



Sawyer County

Agenda

Zoning Committee Meeting

Friday, October 20, 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. Statement of Committee Hearing & Statement of Hearing Notice
[Statement of Comm. Hearing & Procedure & Hearing Notice](#)
- d. Approval of September 15, 2023 Meeting Minutes
[9-15-2023 ZC Minutes](#)
- e. Public Comment

Please note comment time is intended for general public comments, not comments relating to a specific application before this Committee. Each Agenda item requiring a public hearing will have its public hearing conducted just prior to the application being considered by this Committee. If you wish to speak on a specific Agenda item, we encourage you to hold your comments until that specific public hearing. 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. **Withdrawal Requested Via Applicant.** A Public Hearing in the Town of Ojibwa. RZN #23-009. Owner: Alexander & Annie Wirth. Assessor's Plat No 1, Lot 31; S09, T38N, R06W; Parcel #020-103-00-3100; Tax ID

#20206; 9.6 total acres; Zoned Commercial One (C-1). Purpose of request is to rezone entire 9.6 acres of Commercial One (C-1) to Agricultural Two (A-2) to establishing a small-scale homestead farm for personal and family use.

[RZN #23-009, Alexander & Annie Wirth pkt](#)

- b. Discussion/Action in the Town of Ojibwa. RZN #23-009. Owner: Alexander & Annie Wirth. Assessor's Plat No 1, Lot 31; S09, T38N, R06W; Parcel #020-103-00-3100; Tax ID #20206; 9.6 total acres; Zoned Commercial One (C-1). Purpose of request is to rezone entire 9.6 acres of Commercial One (C-1) to Agricultural Two (A-2) to establishing a small-scale homestead farm for personal and family use.

19 - 31

- c. **Withdrawal Requested Via Applicant.** A Public Hearing in the Town of Draper. RZN #23-010. Owner: Lawrence Pawlak. Part of Government Lot 5; S20, T40N, R04W; Parcel #006-440-20-5501; Tax ID #7375; 46.42 total acres; Zoned Forestry One (F-1) and Residential/Recreational One (RR-1). Purpose of request is to rezone approximately 2.4 acres of Forestry One (F-1) to Residential/Recreational One (RR-1), specifically the land north of Blaisdell Lake Road to create 5 waterfront single family parcels. A County Subdivision plat will be proposed with approval of the rezone.

[RZN #23-010, Lawrence Pawlak pkt](#)

- d. Discussion/Action in the Town of Draper. RZN #23-010. Owner: Lawrence Pawlak. Part of Government Lot 5; S20, T40N, R04W; Parcel #006-440-20-5501; Tax ID #7375; 46.42 total acres; Zoned Forestry One (F-1) and Residential/Recreational One (RR-1). Purpose of request is to rezone approximately 2.4 acres of Forestry One (F-1) to Residential/Recreational One (RR-1), specifically the land north of Blaisdell Lake Road to create 5 waterfront single family parcels. A County Subdivision plat will be proposed with approval of the rezone.

4. CONDITIONAL USE APPLICATIONS

32 - 39

- a. A Public Hearing in the Town of Radisson. CUP #23-023. Owner: Joseph & Colette Bauer. The NW ¼ of the SW ¼; S01, T38N, R07W; Parcel #022-738-01-3201; Tax ID #22130; 40 total acres; Zoned Forestry One (F-1). Permit requested for construction of a 30' x 50' pole shed on vacant land subject to provisions of the Sawyer County Zoning Ordinance Section 4.26(1).

[CUP #23-023, Joseph & Colette Bauer pkt.](#)

- b. Discussion/Action in the Town of Radisson. CUP #23-023. Owner: Joseph & Colette Bauer. The NW ¼ of the SW ¼; S01, T38N, R07W; Parcel #022-738-01-3201; Tax ID #22130; 40 total acres; Zoned Forestry One (F-1). Permit requested for construction of a 30' x 50' pole shed on vacant land subject to provisions of the Sawyer County Zoning Ordinance Section 4.26(1).

