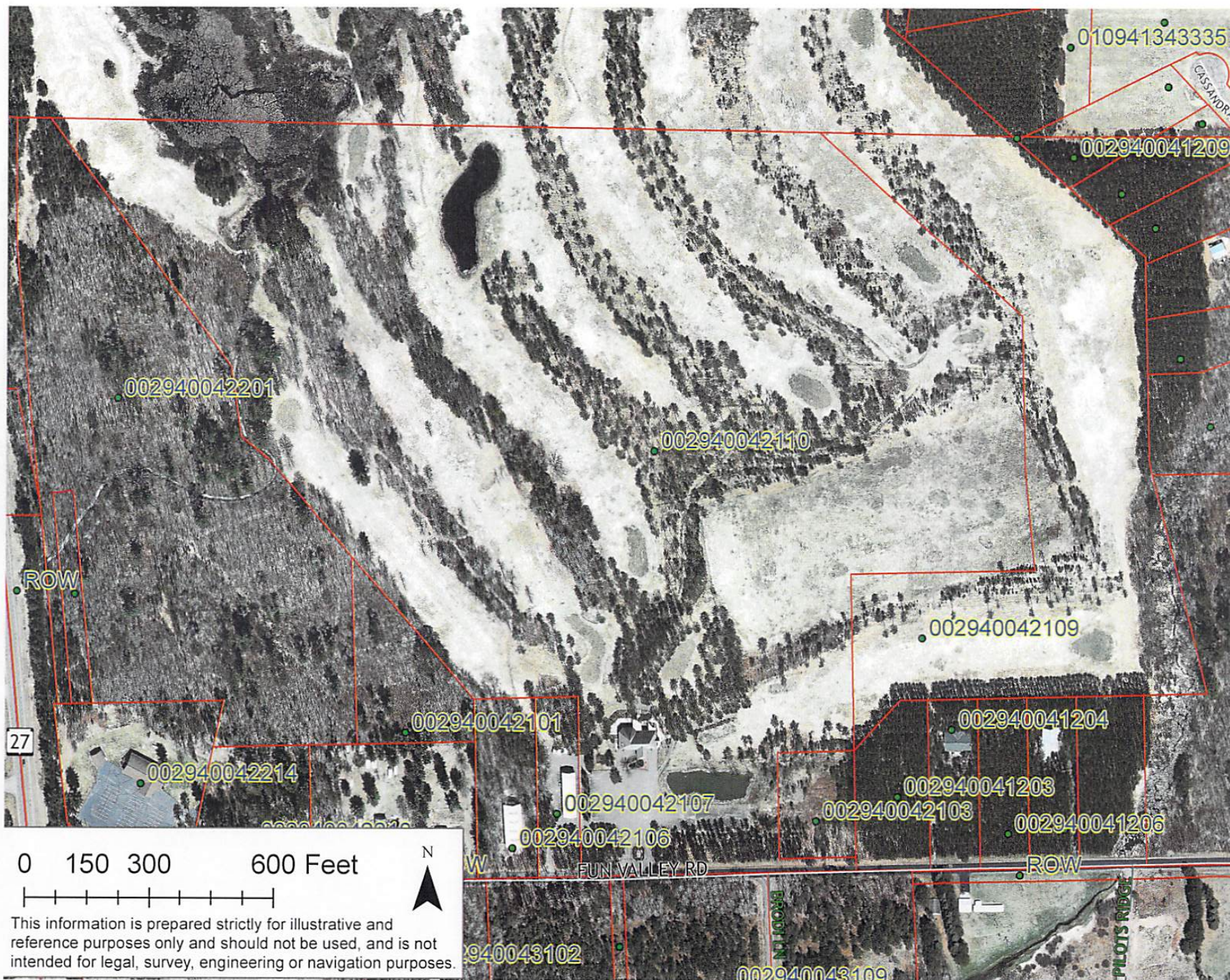
Date

This map is hereby approved this 10th day of May, 2023 by the Sawyer County Zoning Department.



