



Sawyer County

Agenda

Zoning Committee Meeting

Friday, August 25, 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](tel:1-312-626-6799) with the Webinar ID: 994 1311 8485. If additional assistance is needed please contact the Zoning & Conservation Department at 715-634-8288 prior to the meeting.

2. PRELIMINARY MATTERS

- a. Call to Order and Roll Call
- b. Pledge of Allegiance
- c. State of Committee and Hearing Procedure and Statement of Hearing Notice
[Statement of Comm. Hearing & Procedure & Hearing Notice](#)

4 - 5

- d. Approval of Previous Meeting Minutes
[7-21-2023 ZC Minutes \(2\)](#)

6 - 12

- e. Public Comment

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

3. REZONE APPLICATIONS

- a. **POSTPONMENT REQUESTED VIA APPLICANT UNTIL DECEMBER PUBLIC HEARING MEETING:** A Public Hearing in the Town of Edgewater. RZN #23-005. Owner: Hathaway Lodge LLC/Steven

13 - 23

Friendshuh. Property Description: Part of Government Lot 4; S20, T38N, R09W; Parcel #008-938-20-5402; Tax ID# 9231; 18.90 total acres, Zoned Forestry One (F-1). Purpose of request is to rezone 4.70 acres and then subdivide into 3 lots of the lakeshore parcel with 569 feet of shoreline on Little Sissabagama Lake. The 3 lots will be approximate 287 feet of shoreline, 136 feet of shoreline, 146 feet of shoreline. This 4.70 acre is requested to be rezoned from Forestry One (F-1) to Residential/Recreational One (RR-1) and the remainder will stay Forestry One (F-1).

[RZN #23-005, Hathaway Lodge LLC \(Steve Friendshuh\) pkt.](#)

- b. **POSTPONMENT REQUESTED VIA APPLICANT UNTIL DECEMBER PUBLIC HEARING MEETING:** Discussion/Action in the Town of Edgewater. RZN #23-005. Owner: Hathaway Lodge LLC/Steven Friendshuh. Property Description: Part of Government Lot 4; S20, T38N, R09W; Parcel #008-938-20-5402; Tax ID# 9231; 18.90 total acres, Zoned Forestry One (F-1). Purpose of request is to rezone 4.70 acres and then subdivide into 3 lots of the lakeshore parcel with 569 feet of shoreline on Little Sissabagama Lake. The 3 lots will be approximate 287 feet of shoreline, 136 feet of shoreline, 146 feet of shoreline. This 4.70 acre is requested to be rezoned from Forestry One (F-1) to Residential/Recreational One (RR-1) and the remainder will stay Forestry One (F-1).

24 - 33

- c. A Public Hearing in the Town of Hayward. RZN #23-006, Gregory & Mandy Baune. Property Description: Part of the SW ¼ of the SW ¼, Lot 1 CSM 18/232 #5496; S28, T41N, R08W; Tax ID #11466; 2.21 total acres; Purpose of request is rezone entire property from Residential/Recreational One (RR-1) to Commercial One (C-1) and then to build a 40' x 120' accessory structure to store personal belongings and boats for others as an approved commercial use. In the future, other commercial buildings may be added.

[RZN #23-006, Gregory & Mandy Baune pkt](#)

- d. Discussion/Action in the Town of Hayward. RZN #23-006, Gregory & Mandy Baune. Property Description: Part of the SW ¼ of the SW ¼, Lot 1 CSM 18/232 #5496; S28, T41N, R08W; Parcel #010-841-28-3301; Tax ID #11466; 2.21 total acres; Purpose of request is rezone entire property from Residential/Recreational One (RR-1) to Commercial One (C-1) and then to build a 40' x 120' accessory structure to store personal belongings and boats for others as an approved commercial use. In the future, other commercial buildings may be added.

4. **CONDITIONAL USE APPLICATIONS**

34 - 46

- a. A Public Hearing in the Town of Sand Lake. CUP #23-020. Owner: Eric & Gina Kubnick. Village of Sand Lake, Original Plat, Lots 10-12, Block 16; S19, T39N, R09W; Parcel #026-188-16-1000; Tax ID# 27244; 0.455 total acres; Zoned Residential/Recreational Two (RR-2). Permit desired for broadband equipment shelter for Mosaic

Technologies in the Stone Lake/Sand Lake area per section 17.3 (B) (2).

[CUP #23-020, Eric & Gina Kubnick, Agent Mosaic Tech..pkt.](#)

- b. Discussion/Action in the Town of Sand Lake. CUP #23-020. Owner: Eric & Gina Kubnick. Village of Sand Lake, Original Plat, Lots 10-12, Block 16; S19, T39N, R09W; Parcel #026-188-16-1000; Tax ID# 27244; 0.455 total acres; Zoned Residential/Recreational Two (RR-2). Permit desired for broadband equipment shelter for Mosaic Technologies in the Stone Lake/Sand Lake area per section 17.3 (B) (2).

5. NEW BUSINESS

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

6. ADJOURNMENT

**SAWYER COUNTY ZONING COMMITTEE
STATEMENT OF COMMITTEE HEARING AND PROCEDURE AND STATEMENT OF HEARING
NOTICE**

This Sawyer County Zoning Committee ("Zoning Committee") meeting is being held this day and will be called to order at approximately 8:30 a.m. in the Sawyer County Courthouse, 10610 Main Street, Hayward, Wisconsin.

This Statement of Committee Hearing and Procedure and Statement of Hearing Notice is for the public's reference and supplements on the statements on the record under Agenda Item No. 1, "Preliminary Matters." This Statement of Committee Hearing and Procedure and Statement of Hearing Notice is incorporated into the record of today's Zoning Committee meeting.

Nothing in this Statement of Committee Hearing and Procedure and Statement of Hearing Notice modifies or otherwise limits the provisions set forth in the Wisconsin Statutes and other applicable law.

Any persons requiring assistance with this may contact the Sawyer County Zoning Administrator or request assistance at the Zoning Committee meeting during public comments.

Statement of Committee Hearing and Procedure

Individual Public Hearing: Generally, each application requiring a public hearing shall have an individual public hearing conducted just prior to the Agenda item in which the Zoning Committee may take action.

Public Hearing Process: Each public hearing conducted at this Zoning Committee meeting will follow this order: (1) presentation of a summary of the petition set forth in the application or request; (2) submission of a file to the Zoning Committee; and (3) the applicant's statements (or the applicant's representative's statements) and presentation of evidence; (4) public testimony by persons desiring to give pertinent testimony (a "Speaker") in support of the application; (5) public testimony by Speakers in objection to the application; and (6) any rebuttal as permitted by the Zoning Committee Chair. Once the Zoning Committee has the pertinent information, the public hearing will be closed and thereafter the Zoning Committee may deliberate, discuss, pose questions to the Sawyer County staff, legal counsel or the applicant, and take action on the application within the Zoning Committee's discretion.

Hearing Appearance Slip: For all hearings to be conducted at today's Zoning Committee meeting, any Speaker desiring to give pertinent testimony will be afforded to opportunity to do so. A Speaker must complete a Hearing Appearance Slip, which is provided at this meeting next to the meeting Agenda. After completion, the Speaker shall deliver the Hearing Appearance Slip to the Zoning Committee Chair prior to the commencement of the Zoning Committee meeting.

Process and Guidelines for Testimony by Speakers: Prior to speaking, the Speaker must be recognized by the Zoning Committee Chair in order to speak. Once recognized by the Zoning Committee Chair, the Speaker must state their full name and address before giving testimony. The Speaker should also state whether the Speaker represents a client, group, or other association, whether the Speaker is in favor or opposes the proposal on which the testimony is being given, and other pertinent information. Speakers should confine their testimony to the facts and matters presented. Speakers should avoid repetitive testimony, and Speakers are encouraged to state that they agree or disagree with other comments to avoid repetitive testimony. A Speaker's testimony will be limited to three (3) minutes, unless additional time is provided for by the Zoning Committee Chair. Orderly procedures require that each Speaker proceeds without interruption by others. All testimony will be addressed to the Zoning Committee and there will be no questions or arguments between individuals. The Zoning Committee is under no obligation to answer questions posed by the Speaker during the public hearing.

Applications for Rezoning: On applications for a change in zoning designation of property, the decision of the Zoning Committee is a recommendation to the Sawyer County Board of Supervisors for final determination and action. This provision does not modify or otherwise limit the provisions set forth in Wis. Stat. § 59.69 or any other applicable law.

Appeal of Certain Decisions: Any person aggrieved by a decision regarding a conditional use or any other decision in which the County Zoning Committee is the decision making body, a person may commence an action with the Sawyer County Board of Appeals to review the Zoning Committee's decision in whole or in part, within 30 days of the date following the committee's decision letter. This provision does not modify or otherwise limit the provisions set forth in Wis. Stat. § 59.694.