40 - 59

- c. A Public Hearing in the Town of Winter. CUP #23-024. Owner: Jean Roedl ETAL. Part of the NE ¼ of the NE ¼; S03, T39N, R05W; Parcel

#032-539-03-1101; Tax ID #34673; 39.47 total acres; Zoned Residential/Recreational One (RR-1). Permit desired for a 100' x 100' lease area for a 225' telecommunication tower and its ground equipment that is to provide better cell phone and data coverage to the surrounding area. Along with a gravel driveway coming off of County Highway B to the lease area, per Sawyer County Telecommunication Ordinance.

[CUP #23-024, Jean Roedl ETAL pkt.](#)

- d. Discussion/Action in the Town of Winter. CUP #23-024. Owner: Jean Roedl ETAL. Part of the NE ¼ of the NE ¼; S03, T39N, R05W; Parcel #032-539-03-1101; Tax ID #34673; 39.47 total acres; Zoned Residential/Recreational One (RR-1). Permit desired for a 100' x 100' lease area for a 225' telecommunication tower and its ground equipment that is to provide better cell phone and data coverage to the surrounding area. Along with a gravel driveway coming off of County Highway B to the lease area, per Sawyer County Telecommunication Ordinance.

60 - 68

- e. A Public Hearing in the Town of Bass Lake. CUP #23-025. Owner: John & Mary Jo Bross. Abendpost Beach 1st Addition, Lots 25 & 26, Block 12; S31 T40N, R08W; Parcel #002-106-12-2500; Tax ID #301; 0.171 total acres; Zoned Residential/Recreational One (RR-1). Permit desired for construction of a garage across the Town Road from where the primary dwelling is located. Not to exceed 600' square feet and 18' in height. As per section 4.26 (2) Sawyer County Zoning Ordinance.

[CUP #23-025. John & Mary Bross pkt](#)

- f. Discussion/Action in the Town of Bass Lake. CUP #23-025. Owner: John & Mary Jo Bross. Abendpost Beach 1st Addition, Lots 25 & 26, Block 12; S31 T40N, R08W; Parcel #002-106-12-2500; Tax ID #301; 0.171 total acres; Zoned Residential/Recreational One (RR-1). Permit desired for construction of a garage across the Town Road from where the primary dwelling is located. Not to exceed 600' square feet and 18' in height. As per section 4.26 (2) Sawyer County Zoning Ordinance.

5. ORDINANCE AMENDMENT PROCESS

- a. Public and Town input requested for Zoning Ordinance Amendment Draft(s) related to "Multi-Dwelling Development" and "Resort Definition". (Discussion/Action for draft version creations)

6. FINAL PLAT REVIEW

69 - 72

- a. Public hearing for Final County Subdivision Plat, Larson Family Trust. Town of Lenroot. Discussion/Action.

[10-20-23 Final Plat Larson Family Property Trust pkt](#)

73 - 88

- b. Public hearing for Final County Subdivision Plat, Hardwood Hills West, Owner-Paul Thompson. Town of Hayward. Discussion/Action

[10-20-23 Final Plat Hardwood Hills West pkt.](#)

[Storm Water MGMT Plan for Hardwood Hills West](#)

7. NEW BUSINESS

- a. 2024 Meeting Dates. (Discussion/Action)
- b. Any other business that may come before the Board. (Discussion Only)

8. 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
September 15, 2023**

Zoning Committee Members

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

Zoning Administration

Jay Kozlowski, Zoning Administrator
Kathy Marks, Deputy Zoning Administrator

PRELIMINARY MATTERS

a) Call to Order and Roll Call

Buckholtz calls the Public Hearing before the Sawyer County Zoning Committee to order at 8:30 AM at the Sawyer County Courthouse, 10610 Main St., Hayward, Wisconsin. Roll is called finding present: Buckholtz, Shuman, Wilson, Maestri, Righeimer. Hessel is absent. From the Zoning Office: Kozlowski and Marks. Rebecca Roeker as legal counsel for Sawyer County is virtual.

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

c) Pledge of Allegiance.

d) Approval of August 25th, 2023 minutes. Motion by Buckholtz to approve the August 25, 2023 minutes, second by Wilson. All in favor. Motion carries.

f) Public Comment: Linda Zillmer, Edgewater property owner speaks.