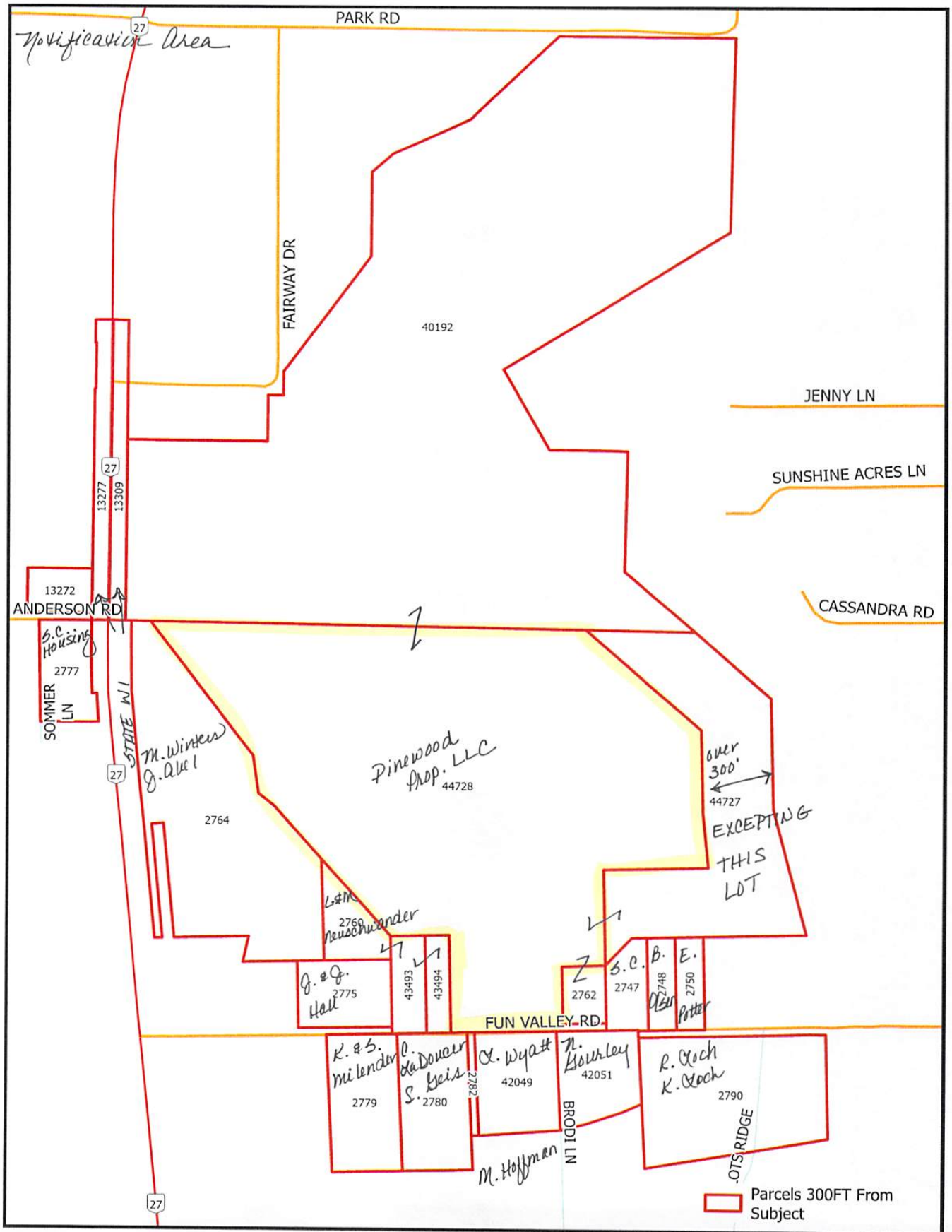
Jay Kozlowski - Zoning Administrator













Conditional Use Permit Request STAFF REPORT

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

File: # CUP 23-019

Applicant:

Pinewood Properties LLC

15437 County Hwy B

Hayward, WI 54843

Agent/Operator: Adam Bodenschatz

Property Location & Legal Description:

Town of Bass Lake. Part of the N1/2 of S4, Part Lot 1 CSM 166/41 #4022; S04, T40N, R09W; Parcel #002-940-04-2110; Tax ID#44728; 58.84 total acres; Zoned Agricultural One (A-1) and Commercial One (C-1). (Pending Rezone RZN #23-003 for 53.17 acres to RR-2 leaving existing C-1).

Purpose of Request:

Purpose of request is for the location/operation of a 160 site RV Park Resort/Campground. Including central lodge facility with recreation area. This request is subject to Sawyer County Zoning Ordinance Section 17.3 (B) (1) for the Campground. The central lodge and recreation area would be a permitted use with the C-1 district but is an integral part of the campground operation.

Campgrounds are also subject to the provisions of Section 6.6 of the Sawyer County Zoning Ordinance.

Project History & Summary or Request: With the potential approval of RZN #23-003 into the RR-2 zone district the owner/operator is requesting for the operation of a 160-unit (site) RV Campground/Resort. See additional attached maps to see purposed campground layout. Campground layout must meet all minimum standards as specified in Section 6.6 of the Sawyer County Zoning Ordinance and Wisconsin State Chapter ATCP 79 for Campground Regulations. If campground layout is to change a new map must be placed on file with the Zoning & Conservation Department and approved by the Sawyer County Zoning Committee.

The current request has all sites located in the Town of Bass Lake. Previous similar request also had sites located within the Town of Hayward but those have been removed and the total number of sites has been decreased from 197 to 160. The nearest site location to an adjacent property not under the same ownership is shown on the west side of the property. There are approximately 11 sites in this location that are being proposed at the minimum setback distance of 75'. There are 2 commercial properties within this area, one mixed residential/commercial property, and a larger lot of vacant land currently zoned RR-2. Sites located on the north side of this property would still be located 75' from the applicant's adjacent property which located in the Town of Hayward, and 75' from Spring Creek or 40' from wetlands. On the East side of the property the applicant has recently surveyed out a 14.34 acre parcel which is over 300' in width. Campsites in this location will be over 375' from the nearest property lines not owned by the applicant.

Previous requests for this type of campground operation have occurred three times in the last 3 years. In previous request the Rezones and CUPs were withdrawn before going to Zoning Committee as there had been a deed restriction document from an adjacent property owner that with the restriction in place this land could not be anything other than a golf course. That deed restriction has now been removed by Mr. Robert Gersbach. The most recent request back in 2022 was approved by Zoning Committee for the CUP and RZN but the Rezone was ultimately denied at County Board.

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. Any "Current or Future" request for "Removal or Change" of ANY CONDITIONS listed SHALL require Town of Bass Lake approval.
2. These "Conditions" must be recorded on the properties listed on "CUP #23-019 as "Deed Restrictions" in the Sawyer County Office of Register of Deeds.

3. Campground will comply with all requirements of Wis. Admin. Code § ATCP 79, Campgrounds and Wis. Stat. § 97, Food, Lodging and Recreation.
4. All other Federal, State, County, Town, and other local rules/laws must be followed. This would include Sawyer County Zoning & Conservation setback requirements from wetland areas, floodplain zoning, and navigable water setbacks.
5. All permits, fees, campground plan approval, and inspections required by the State of Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) must be obtained.
6. Maximum number of sites in campground limited to one hundred sixty (160).
7. Set-Backs: Any site, including but not limited to camper, park model, trailer, tent, or seasonal must be minimum as specified in the staff report and shown on the campground layout map. "Vegetative cover" must be maintained within 50' of sites that are to be located on property not owned by the applicant. "Water Park", "ATV Trails", or similar separate "Uses" are not allowed. The shown "recreation area" on the campground layout map of a swimming area would be allowed.
8. No "Mobile Homes" allowed: only "Recreational" accommodations including but not limited to: travel trailers, park models, campers, tents.
9. All Lighting must be "Down Lighting".
10. Any signage must comply with Sawyer County Zoning Ordinance Section 5.0, dated June 17, 2021.
11. All "Waste Water and Septic" systems must comply with State of Wisconsin and Sawyer County regulations.
12. All provisions of the Sawyer County Zoning Ordinance Section 6.6, dated June 27, 2021, shall be considered as minimum requirements.
13. All Ingress/Egress shall comply with DOT, Sawyer County, Town of Bass Lake regulations.
14. Sites can only be "Operational to Public" from May 1st until October 15th.
15. A "Manager or Designee" must be available twenty-four (24) hours per day.
16. "Quiet Hours" are to be from ten (10) pm to eight (8) am every day.
17. No "Fireworks" or "Firearms" allowed.
18. Provisions are to be made so that there is no reduction of, or impact on, broadband, internet, or WI-FI service for adjacent properties due to campground activities.
19. Appropriate Wisconsin Department of Natural Resources "Stormwater Permits" and/or other appropriate permits are to be acquired prior to any land/earth disturbance activities.
20. Any and all camp site(s) must be seventy-five feet from the ordinary high-water mark (OHWM) of Spring Creek and adjacent wetlands, 40' setback from any non-navigable/non-adjacent wetlands, and to meet all floodplain zoning requirements.