Statement of Hearing Notice

Each public hearing conducted at this Zoning Committee meeting has been published as a Class 2 notice in accordance with Wisconsin Statutes Ch. 985 in the Sawyer County Record and the Sawyer County Gazette, and publically posted within the Sawyer County Courthouse.

Questions

Please contact the Sawyer County Zoning Administrator should you have any questions regarding this Statement of Committee Hearing and Procedure and Statement of Hearing.

**MINUTES OF PUBLIC HEARING
Sawyer County Zoning Committee
July 21, 2023**

Zoning Committee Members

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

Zoning & Conservation Administration

Jay Kozlowski, Zoning Administrator
Kathy Marks, Deputy Zoning & Conservation Administrator
Rebecca Roeker, Legal Counsel

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 call finding present: Ronald Buckholtz, Stacey Hessel, Tweed Shuman – absent, John Righeimer and Michael Maestri. From the Zoning Office: Kozlowski and Marks. Virtual is Legal Counsel, Rebecca Roeker.
- 2) Pledge of Allegiance.
- 3) Statement of Committee and Hearing Procedure and Statement of Hearing Notice.
- 4) The Public Hearing Notice was published as a Class 2 Notice in accordance with Chapter 985 of the Wisconsin Statutes in the Sawyer County Record and Sawyer County Gazette.
- 5) Approval of the June 16, 2023 Minutes. Motion by Wilson to approve the June 16, 2023 minutes, second by Hessel. All in favor. Tweed Shuman joins meeting virtually.
- 6) Public Comment. Linda Zillmer, Edgewater property owner speaks about the Town & County relationship works.

REZONE APPLICATION

None

CONDITIONAL USE APPLICATIONS

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. Kozlowski reads the application, staff report, Town opinion and Opinion letters. Motion by Hessel to open the public hearing portion of the application, second by Wilson. All in favor. Gerald Stanaszak, owner speaks in favor of the application. No other comments. Motion by Wilson to close the public hearing portion of the application, second by Hessel. All in favor. Kozlowski reads the discussion/action portion of the application. Motion by Hessel to approve the application with findings of facts of 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. Also with conditions of 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'x22' high 4) Must follow all other Town, County, State Federal regulations/laws/conditions including compliant setback location. Second by Wilson. No discussion held. Roll call finds: Buckholtz – yes, Hessel – yes, Wilson – yes, Shuman – yes, Maestri – yes. All in favor.

b) A Public Hearing in the Town of Bass Lake. CUP #23-018. Owner Brian & Kristine Legee. 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. Kozlowski reads the application, staff report, Town opinion (not heard) and Opinion letters. Motion by Hessel to open the public hearing portion of the application, second by Wilson. All in favor. Brian Legee, owner speaks in favor of the application and agrees to all Town conditions. Phil Nies, Bass Lake Planning Commission speaks in favor. No other discussion. Motion by Wilson to close the public hearing portion of the application, second by Hessel. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held. Motion by Hessel to approve the application with 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. Also conditions of 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'x36'x16' high. 4) A deed restriction or restrictive covenants must be recorded with the Register of Deeds Office so that the parcels may not be sold separately. 5) Meet all setbacks. 6) Must follow all other Town, County, State Federal regulations/laws/conditions including an additional Town Driveway Permit and Town Approval of the CUP 7) Vegetative cover maintained within setbacks. 7) Ingress & egress on Poplar Ave., 8) All lighting must be "down" lighting. Second by Wilson. Roll call finds: Hessel – yes, Wilson – yes, Shuman – yes, Buckholtz – yes, Maestri – yes. All in favor.

REZONE AND CONDITIONAL USE APPLICATIONS

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. The S/W overlay district is not subject to change as part of this request. Kozlowski reads the application, Town opinion, No notifications

as the owner owns all surrounding property, also WI DNR comments. Motion by Hessel to open the public hearing portion of the application, second by Wilson. All in favor. Kenneth Larson, owner speaks in favor of the application. Discussion with Committee held. Linda Zillmer, Edgewater property owner speaks against the application. Motion by Wilson to close the public hearing portion of the application, second by Hessel. All in favor. Kozlowski reads the discussion/action portion of the application. Motion by Hessel to approve the application, second by Shuman. Discussion held with Committee, Kozlowski and Roeker. Rebecca Roeker, legal-counsel, advised on the case. Kozlowski comments on the shoreland zoning. The DNR letter specifically stated that even though the Zone District overlay is changing the underlying Shoreline Wetland District would still be there and would be subject to all Shoreline Wetland regulations and setback requirements. It will still hold the Shoreland Wetland, you will still have the Shoreline requirements. No Discussion. Roll call finds: Wilson – no, Maestri – yes, Shuman – yes, Hessel – yes, Buckholtz – no. 3 to 2 in favor of approval.

b) 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 #23-016 from F-1 to RR-2. Kozlowski reads the application, staff report, Town opinion, No opinion letters as owner owns all surrounding property. Motion to open the public hearing portion of the application by Hessel, second by Wilson. All in favor. TJ Duffy, counsel for owner speaks of attending the Town meeting and in favor of the application. Linda Zillmer, Edgewater property owner speaks against the application.

Hessel leaves meeting and Righeimer steps in as member.

Legal counsel, Rebecca Roeker, advises Committee of the Zoning codes inconsistencies. Discussion with Committee. No other comments. Kozlowski speaks of postpone or table. Discussion continues. Legal counsel, Rebecca Roeker, advised of her legal interpretation and that it's up the Committee if they want to accept that legal interpretation. Discussion continues. Kozlowski speaks of other options. Discussion held. Legal counsel Rebecca Roeker, advised. comments not to refund the money, but it is up to the Committee. Discussion continues. Martin Hanson speaks in opposition. Phil Nies speaks of agreeing with a refund. Motion to come out of the public hearing portion of the application by Wilson, second by Righeimer. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held. Motion by Shuman to postpone this CUP application for 1 year and wait on refund. Second by Maestri. Kozlowski speaks of the 1 year postpone. But add if the applicant wants to withdraw that funds would be reimbursed in the amount of \$350.00, the fee. Discussion held. Legal counsel Rebecca Roeker advised postpone it to a date certain and speaks of the By-Laws. Discussion continues. Shuman Amends Motion to postpone and reconsideration to 6 months, Second by Maestri. Discussion continues. TJ Duffy, counsel for owner asks about a County Plat. Legal counsel Rebecca Roeker advised of withdraw and reimbursement of funds. The Committee would have to act to refund fees. The way the motion is now the Committee would have to act on the application within 6 months and no funds returned. Roll call finds: Shuman – yes, Buckholtz – yes, Maestri – yes, Righeimer – yes, Wilson – yes. All in favor.

Kozlowski requests break. Buckholtz calls for a 5 minute break.

Buckholtz calls meeting back to order at 10:20am.

c) 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 #002-940-04-2110; Tax ID #44728; 58.84 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. C-1 zone district to remain and S/W District overlay is not subject to change as part of this request. The proposed rezone acreage from A-1 to RR-2 is approximately 53.17 acres. Kozlowski reads application, staff report, Town opinion and conditions and opinion letter. Motion to open the public hearing portion of the application by Wilson, second by Righeimer. All in favor. Adam Bodenschatz, owner speaks in favor of the application and hands out an information packet. Discussion with Committee. Phil Nies, Town of Bass Lake Planning Commission speaks in favor of the application. Opposed to the application are Kathleen Hnath – Hayward, Ken Milander, - Hayward, Linda Zillmer, Edgewater property owner, and Ellen Damask – Hayward. Adam Bodenschatz respond to the opposition comments. Motion by Wilson to close the public hearing portion of the application, second by Righeimer. All in favor. Kozlowski reads the discussion/action portion of the application and DNR letter. Motion by Righeimer to approve the application. Second by Wilson. 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: Shuman – yes, Buckholtz – no, Maestri – yes, Righeimer – yes, Wilson – yes. 4 – 1 in favor of rezone.

d) 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. Kozlowski reads the application, staff report, Town opinion and conditions & opinion letter. Motion by Wilson to open the public hearing portion of the application, second by Righeimer. Adam Bodenschatz speaks in favor of the application. Phil Nies, Bass Lake Planning Commission speaks in favor regarding the Town conditions and that the applicant has agreed to them. Ken Milander, Hayward, Linda Zillmer, Edgewater property owner and Ellen Damask all speak in opposition of the application. Motion to close the public hearing portion of the application by Wilson, second by Righeimer. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held with Kozlowski, Committee and Bodenschatz regarding the conditions proposed. Legal counsel Rebecca Roeker advised of the broadband issue and the owner agreeing or not. Discussion continues. Steve Bodenschatz speaks in favor of the application. Discussion continues. Motion to approve the application by Righeimer with the Town conditions. Conditions discussed and eliminating #20 on the Town conditions. Golf carts are allowed, no ATV or UTV use. 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.

Fire alarm goes off, we evacuate the building.