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.
- 9 It would be consistent with the Town and/or County Comprehensive Plan

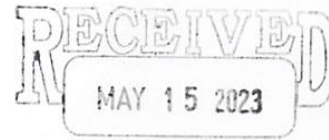
Findings of Fact for Denial: (choose from list below)

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



Conditional Use Public Hearing Application

CUA# 23-019



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:

Pinewood Properties LLC
15437W County Rd. B
Hayward, WI 54843

Phone: 715-638-2345

Email: bodie@chequamegon.net

Property description including Parcel Number:

PRT FRAC N 1/2 Sec. 4 PRT Lot 1 CSM 16/41 # 4022
Exempting Lot 1 CSM 8700

Permit desired for:

160 Site RV Park Resort including Lodge
Facility / Commercial with Recreation Area.

Adam Bodenschatz

Owner Print & Sign

Owner Print & Sign

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

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

Fee: \$350.00

Gravel Pit renewal \$300.00

Date of Public Hearing:

Rev January 2023

July 21, 2023

Real Estate Sawyer County Property Listing

Today's Date: 6/13/2023

Property Status: Next Year

Created On: 5/23/2023 9:02:42 AM

Description	Updated: 5/23/2023
Tax ID:	44728
PIN:	57-002-2-40-09-04-2 01-000-000100
Legacy PIN:	002940042110
Map ID:	
Municipality:	(002) TOWN OF BASS LAKE
STR:	S04 T40N R09W
Description:	PRT FRAC N1/2 PRT LOT 1 CSM 16/41 #4022
Recorded Acres:	58.840
Calculated Acres:	0.000
Lottery Claims:	0
First Dollar:	No
Waterbody:	Spring Creek
Zoning:	(A-1) Agricultural One (C-1) Commercial One
ESN:	406

Tax Districts	Updated: 5/23/2023
1	State of Wisconsin
57	Sawyer County
002	Town of Bass Lake
572478	Hayward Community School District
001700	Technical College

Recorded Documents	Updated: 5/23/2023
CERTIFIED SURVEY MAP	
Date Recorded: 5/10/2023	444442
MAP OF SURVEY	
Date Recorded: 8/18/2021	33419-27
WARRANTY DEED	
Date Recorded: 8/16/2021	434013
CERTIFIED SURVEY MAP	
Date Recorded: 3/18/2019	416937
NOTE	
Date Recorded: 1/3/2018	
WARRANTY DEED	
Date Recorded: 8/23/1999	278808
CERTIFIED SURVEY MAP	
Date Recorded: 7/18/1994	242933

Child History Record Count: 4 -

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

- Tax ID: 2763 Pin: 57-002-2-40-09-04-2 01-000-000040 Leg. Pin: 002940042104 Map ID: 5.4
 Tax ID: 2761 Pin: 57-002-2-40-09-04-2 01-000-000020 Leg. Pin: 002940042102 Map ID: 5.2
 Tax ID: 43492 Pin: 57-002-2-40-09-04-2 01-000-000050 Leg. Pin: 002940042105
 Tax ID: 43495 Pin: 57-002-2-40-09-04-2 01-000-000080 Leg. Pin: 002940042108
 44728 This Parcel ↑ Parents ↓ Children

Ownership	Updated: 5/23/2023
PINEWOOD PROPERTIES LLC	HAYWARD WI
Billing Address:	Mailing Address:
PINEWOOD PROPERTIES LLC 15437 COUNTY HWY B HAYWARD WI 54843	PINEWOOD PROPERTIES LLC 15437 COUNTY HWY B HAYWARD WI 54843

Site Address	* Indicates Private Road
15968W FUN VALLEY RD	HAYWARD 54843

Property Assessment	Updated: N/A
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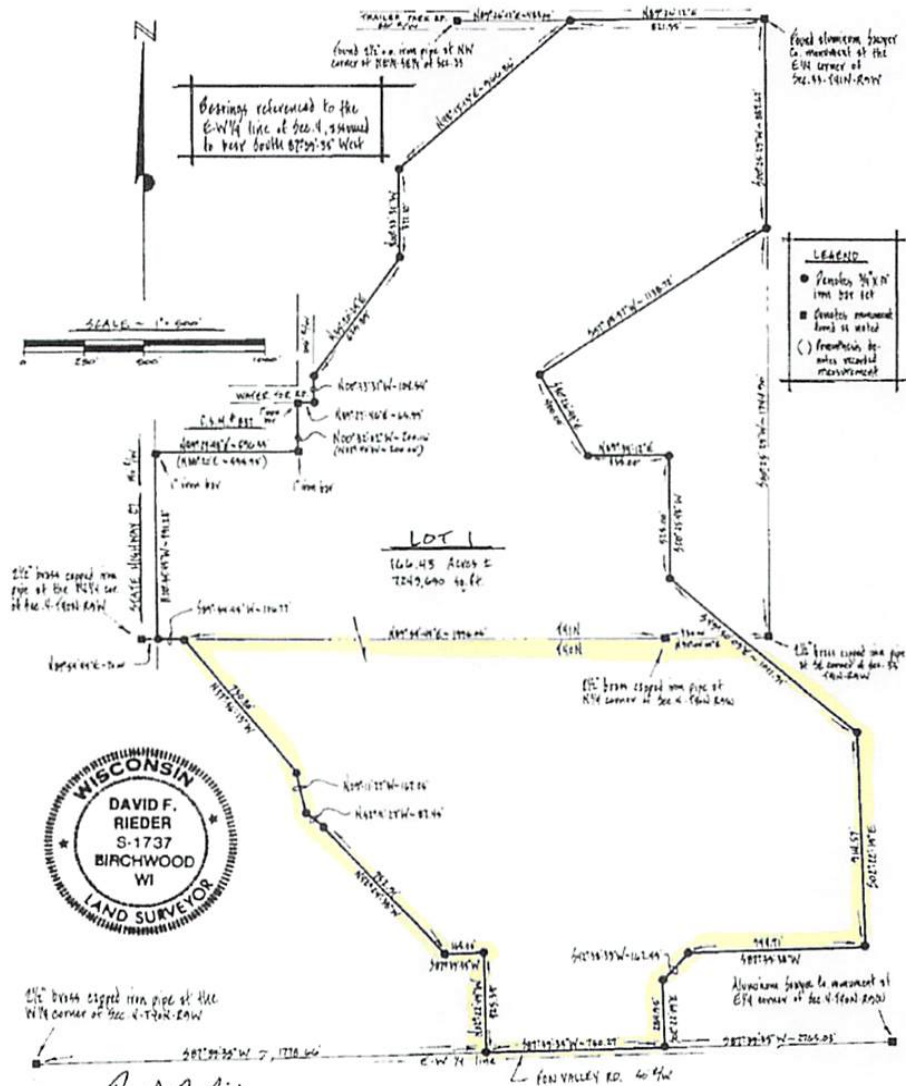
2023 Assessment Detail	Acres	Land	Imp.
Code			
N/A			