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 Maestri. Discussion held with Bodenschatz. Roll call finds: Buckholtz – yes, Wilson – yes, Maestri – yes, Shuman – left meeting, Righeimer – yes. All in favor. 4 to 0, 1 absent.

ATTACHMENT 1:
TOWN OF BASS LAKE CONDITIONS OF CUP #23-019

1. Approval of the following Conditions listed for CUP #23-019 is REQUIRED for approval of Rezone Application #23-004. Approval of Rezone Application #23-004 is only conditional until approval of these Conditions as listed (without change, unless approved by Town of Bass Lake) by Sawyer County Zoning Committee.
2. ANY "Current or Future" request for "Removal or Change" of ANY CONDITIONS listed SHALL require Town of Bass Lake approval.
3. These "Conditions" must be recorded on the properties listed "CUP #23-002" as "Deed Restrictions" in the Sawyer County Office of Register of Deeds.
4. Campground will comply with all requirements of Wis. Admin. Code § ATCP 79, Campgrounds and Wis. Stat. § 97, Food, Lodging and Recreation.
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). Maximum to include total of all sites under CUP #23-019. All sites are subject to annual fee paid to Town of Bass Lake (ORD.2021-06-14).
7. Set-Backs: Any site, including but not limited to camper, park model, trailer, tent, or seasonal must be within the previous golf course (Tee's, Fairway's and Putting Green's) for the setbacks to property lines. A covenant shall be placed by the owner on Lot 1, CSM 8700 that the AG1 Parcel (14.34 acres) can only be used as a golf course with only electric carts except for maintenance equipment, the covenant can only be changed or removed with Town of Bass Lake approval. The covenant will be provided to the Town and County prior to the construction of the campgrounds for compliance. "Vegetative cover" must be maintained within set-backs. All other conditions apply.
8. "Water Park", "ATV Trails", or similar separate "Uses" are not allowed.
9. No "Mobile Homes" allowed: only "Recreational" accommodations including but not limited to: travel trailers, park models, campers, tents.
10. All Lighting must be "Down Lighting".
11. Any signage must comply with Sawyer County Zoning Ordinance Section 5.0, dated June 20, 2019.
12. All "Waste, Water and Septic" systems must comply with State of Wisconsin and Sawyer County Regulations.
13. All provisions of the Sawyer County Zoning Ordinance Section 6.6, dated June 20, 2019, shall be considered as minimum requirements.
14. All Ingress/Egress shall comply with DOT, Sawyer County, and Bass Lake regulations.
15. Campground can only be open from April 1 until November 1.
16. A "Manager or Designee" must be on site twenty-four (24) hours per day.
17. "Quiet Hours" are to be from ten (10) pm to eight (8) am every day.
18. No "Fireworks" or "Firearms" allowed.
19. All Campsite fire pits to have "Smokeless Fire Rings".
20. ~~DELETE: 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.~~
21. Appropriate Wisconsin Department of Natural Resources "Stormwater Permits" and/or other appropriate permits are to be acquired prior to any land/earth disturbance activities.
22. 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.
23. Applicant agrees to all conditions.
24. Golf carts to be allowed, but no ATV/UTV use unless to travel to trail.

FINAL PLAT REVIEW

a) 1st Addition to Hatchery Creek Subdivision Plat. Owner: Greg Grossi and Patrick Duffy. Jay explains this is the final plat and needs approval. Phil Nies, Town of Hayward Planning Commission explains the Town has approved the Plat. Motion to approval by Buckholtz, second by Wilson. All in favor.

NEW BUSINESS

1) Any other business that may become before the committee for discussion only.
None

ADJOURNMENT

Adjournment by Buckholtz at 12:10pm

Minutes prepared by Kathy Marks, Deputy Zoning & Conservation Administrator

Rezone Request STAFF REPORT

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

File: # RZN 23-005

Applicant:

Hathaway Lodge LLC (Steven Friendshuh)
PO Box 161
Stone Lake, WI 54876



Property Location & Legal Description:

Town of Edgewater Part of Government Lot 4; S20, T38N, R09W; Parcel #008-938-20-5402; 18.9 total acres; Zoned Forestry One (F-1) including approximately 3.47 of Shoreland-Wetland as an overlay district. Site Address: 3389N Green Lake Road.

Request:

Purpose of request is to rezone 4.7 acres of the F-1 underlying zone district to Residential/Recreational One (RR-1). The Shoreland-Wetland (S-W) is not to be affected by the proposed rezone. The proposed rezone to Residential/Recreational One (RR-1) is requested in order to divide the parcel into 3 new lake shore lots on Little Sissabagama Lake proposed rezone to RR-1 and 1 new lot consisting of the remaining 14.2 acres of F-1.

Summary of Request & Project History:

The applicant is requesting to rezone 4.7 acres of the above described property from F-1 to RR-1. The S/W District overlay is not part of the rezone request and would stay as an overlay. The F-1 zone district requirements would need a minimum of 5 acres and a 300' width requirement. Thus, the zone district change is being requested. With the proposed rezone the applicant would then need to submit for a certified survey map which as part of the preliminary map (attached) would have 3 new lakeshore lots on Little Sissabagama and 1 remaining lot of approximately 14.2 acres which would stay F-1. The lake shore lots would vary with meandering frontage but all to be approximately 133' in a right-angle width and over 483' of depth.

The Town of Edgewater comprehensive plan future land use shows this area as "shoreland". Shoreland as defined by the Town of Edgewater comprehensive plan still references the old Lake Classification system which is no long in effect. These Lake Classifications were initially intended to protect environmental sensitive bodies of water. This property is located on Little Sissabagama and an unnamed lake which were "Wilderness" bodies of water which would have required a 300' wide lot of water frontage and a minimum land area of 5 acres. The Town Comp Plan references only up to the old Class 3 system which would have a minimum density of 1 home per 40,000 square feet of land area and 200' of frontage. The Town Plan further goes on

to state, "in some cases, natural features and resources along lakes, rivers, and streams may not be conducive to all types of development. While the future land use map has areas representing the 1,000 foot and 300 foot areas pertaining to development requirements as specified by the lake classification system, the areas shown do not imply that any and all development types are allowed. Specific review of the areas around lakes, rivers and streams must be performed.

If the property was rezoned to RR-1 the minimum lot sizes would be 100' of width of frontage and 200' of depth under the new shoreland zoning rules. 4 lake shore lots within this area would be extremely difficult and not recommended for that type of condensed development. With the proposed 3 lake shore lots there would be more room as to ensure proper site stability. The surrounding land area is mixed between F-1 and other RR-1 properties with single family dwelling development along Little Sissabagama Lake.

This is the 2nd rezone request for the property. The previous request last year was to rezone the entire 18.9 acres from F-1 to RR-1 with no future development plan. That previous request was approved at the Town and Zoning Committee level but failed final ratification at County Board on a super majority vote in that over 50% of the adjacent property owners filed a petition to protest against the proposed rezone.

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
JUN 02 2023
SAWYER COUNTY
ZONING ADMINISTRATION

Rezone Application # 23-005
Town of Edgewater
Sawyer County

Return Original

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

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

Owner: Hathaway Lodge, LLC STEVEN FRIENDSHULTZ - Sole owner

Address: Po Box 161, Stone Lake, WI, 54876

Phone: 715-492-0265 Email: N/A

Legacy PIN # 008-938-20-5402 Acreage: 4.70 acres out of 18 ac.

Change from District Forestry to RR1 - Residential

Property Description: Proposed parcel would contain 4.70 Acres, 204,898 sq feet with 569 feet of shoreland on Little Sissibogama Lake. The total said parcel owned by applicant is approx. 18 acres and approx. there will remain approx 13.30 acres that would remain in Forestry zoning.