2-Year Comparison	2022	2023	Change
Land:	0	0	0.0%
Improved:	0	0	0.0%
Total:	0	0	0.0%

Property History	Tax ID
Parent Properties	
57-002-2-40-09-04-2 01-000-000080	43495

CERTIFIED SURVEY MAP

Part of the SE 1/4 of Section 33, T41N-R4W and part of the fractional N 1/2 of Section 4, T40N-R4W, Sawyer County, Wisconsin



David F. Rieder

David F. Rieder
Registered Land Surveyor
Wisconsin Reg. # 5-1737
18 May 1994

Concord Surveying, Inc. 4022

7-18-94
Daniel Rieder

Successor to his estate

See L.H. 1144-1145

Sheet 1 of 2

Page 1 of 2

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DESCRIPTION

PART OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 WEST, AND PART OF THE FRACTIONAL NORTH $\frac{1}{4}$ OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 9 WEST, SAWYER COUNTY, WISCONSIN, MORE ACCURATELY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ALUMINUM SAWYER COUNTY MONUMENT AT THE EAST $\frac{1}{4}$ CORNER OF SAID SECTION 33; THENCE SOUTH 00 DEGREES 25 MINUTES 29 SECONDS WEST ON THE EAST LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 33 A DISTANCE OF 887.67 FEET TO AN IRON BAR SET; THENCE SOUTH 57 DEGREES 09 MINUTES 37 SECONDS WEST 1138.72 FEET TO AN IRON BAR SET; THENCE SOUTH 30 DEGREES 26 MINUTES 48 SECONDS EAST 400.00 FEET TO AN IRON BAR SET; THENCE NORTH 89 DEGREES 34 MINUTES 12 SECONDS EAST 335.00 FEET TO AN IRON BAR SET; THENCE SOUTH 00 DEGREES 25 MINUTES 48 SECONDS WEST 525.00 FEET TO AN IRON BAR SET; THENCE SOUTH 49 DEGREES 50 MINUTES 09 SECONDS EAST 1011.91 FEET TO AN IRON BAR SET; THENCE SOUTH 02 DEGREES 22 MINUTES 19 SECONDS EAST 914.57 FEET TO AN IRON BAR SET; THENCE SOUTH 87 DEGREES 39 MINUTES 38 SECONDS WEST 744.71 FEET TO AN IRON BAR SET; THENCE SOUTH 42 DEGREES 38 MINUTES 39 SECONDS WEST 162.59 FEET TO AN IRON BAR SET; THENCE SOUTH 02 DEGREES 22 MINUTES 19 SECONDS EAST 284.95 FEET TO AN IRON BAR SET ON THE EAST-WEST $\frac{1}{4}$ LINE OF SAID SECTION 4; THENCE SOUTH 87 DEGREES 39 MINUTES 35 SECONDS WEST ON SAID $\frac{1}{4}$ LINE 750.27 FEET TO AN IRON BAR SET; THENCE NORTH 02 DEGREES 22 MINUTES 19 SECONDS WEST 425.34 FEET TO AN IRON BAR SET; THENCE SOUTH 87 DEGREES 39 MINUTES 35 SECONDS WEST 165.00 FEET TO AN IRON BAR SET; THENCE NORTH 42 DEGREES 24 MINUTES 38 SECONDS WEST 752.51 FEET TO AN IRON BAR SET; THENCE NORTH 52 DEGREES 11 MINUTES 27 SECONDS WEST 87.45 FEET TO AN IRON BAR SET; THENCE NORTH 09 DEGREES 11 MINUTES 27 SECONDS WEST 167.05 FEET TO AN IRON BAR SET; THENCE NORTH 37 DEGREES 56 MINUTES 13 SECONDS WEST 730.80 FEET TO AN IRON BAR SET ON THE NORTH LINE OF SAID SECTION 4; THENCE SOUTH 89 DEGREES 54 MINUTES 45 SECONDS WEST ON SAID NORTH LINE 106.77 FEET TO AN IRON BAR SET ON THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY 27; THENCE NORTH 00 DEGREES 34 MINUTES 46 SECONDS WEST ON SAID EAST LINE 791.28 FEET TO AN IRON BAR FOUND AT THE SOUTHWEST CORNER OF LOT 6 OF CERTIFIED SURVEY #837; THENCE NORTH 89 DEGREES 29 MINUTES 48 SECONDS EAST ON THE SOUTH LINE OF LOTS 6 AND 7 OF SAID CERTIFIED SURVEY 596.33 FEET TO AN IRON BAR FOUND; THENCE NORTH 00 DEGREES 32 MINUTES 02 SECONDS WEST ON THE EAST LINE OF SAID CERTIFIED SURVEY #837 A DISTANCE OF 200.16 FEET TO AN IRON BAR FOUND; THENCE NORTH 89 DEGREES 27 MINUTES 46 SECONDS EAST ON THE SOUTH RIGHT OF WAY LINE OF WATER TOR ROAD 65.99 FEET TO AN IRON BAR SET; THENCE NORTH 00 DEGREES 33 MINUTES 31 SECONDS WEST ON THE EAST RIGHT OF WAY LINE OF WATER TOR ROAD 104.54 FEET TO AN IRON BAR SET; THENCE NORTH 35 DEGREES 20 MINUTES 24 SECONDS EAST 625.89 FEET TO AN IRON BAR SET; THENCE NORTH 00 DEGREES 33 MINUTES 31 SECONDS WEST 371.10 FEET TO AN IRON BAR SET; THENCE NORTH 48 DEGREES 13 MINUTES 13 SECONDS EAST 966.86 FEET TO AN IRON BAR SET ON THE EAST-WEST $\frac{1}{4}$ LINE OF SAID SECTION 33; THENCE NORTH 89 DEGREES 26 MINUTES 12 SECONDS EAST ON SAID EAST-WEST $\frac{1}{4}$ LINE 821.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 166.43 ACRES, MORE OR LESS.

SUBJECT TO ALL EXISTING EASEMENTS AND RESERVATIONS.

SURVEYORS CERTIFICATE

I, DAVID F. RIEDER, A REGISTERED LAND SURVEYOR IN THE STATE OF WISCONSIN, HEREBY CERTIFY THAT THIS MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED IN COMPLIANCE WITH SECTION 236.34 OF THE WISCONSIN STATUTES UNDER THE DIRECTION OF ROBERT GERSBACH.

242933



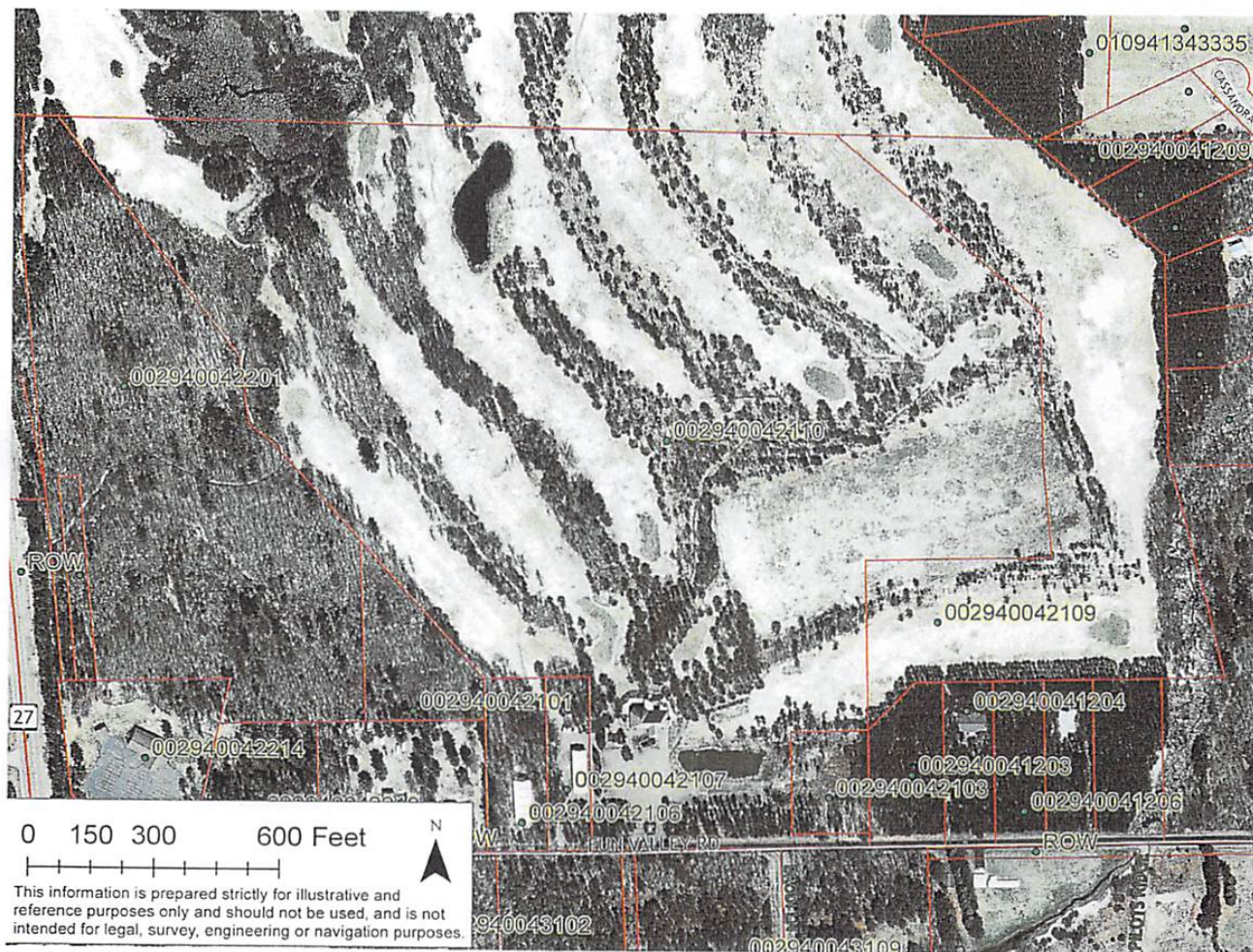
David F. Rieder

DAVID F. RIEDER
REGISTERED LAND SURVEYOR
WISCONSIN REG. #S-1737
18 MAY 1994

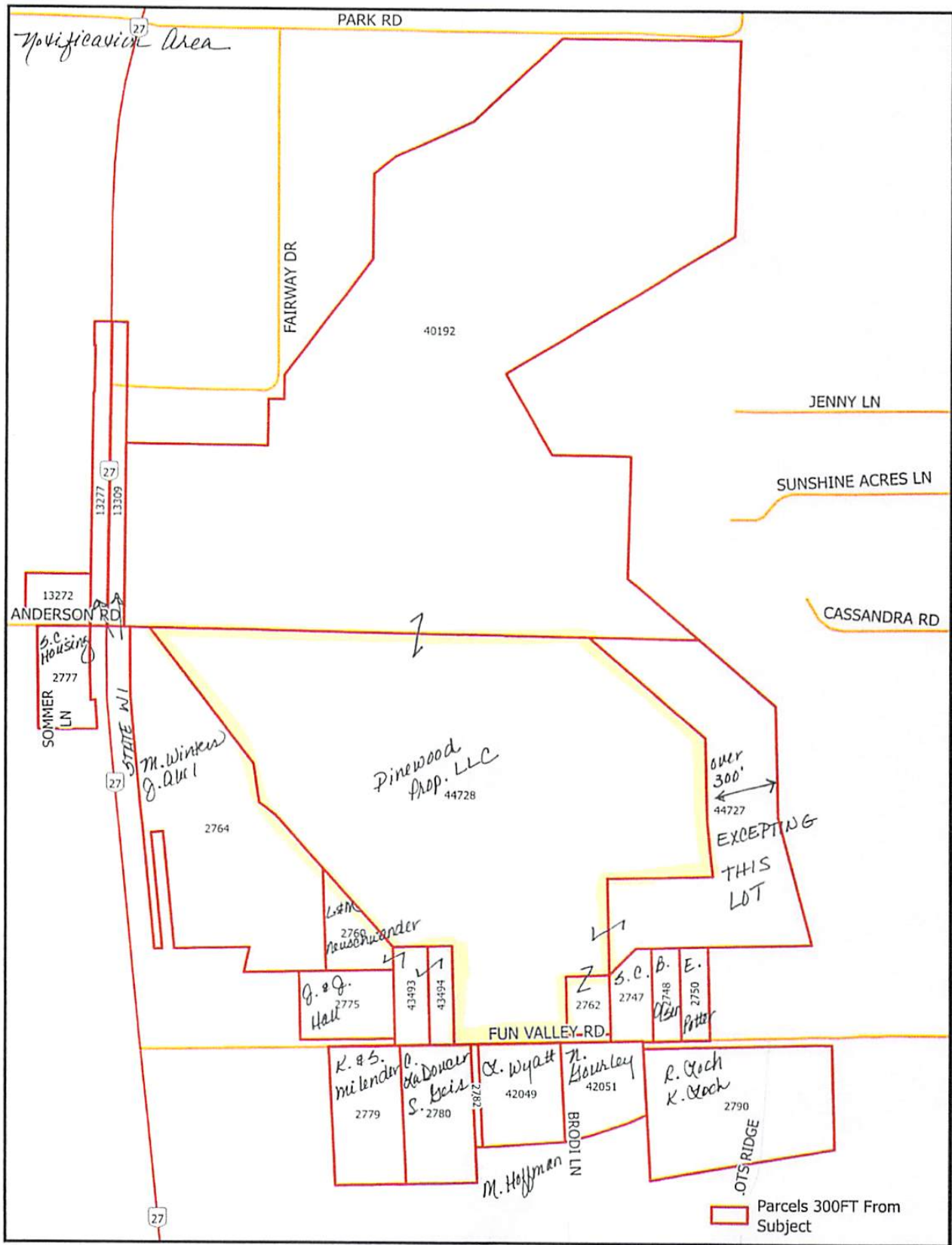
Register's Office
Sawyer County
Received for record this 18th day of May 1994
AD 11574 all 15 acres
of Copied from 18-1-12
C. Rieder, Jr.