Purpose of

Request: To subdivide the lakeshore parcel with 569 ft. of shoreline into proposed 3 lake lots. The lots would be approx. 287 ft of shore line, 136 ft of shoreland, 146 ft shoreline. This 4.70 acre piece of property as no value as a Forestry parcel (see attached letter from a forester)

***Please Print & Sign (Property Owner)**

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

Name, Address, Phone & Email of Agent:

Steven Friendshtulz - Hathaway Lodge LLC
Po Box 161 STEVEN FRIENDSHULTZ

Stone Lake, WI 54876

Phone 715-492-0265 Email: N/A

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

Date of Public Hearing Aug. 18, 2023

Real Estate Sawyer County Property Listing

Today's Date: 7/10/2023

Property Status: Current

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

**Description**

Updated: 10/9/2006

Tax ID:	9231
PIN:	57-008-2-38-09-20-5 05-004-000020
Legacy PIN:	008938205402
Map ID:	:4.2
Municipality:	(008) TOWN OF EDGEWATER
STR:	S20 T38N R09W
Description:	PRT GOVT LOT 4
Recorded Acres:	18.900
Calculated Acres:	18.209
Lottery Claims:	0
First Dollar:	Yes
Waterbody:	Little Sissabagama Lake Unnamed Lake
Zoning:	(F-1) Forestry One
ESN:	459

**Tax Districts**

Updated: 2/6/2007

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

**Recorded Documents**

Updated: 8/30/2021

WARRANTY DEED	
Date Recorded: 8/27/2021	434300
WARRANTY DEED	
Date Recorded: 7/7/2006	340064

**Ownership**

Updated: 8/30/2021

HATHAWAY LODGE LLC STONE LAKE WI**Billing Address:**

HATHAWAY LODGE LLC
PO BOX 161
STONE LAKE WI 54876

Mailing Address:

HATHAWAY LODGE LLC
PO BOX 161
STONE LAKE WI 54876

**Site Address** * indicates Private Road

3389N GREEN LAKE RD STONE LAKE 54876

**Property Assessment**

Updated: 6/28/2021

2023 Assessment Detail

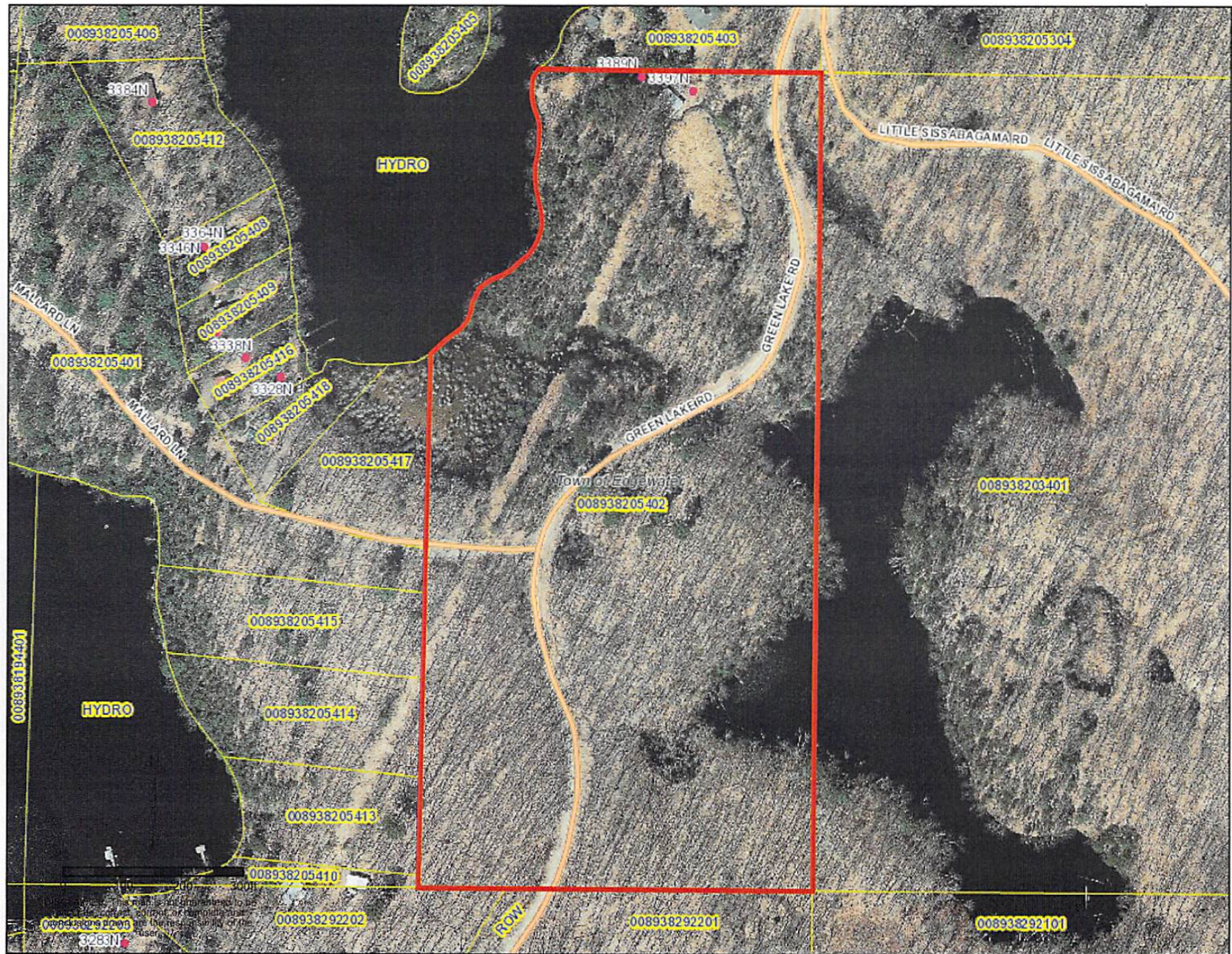
Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.900	274,500	1,100
G5-UNDEVELOPED	2.000	400	0
G6-PRODUCTIVE FOREST	15.000	24,000	0

2-Year Comparison

	2022	2023	Change
Land:	298,900	298,900	0.0%
Improved:	1,100	1,100	0.0%
Total:	300,000	300,000	0.0%