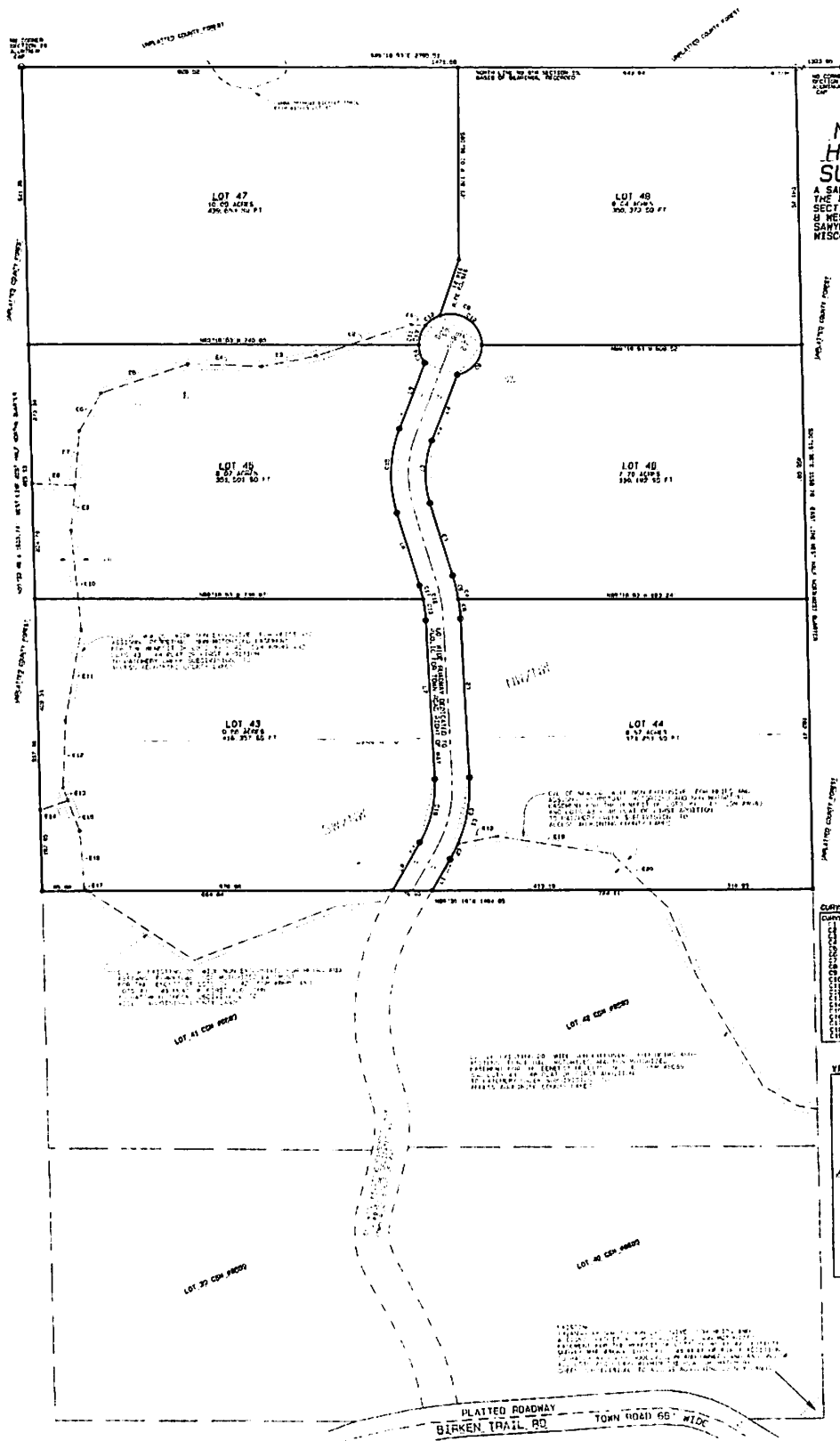
Sheet 2 of 2 Page 2 of 2

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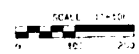




NORTH HATCHERY CREEK SUBDIVISION

A SANTEE COUNTY PLAT BEING
THE NW/4 AND PART OF THE SW/4 OF
SECTION 18, TOWNSHIP 41 NORTH, RANGE
8 WEST, TOWN OF HAYWARD,
SARTEE COUNTY,
WISCONSIN

LOT SUBDIVISION RESERVATION
THE LOTS IN THIS PLAT ARE RESERVED
FOR THE HATCHERY CREEK LOT
SUBDIVISION, BEING THE NUMBER
OF THE LOTS IN PLAT BEARING AT
514 IN TOTAL.



- LEGEND**
- • • • • TOWN ROAD CORNER
 - • • • • FOUND AS NOTED
 - • • • • TOWN ROAD
 - • • • • 1" = 10' (1" = 10' x 24" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 18" IRON PIPE)
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 - • • • • 1" = 10' (1" = 10' x 1/65536" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/131072" IRON PIPE)
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 - • • • • 1" = 10' (1" = 10' x 1/524288" IRON PIPE)
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 - • • • • 1" = 10' (1" = 10' x 1/8388608" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/16777216" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/33554432" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/67108864" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/134217728" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/268435456" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/536870912" IRON PIPE)
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 - • • • • 1" = 10' (1" = 10' x 1/8589934592" IRON PIPE)
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 - • • • • 1" = 10' (1" = 10' x 1/34359738368" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/68719476736" IRON PIPE)
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 - • • • • 1" = 10' (1" = 10' x 1/549755813888" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/1099511627776" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/2199023255552" IRON PIPE)
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 - • • • • 1" = 10' (1" = 10' x 1/8796093022208" IRON PIPE)
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 - • • • • 1" = 10' (1" = 10' x 1/70368744177664" IRON PIPE)
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 - • • • • 1" = 10' (1" = 10' x 1/1125899906842624" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/2251799813685248" IRON PIPE)
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 - • • • • 1" = 10' (1" = 10' x 1/72057594037927936" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/144115188075855872" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/288230376151711744" IRON PIPE)
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 - • • • • 1" = 10' (1" = 10' x 1/75557863725914323419136" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/151115727451828646838272" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/302231454903657293676544" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/604462909807314587353088" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/1208925819614629174706176" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/2417851639229258349412352" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/4835703278458516698824704" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/9671406556917033397649408" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/19342813113834066795298816" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/38685626227668133590597632" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/77371252455336267181195264" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/154742504910672534362390528" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/309485009821345068724781056" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/618970019642690137449562112" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/1237940039285380274899124224" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/2475880078570760549798248448" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/4951760157141521099596496896" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/9903520314283042199192993792" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/19807040628566084398385987584" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/39614081257132168796771975168" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/79228162514264337593543950336" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/158456325028528675187087900672" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/316912650057057350374175801344" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/633825300114114700748351602688" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/1267650600228229401496703205376" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/2535301200456458802993406410752" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/5070602400912917605986812821504" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/10141204801825835211973625643008" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/20282409603651670423947251286016" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/40564819207303340847894502572032" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/81129638414606681695789005144064" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/162259276829213363391578010288128" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/324518553658426726783156020576256" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/649037107316853453566312041152512" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/1298074214633706907132624082305024" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/2596148429267413814265248164610048" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/5192296858534827628530496329220096" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/10384593717069655257060992658440192" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/20769187434139310514121985316880384" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/41538374868278621028243970633760768" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/83076749736557242056487941267521536" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/166153499473114484112975882535043072" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/332306998946228968225951765070086144" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/664613997892457936451903530140