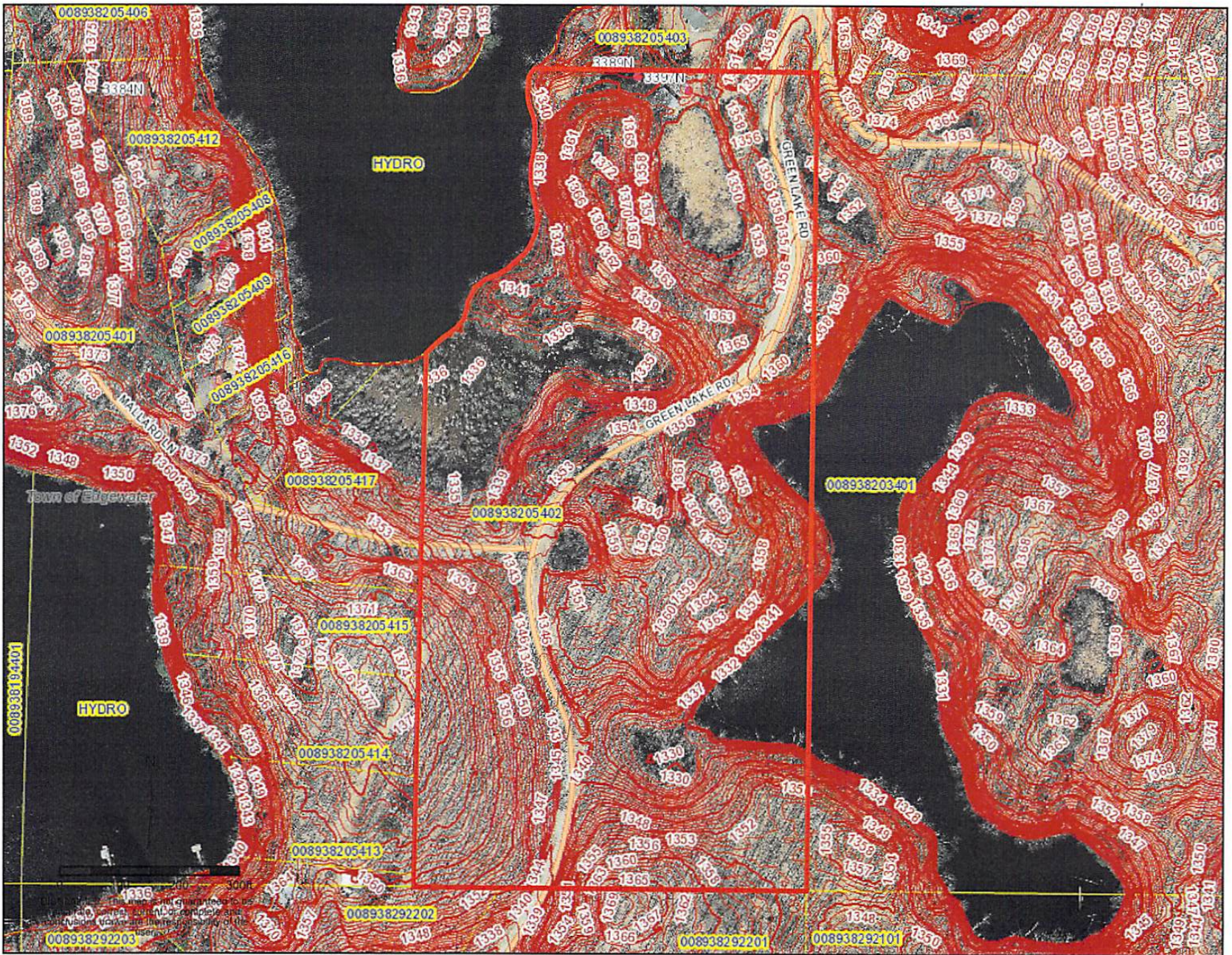
**Property History**

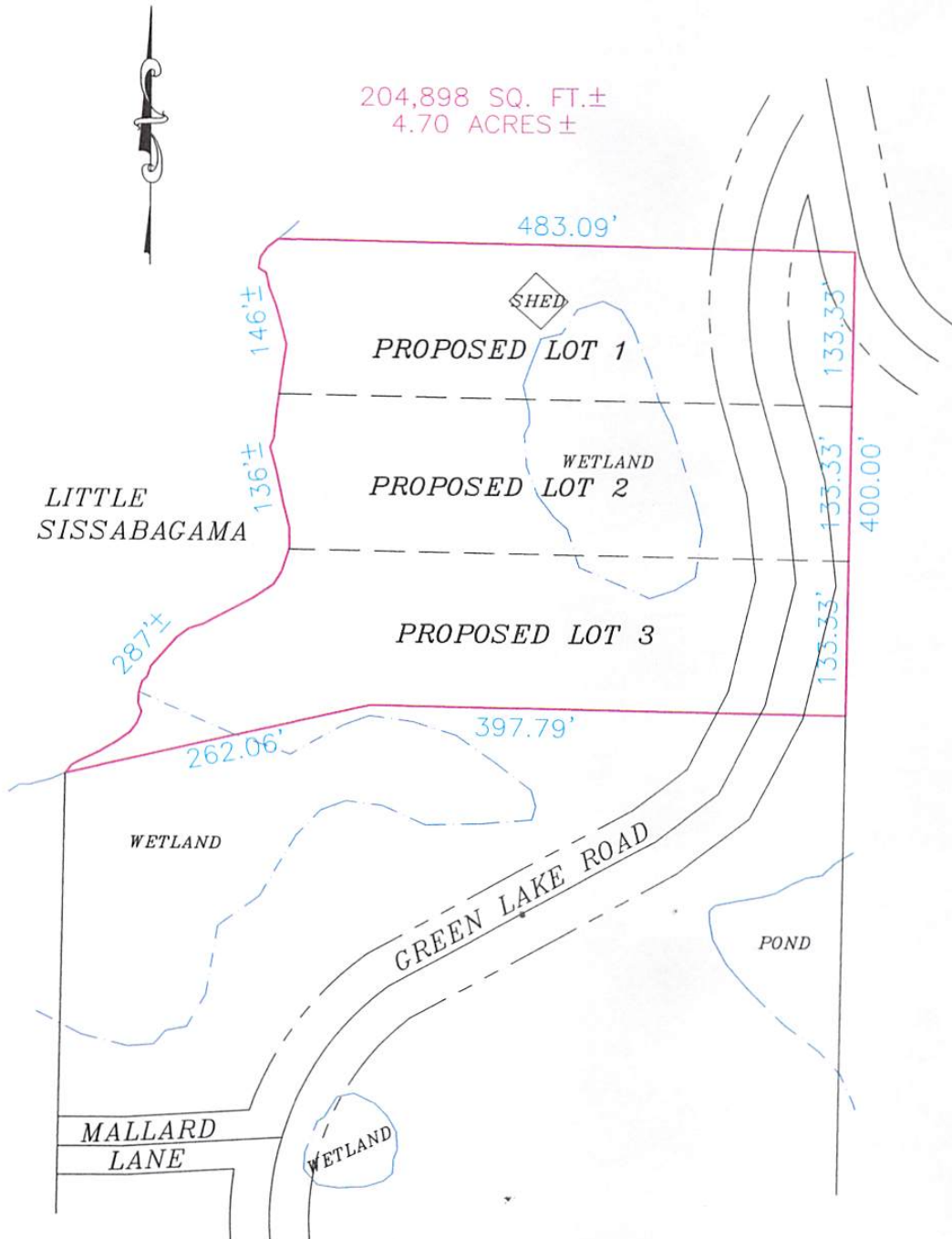
N/A

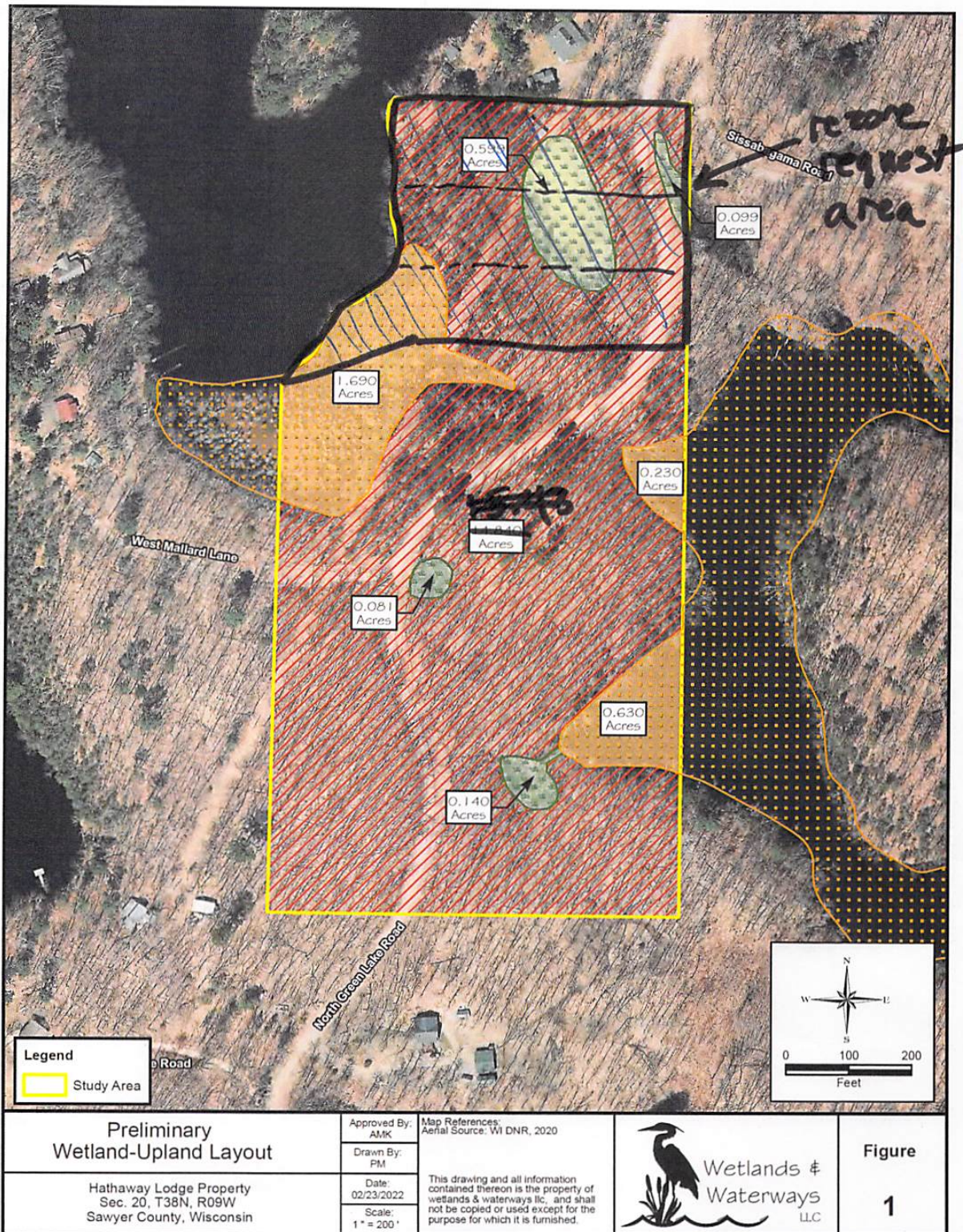




DISCLAIMER: This map is not guaranteed to be accurate in all respects and is for informational purposes only. The user assumes all responsibility for the use of this map.



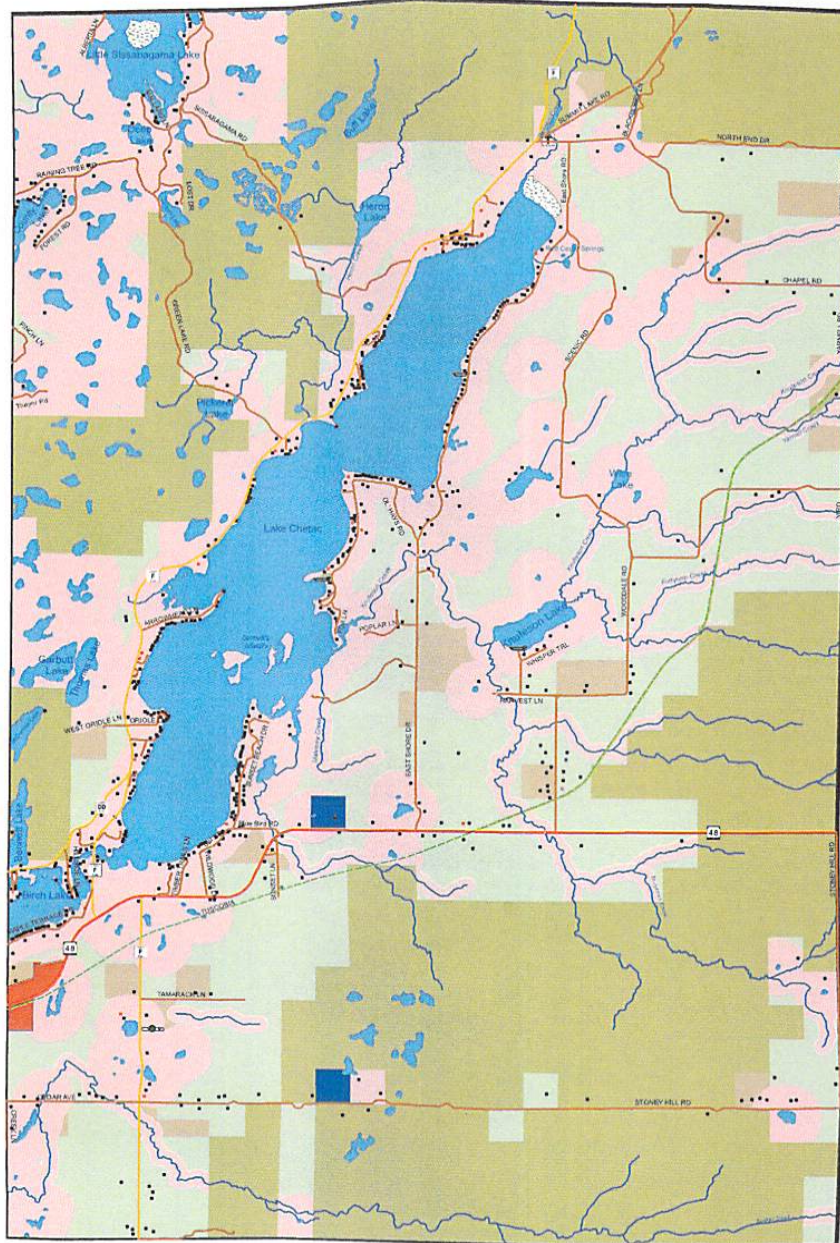




File: Hathaway_F1_Wetland_upland.mxd

3.469 acres

Town of Edgewater, Future Land Use Map 44



0 0.3 0.6 0.9 1.2
Miles



- Agriculture
- Commercial
- Conservation Preserve
- Forest Residential
- Forestry
- Governmental/Institutional
- Park & Recreational
- Shoreland



Source:
Sawyer County,
Land Records Department,
and State of Wisconsin DNR.

Note:
Structure Database May 24, 2004
and last updated January 10, 2005
by Town Planning Committee.



Rezone Request STAFF REPORT

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

File: # RZN 23-006

Applicant:

Gregory & Mandy Baune
12729 Bacardi Ave W
Rosemount, MN 55068

Property Location & Legal Description:

Town of Hayward. Part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Lot 1 CSM 18/232 #5496; S28, T41N, R08W; Tax ID #11466; 2.21 total acres; Zoned Residential/Recreational-One (RR-1)

Request: Rezone entire 2.21 acres from Residential/Recreational-One (RR-1) to Commercial (C-1). As per applicant's statement this would be for building an approximate 40' x 120' commercial storage building to store personal belongings and boats for others as well as for the applicant as an approved commercial use. In the future, other commercial buildings may be added.

Summary of Request & Project History:

The applicant(s) are requesting to rezone 2.21 acres of RR-1 to C-1 (see attached map of parcel). The proposed rezone would result in conforming lot dimensional requirements. The purpose of this request would then be to have a permitted use within the commercial-one zone district for storage building(s).

Additional Information/details:

See attached additional maps included in this packet. This property is currently surrounded by C-1 zoned property in all directions. The 5 acre property immediately to the East was approved a rezone to C-1 back in 2020. There is a larger block of commercial land in this area along the Hwy B and Hwy K corridor. Also the LCO Casino is just south of this property along Hwy B. The future land use map for the Town of Hayward shows this area as Ruraltrans or Rural Transitional (RT). RT, as defined by the Town of Hayward comprehensive plan, is to identify certain lands in proximity to developed areas, to be preserved mainly forestry, and open spaces uses until such time as more intensive development may be appropriate. Areas within the RT classification shall be transitioned and new development shall be limited in accordance with all Town Policies including the Highway Corridor District. Appropriate Sawyer County base zoning districts within the RT future land use areas include C-1 and the Town does not require an amendment to the future land use map if the Town determines that the new classification is

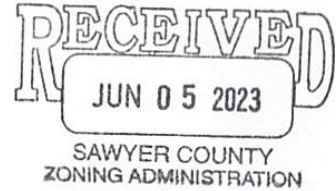
appropriate for more intensive development. The Town of Hayward has approved the rezone request.

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.



Rezone Application # 23-006
Town of Hayward
Sawyer County

Return Original

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

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

Owner: Gregory Joseph Baune

Address: 12729 Bacardi Ave W Rosemount MN 55068

Phone: 612 384 7777 Email: greg.baune@comcast.com

Legacy PIN # 010841283301 Acreage: 2.210

Change from District C1 Residential to Commercial

Property Description: Flat property across from Casino on County B. It's fairly wooded with a commercial property next door. Property is approx 180x407. Pct SWSW, S28, T41N, R20W

Purpose of

Request: The goal is to build a 40x approx 120 Foot shed to store some personal belongings and tools for others. In the future I could see building another shed with individual doors for more storage rental
Rezone from RR-1 to C-1

Gregory Baune Property owner

***Please Print & Sign (Property Owner)**

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

Name, Address, Phone & Email of Agent:

Phone: _____ Email: _____

Fee \$500.00
1/22

Date of Public Hearing Aug. 18, 2023

Real Estate Sawyer County Property Listing

Today's Date: 7/11/2023

Property Status: **Current**

Created On: 2/6/2007 7:55:20 AM

**Description**

Updated: 1/23/2020

Tax ID:	11466
PIN:	57-010-2-41-08-28-3 03-000-000010
Legacy PIN:	010841283301
Map ID:	.11.1
Municipality:	(010) TOWN OF HAYWARD
STR:	S28 T41N R08W
Description:	PRT SWSW LOT 1 CSM 18/232 #5496
Recorded Acres:	2.210
Calculated Acres:	1.692
Lottery Claims:	0
First Dollar:	No
Zoning:	(RR1) Residential/Recreational One
ESN:	444

**Tax Districts**

Updated: 2/6/2007

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

**Recorded Documents**

Updated: 5/22/2023

WARRANTY DEED	
Date Recorded: 5/12/2023	444464
QUIT CLAIM DEED	
Date Recorded: 8/20/2004	324303
CERTIFIED SURVEY MAP	
Date Recorded: 10/22/1996	257417
QUIT CLAIM DEED	
Date Recorded: 7/3/1996	255218

**Ownership**

Updated: 5/22/2023

GREGORY J & MANDY K BAUNE ROSEMOUNT MN**Billing Address:**

**GREGORY J & MANDY K
BAUNE**
12729 BACARDI AVE W
ROSEMOUNT MN 55068

Mailing Address:

**GREGORY J & MANDY K
BAUNE**
12729 BACARDI AVE W
ROSEMOUNT MN 55068

**Site Address** * indicates Private Road

N/A

**Property Assessment**

Updated: 11/9/2015

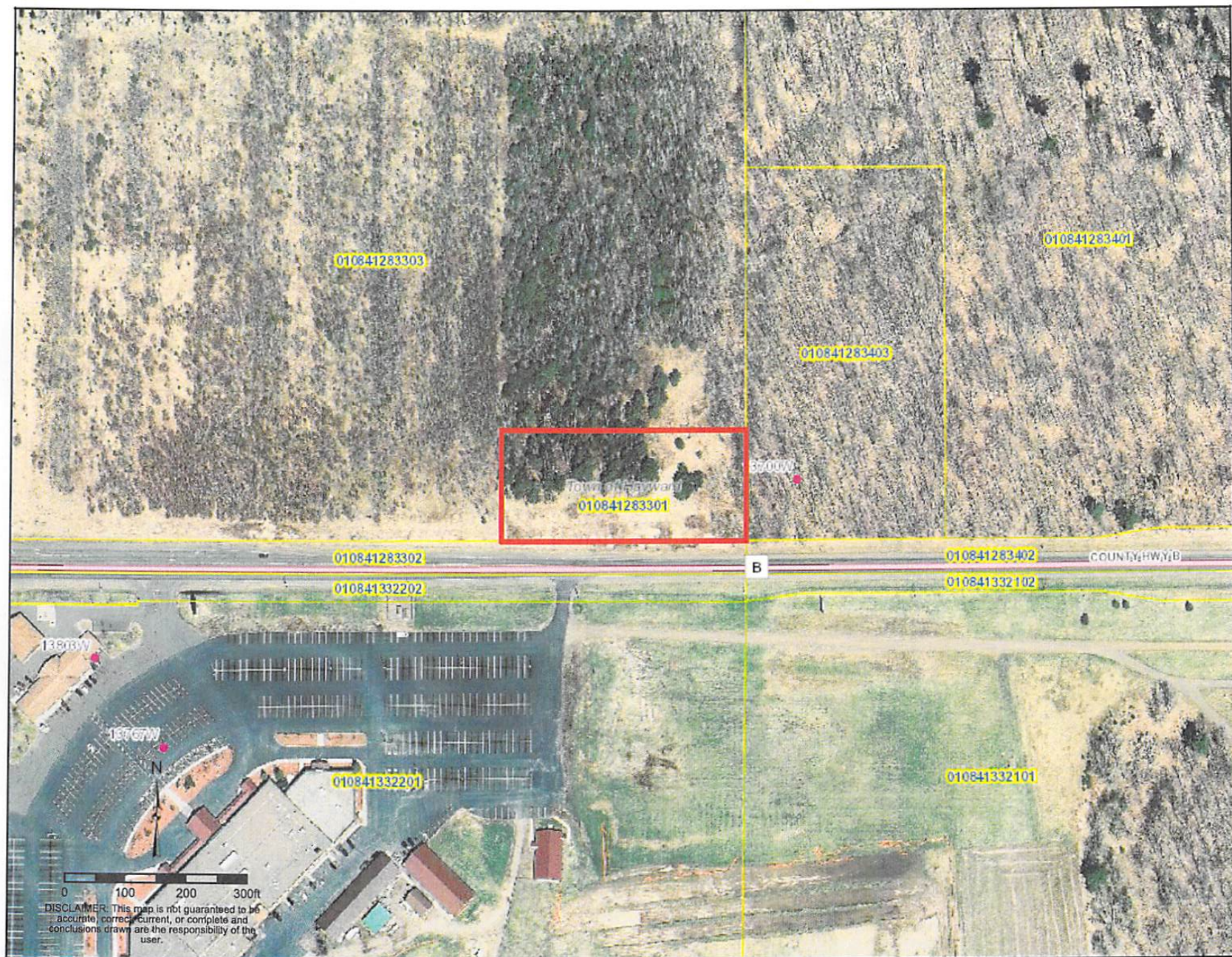
2023 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	2.210	19,500	0

2-Year Comparison	2022	2023	Change
Land:	19,500	19,500	0.0%
Improved:	0	0	0.0%
Total:	19,500	19,500	0.0%

**Property History**

N/A





WARRANTY DEED

This deed, made between **Joseph W. Kreyer and Clarice E. Kreyer**, Grantor,

and

Gregory J. Baune and Mandy K. Baune, a married couple,
as joint tenants, Grantee,

Witnesseth, That the said Grantor, for a valuable consideration
conveys to Grantee the following described real estate in Sawyer
County, State of Wisconsin:

As Described In Attached Addendum/Exhibit A

Parcel No. 010-841-28-3301

This is not homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging; And the said
grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except
exceptions, reservations, easements and restrictions of record, and will warrant and defend the same.

Dated this 11th day of May, 2023.


Joseph W. Kreyer


Clarice E. Kreyer

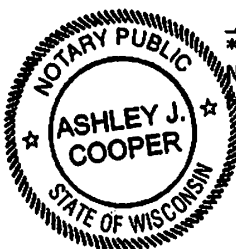
State of Wisconsin

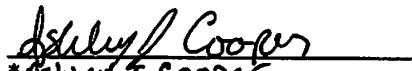
)
S.S.
)

Sawyer County

Personally came before me this 11th day of May, 2023, the above named **Joseph W. Kreyer and Clarice E. Kreyer** to me known to be the person(s) who executed the foregoing instrument and hereby acknowledge the same.

This instrument drafted by:
Michael S. Brandner
Gowey Abstract & Title Company Inc.




*Ashley J. Cooper
Notary Public, State of Wisconsin
My Commission Expires: 02/01/26

444464

**PAULA CHISSER
REGISTER OF DEEDS
SAWYER COUNTY, WI
05/12/2023 08:38 AM
RECORDING FEE 30.00
TRANSFER FEE 150.00**

PAGES: 2

****The above recording information
verifies that this document has
been electronically recorded and
returned to the submitter.****

Return to:
Gregory J. Baune and Mandy K. Baune
12729 Bacardi Avenue W
Rosemount, MN 55068
File No. 232959