172288" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/1329227995784915872903807060280344576" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/2658455991569831745807614120560689152" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/5316911983139663491615228241121378304" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/10633823966279326983230456482242756608" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/21267647932558653966460912964485513216" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/42535295865117307932921825928971026432" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/85070591730234615865843651857942052864" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/170141183460469231731687303715884105728" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/340282366920938463463374607431768211456" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/680564733841876926926749214863536422912" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/1361129467683753853853498429727072845824" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/2722258935367507707706996859454145691648" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/5444517870735015415413993718908291383296" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/10889035741470030830827987437816582766592" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/21778071482940061661655974875633165533184" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/43556142965880123323311949751266331066368" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/87112285931760246646623899502532662132736" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/174224571863520493293247799005065324265472" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/348449143727040986586495598010130648530944" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/696898287454081973172991196020261297061888" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/1393796574908163946345982392040522594123776" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/2787593149816327892691964784081045188247552" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/5575186299632655785383929568162090376495104" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/11150372599265311570767859136324180752990208" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/22300745198530623141535718272648361505980416" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/44601490397061246283071436545296723011960832" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/89202980794122492566142873090593446023921664" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/178405961588244985132285746181186892047843328" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/356811923176489970264571492362373784095686656" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/713623846352979940529142984724747568191373312" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/1427247692705959881058285969449495136382746624" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/2854495385411919762116571938898990272765493248" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/5708990770823839524233143877797980545530986496" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/11417981541647679048466287755595961091061972992" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/22835963083295358096932575511191922182123945984" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/45671926166590716193865151022383844364247891968" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/91343852333181432387730302044767688728495783936" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/182687704666362864775460604089535377456991567872" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/365375409332725729550921208179070754913983135744" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/730750818665451459101842416358141509827966271488" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/1461501637330902918203684832716283019655932542976" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/2923003274661805836407369665432566039311865085952" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/5846006549323611672814739330865132078623730171904" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/11692013098647223345629478661730264157247460343808" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/23384026197294446691258957323460528314494920687616" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/46768052394588893382517914646921056628989841375232" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/93536104789177786765035829293842113257979682750464" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/187072209578355573530071658587684226515959365500928" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/374144419156711147060143317175368453031918731001856" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/748288838313422294120286634350736906063837462003712" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/1496577676626844588240573268701473812127674924007424" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/2993155353253689176481146537402947624255349848014848" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/5986310706507378352962293074805895248510699696029696" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/11972621413014756705924586149611790497021399392059392" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/23945242826029513411849172299223580994042798784118784" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/47890485652059026823698344598447161988085597568237568" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/95780971304118053647396689196894323976171195136475136" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/191561942608236107294793378393788647952342390272950272" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/383123885216472214589586756787577295904684780545900544" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/766247770432944429179173513575154591809369561091801088" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/1532495540865888858358347027150309183618739122183602176" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/3064991081731777716716694054300618367237478244367204352" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/6129982163463555433433388108601236734474956488734408704" IRON PIPE)
 - • • • • 1" = 10' (1" = 10' x 1/122599643269271108