010841283303

USA in Trust
LCO

010841283401

Hay. Hakes
Storage

010841283403

G. & M. Banne

Town of Hayward

010841283301

3700W

010841283302

010841332202

B

010841283402

COUNTY HWY. B

010841332102

13800W

13767W

N

010841332201

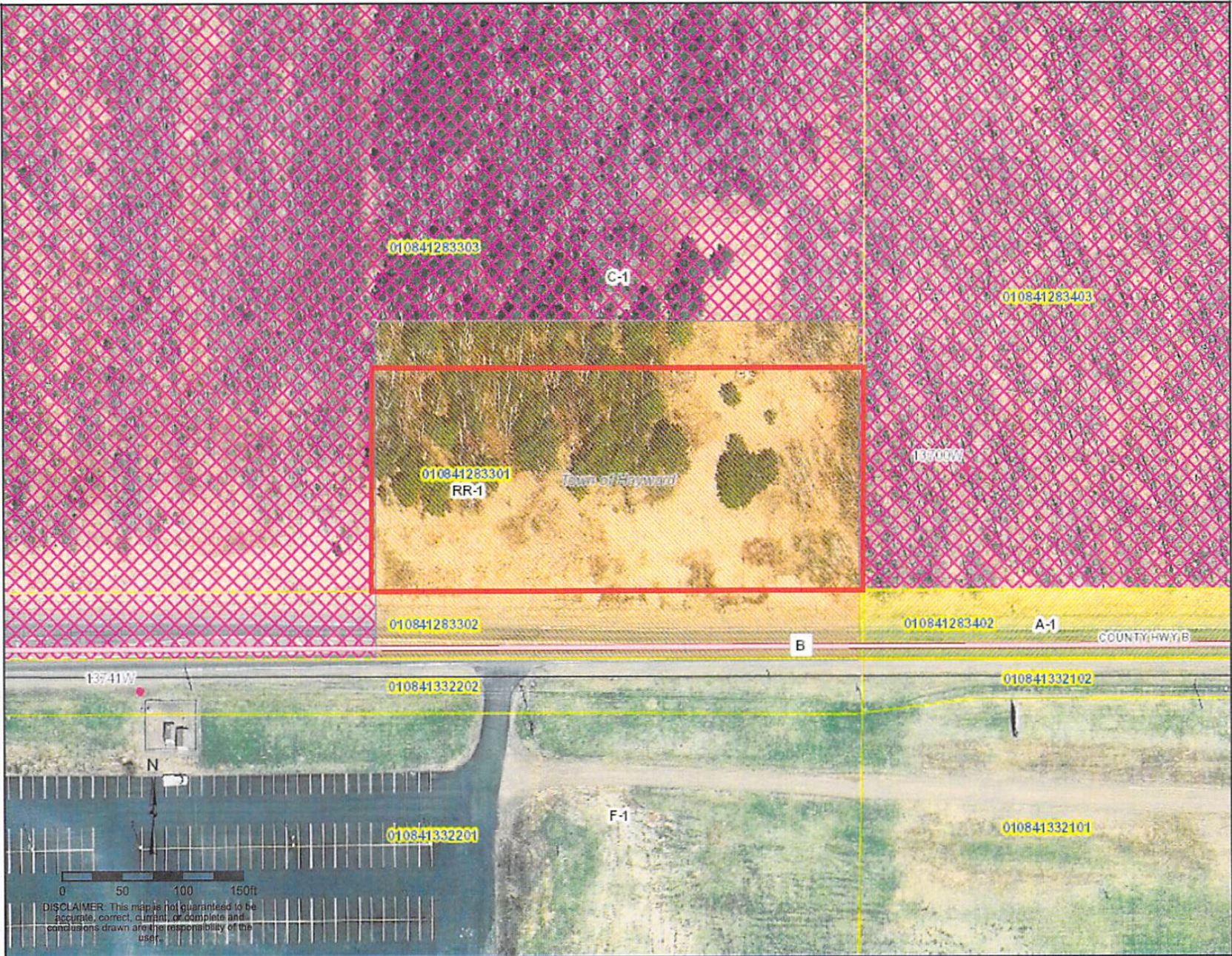
✓

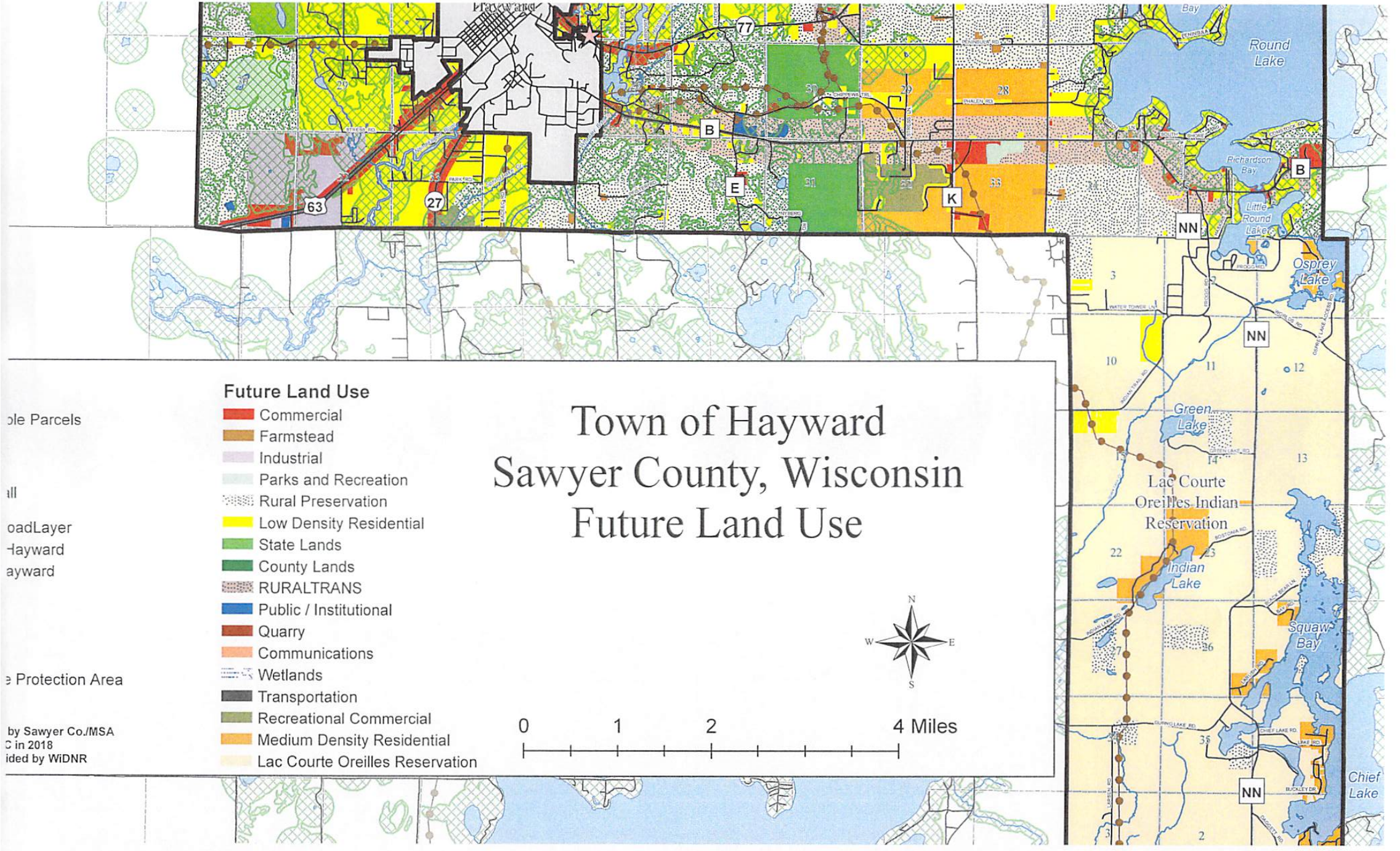
USA in Trust
LCO

010841332101

0 100 200 300ft

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







Conditional Use Permit Request STAFF REPORT

Prepared By: Jay Kozłowski, Sawyer County Zoning Administrator

File: # CUP 23-020

Applicant:

Eric & Gina Kubnick
N5661 Schultz Lane
Stone Lake, WI 54876

Agent: Preston Pearson for Mosaic Technologies

Property Location & Legal Description:

Town of Sand Lake. Village of Sand Lake Original Plat, Lots 10-12, Block 16; S19, T39N, R09W; Parcel #026-188-16-1000; Tax ID# 27244; 0.455 total acres; Zoned Residential/Recreational Two (RR-2).

Purpose of Request:

Permit desired for broadband equipment shelter for Mosaic Technologies in the Stone Lake/Sand Lake area subject to Section 17.3 (B) (2) of the Sawyer County Zoning Ordinance.

Project History/Summary of Request:

This request is for a utility shelter which would house broadband equipment and other appurtenant equipment for services provided by Mosaic Technologies. In conversations with the agent of this case there would be minimal site disturbance and this area was identified as the best location to place a smaller equipment house structure that is necessary to provide broadband internet to the area.

The Town of Sand Lake has tabled their decision in that the agent of the case was not at the Town meeting as ascertain the size of the building that is needed. As part of possible conditions as listed in the Staff Report the size of the building is not to exceed 256 sq ft and meet all other setback provisions.

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 Size of building not to exceed 256 sq ft
- 2 All other town, County, State, Federal Laws are followed. In including Town Board approval and compliant setback location.

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 compatible with the Town 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 compatible with the Town 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:

Eric and Gina Kubnick
N5561 Schultz Ln
Stone Lake, WI 54876

Phone: (715) 651-0468

Email: ekubie@yahoo.com

Property description including Parcel Number:

PIN: 57-026-2-39-09-19 15-109-161000
Legacy PIN: 026188161000
Map ID: -20.16.10-12

Permit desired for:

Mosaic Technologies has been awarded a broadband expansion grant for building fiber optic broadband services to the Stone Lake / Sand Lake area. Mosaic needs an equipment shelter and is looking to build utility shelter for the electronics needed to activate and provide the broadband services to the area. Mosaic has a contingent offer made and acceptable for the respective property for the equipment shelter. subject to Section 17.3(B)(2)

Eric Kubnick

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.

Preston Pearson
COO
Mosaic Technologies
401 South 1st St.
Cameron, WI 54822
715-458-5460
ppearson@experiencemosaic.com

Lynn Bender
Directory of Engineering
Mosaic Technologies
401 South 1st St.
Cameron, WI 54822
715-458-5331
lbender@experiencemosaic.com

Domenico Fornaro
CEO
Mosaic Technologies
401 South 1st St.
Cameron, WI 54822
715-458-5400

Fee: \$350.00

Gravel Pit renewal \$300.00

Date of Public Hearing: Aug. 18, 2023

Rev January 2023

Real Estate Sawyer County Property Listing

Today's Date: 6/22/2023

Property Status: Current

Created On: 2/6/2007 7:55:46 AM

 Description Updated: 3/27/2023

Tax ID: 27244
PIN: 57-026-2-39-09-19-5 15-109-161000
 Legacy PIN: 026188161000
 Map ID: -20.16.10-12
 Municipality: (026) TOWN OF SAND LAKE
 STR: S19 T39N R09W
 Description: VILLAGE OF STONE LAKE ORIGINAL
 PLAT LOTS 10-12 BLK 16
 Recorded Acres: 0.455
 Lottery Claims: 0
 First Dollar: No
 Zoning: (RR2) Residential/Recreational Two
 ESN: 435

 Tax Districts Updated: 2/6/2007

1	State of Wisconsin
57	Sawyer County
026	Town of Sand Lake
572478	Hayward Community School District
001700	Technical College
657020	Stone Lake Sanitary District

 Recorded Documents Updated: 11/17/2014

TERMINATION OF DECEDENTS INTEREST
 Date Recorded: 9/26/2018 [414559](#)
ORDER
 Date Recorded: 11/18/2016 [404001](#)
PLAT
 Date Recorded: 5/3/2016 [400850](#)
TERMINATION OF DECEDENTS INTEREST
 Date Recorded: 2/4/2016 [399770](#)
DESIGNATION OF TOD BENEFICIARY
 Date Recorded: 10/2/2014 [392533](#)
QUIT CLAIM DEED
 Date Recorded: 7/12/1971 [137445](#)

 Ownership Updated: 3/27/2023

GINA KUBNICK STONE LAKE WI
ERIC KUBNICK RICE LAKE WI

Billing Address: **Mailing Address:**
GINA KUBNICK **GINA KUBNICK**
 N5561 SCHULTZ LN N5561 SCHULTZ LN
 STONE LAKE WI 54876 STONE LAKE WI 54876

 **Site Address** * indicates Private Road
 N/A

 Property Assessment Updated: 2/6/2007**2023 Assessment Detail**

Code	Acres	Land	Imp.
G1-RESIDENTIAL	0.455	9,100	0

2-Year Comparison	2022	2023	Change
Land:	9,100	9,100	0.0%
Improved:	0	0	0.0%
Total:	9,100	9,100	0.0%

 Property History

N/A