**NORTH
HATCHERY CREEK
SUBDIVISION**
A BARVERN COUNTY PLAT BEING
THE NW/4 AND PART OF THE SW/4 OF
SECTION 19, TOWNSHIP 41 NORTH, RANGE
8 WEST, TOWN OF HAYWARD,
BARVERN COUNTY,
WISCONSIN

SURVEYOR'S CERTIFICATE
I, MICHAEL C. CLARK, A WISCONSIN PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT BY THE DIRECTION OF HATCHERY CREEK LLC, I HAVE SURVEYED, DIVIDED AND MAPPED THE BARVERN COUNTY PLAT OF "NORTH HATCHERY CREEK SUBDIVISION", LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND IN A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 8 WEST, TOWN OF HAYWARD, BARVERN COUNTY, WISCONSIN. MORE PARTICULARLY, I HAVE SURVEYED, DIVIDED AND MAPPED THE BARVERN COUNTY PLAT OF "NORTH HATCHERY CREEK SUBDIVISION", LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND IN A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 8 WEST, TOWN OF HAYWARD, BARVERN COUNTY, WISCONSIN. THE SURVEY WAS COMPLETED ON 05/11/2023.

CORPORATE OWNER'S CERTIFICATE
HATCHERY CREEK LLC, A LIMITED LIABILITY CORPORATION, DOES HEREBY CERTIFY THAT THE SURVEY WAS COMPLETED ON 05/11/2023. THE SURVEY WAS COMPLETED ON 05/11/2023.

ON THIS 11th DAY OF May, 2023

FOR HATCHERY CREEK LLC, MICHAEL C. CLARK, SURVEYOR

STATE OF WISCONSIN
COUNTY OF BARVERN

PERSONALLY CAME BEFORE ME THIS 11th DAY OF May, 2023, KNOWING TO ME TO BE MANAGING MEMBER OF HATCHERY CREEK LLC, ONE J. CROSS, WHO REQUESTED THE FOLLOWING INSTRUMENT AND SUBSCRIPTIONS TO THE SAME:

Michael C. Clark
MICHAEL C. CLARK
SURVEYOR

BY COMMISSION IS PERMANENT, EXPIRES 1-1-2026

Notarized Officer by WIS. State
S&S 101 (S) and 20 County Court

CONSENT OF CORPORATE MORTGAGE
NO MORTGAGE ON PROPERTY.

CERTIFICATE OF TOWN TREASURER
I, JAMES MARIC, TOWN CLERK, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE BYLAWS IN THIS OFFICE, THERE ARE NO UNPAID TAXES AND NO UNPAID TAXES ON SPECIAL ASSESSMENTS AS OF 05/11/2023, AFFECTING THE LAND OF THIS BARVERN COUNTY PLAT OF NORTH HATCHERY CREEK SUBDIVISION.

OWN NAME: HATCHERY CREEK LLC DATE: 05/11/2023

CERTIFICATE OF COUNTY TREASURER
I, JAMES MARIC, TOWN CLERK, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE BYLAWS IN THIS OFFICE, THERE ARE NO UNPAID TAXES AND NO UNPAID TAXES ON SPECIAL ASSESSMENTS AS OF 05/11/2023, AFFECTING THE LAND OF THIS BARVERN COUNTY PLAT OF NORTH HATCHERY CREEK SUBDIVISION.

TOWN OF HAYWARD APPROVAL
RESOLVED THAT BARVERN COUNTY PLAT OF NORTH HATCHERY CREEK SUBDIVISION, HATCHERY CREEK LLC OWNER, IS HEREBY APPROVED

ESTIMATE TOWN CLERK DATE: 05/11/2023

1. CERTIFY THAT THE FOREGOING APPROVAL IS IN ACCORDANCE TO A RESOLUTION ADOPTED BY THE TOWN BOARD OF HAYWARD

OWN NAME: HATCHERY CREEK LLC DATE: 05/11/2023

BARVERN COUNTY ZONING APPROVAL
RESOLVED THAT BARVERN COUNTY PLAT OF NORTH HATCHERY CREEK SUBDIVISION, HATCHERY CREEK LLC OWNER, IS HEREBY APPROVED

JULY TREASURER, TOWN OF HAYWARD DATE: 05/11/2023

ADULTS REPRESENTATIVE TOWN OF HAYWARD DATE: 05/11/2023

RECORDING DATE
THIS PLAT WAS RECORDED ON THIS 11th DAY OF May, 2023, AT 10:10 AM AND IS RECORDED IN ENVELOPE NO. 1000

FILED IN BARVERN COUNTY OF RECORDS DATE: 05/11/2023