REZONES

a) A Public Hearing in the Town of Edgewater, RZN #23-007. Owner: Patricia Paul Trust. Part of the SW ¼ of the NW ¼: S29, T37N, R09W; Parcel #008-937-29-2301; Tax ID #8996; 32.53 total acres; Zoned Agricultural One (A-1). Total lot size subject to the rezone is 9.09 total acres. Purpose of request is to change the zone district of Agricultural One (A-1) to Residential/Recreational One (RR-1) to allow processing of CSM that would not meet dimensional requirements within an Agricultural One (A-1) zone district and to build a new dwelling on the new lot. Motion by Shuman, second by Righeimer to open the public hearing portion of the application. All in favor. Kozlowski reads the application, staff report and Town opinion. No neighbor opinions returned. Adam Rogers, Birchwood, WI speaks in favor of the application. Discussion with Committee held. Linda Zillmer, Edgewater property owner speaks against the application. No other comments. Motion to close the public hearing portion of the application by Shuman, second by Righeimer, All in favor. Kozlowski reads the

discussion/action portion of the application. Roeker advises the Committee. Discussion is held by Committee. Motion by Shuman to approve the application with findings of facts 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 Righeimer. Discussion by Committee. Roeker advises. Roll call finds: Buckholtz – yes, Wilson – yes, Shuman – yes, Maestri – yes, Righeimer – yes. All in favor. Motion carries.

b) A Public Hearing in the Town of Sand Lake. RZN #23-008. Owner: Jeffery Dejewski. Village of Stone Lake Outlots. Outlot 6; S19, T39N, R09W, Parcel #026-194-00-0600; Tax ID #27260; 11.91 total acres; Zoned Agricultural One (A-1), Commercial One (C-1) and Residential One (R-1). Purpose of request is to change the Residential One (R-1) to Commercial One (C-1) to build an equipment and materials storage building. Approximately 1.23 acres is subject to the rezone request. Kozlowski reads the application, staff report and Town opinion. No neighbor opinions returned. Motion by Shuman to open the public hearing portion of the application, second by Wilson. All in favor. Jeffery Dejewski, owner speaks in favor of the application. No questions by Committee. No comments from audience. Motion to come out of the public hearing portion of the application by Wilson, second by Shuman. All in favor. Kozlowski reads the discussion/Action portion of the application. Motion by Righeimer to approve the application by Righeimer with findings of facts 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 Shuman. No other discussion held. Roll call finds: Wilson – yes, Shuman – yes, Buckholtz – yes, Maestri – yes, Righeimer – yes. All in favor. Motion carries.

CONDITIONAL USE APPLICATIONS

a) A Public Hearing in the Town of Lenroot. CUP #23-022. Owner: Dreej Properties LLC. Part of the NW ¼ of the NE ¼ ; S33, T42N, R09W; Parcel #014-942-33-1200; Tax ID #18575; 3.20 total acres; Zoned Residential/Recreational One (RR-1). Permit desired for an accessory structure across a public roadway. Size of proposed structure not to exceed 36' x 48' x 24' high or 1728 square feet. Per section 4.26(3) of the Sawyer County Zoning Ordinance. Building will be used for personal boat storage and storage related to existing resort property. Kozlowski reads the application, staff report and Town opinion. No neighbor opinions returned. Robert Mittelsdorf, owner of Nelson Resort and Trustee of Dreej Properties LLC speaks in favor of the application. No comments made. Motion to close the public hearing portion of the application by Righeimer, second by Shuman. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held. Motion by Shuman to approve the application with conditions of 1) No habitable area is allowed in the structure. 2) No commercial use or operation allowed in structure. Personal storage and resort use only. 3) Size of proposed accessory structure

not to exceed 36' x 48' x 24' in height. 4) All lighting to be downward facing lighting. 5) Must follow all other Town, County, State and Federal regulations/laws/conditions. 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 Righeimer. No discussion held. Roll call finds Wilson – yes, Maestri – yes, Shuman – yes, Righeimer – yes, Buckholtz – yes. All in favor. Motion carries.

PRELIMINARY PLAT REVIEW

a) Preliminary County Subdivision Plat, Hardwood Hills West. Town of Hayward. Kozlowski explains that this is a preliminary map and the final plat will be going to the Town next month for approval and will be heard next month at the Zoning Committee level for approval. Motion by Shuman to approve the preliminary plat and to move it forward to the Town, second by Buckholtz. All in favor. Motion carries.

b) Preliminary County Subdivision Plat, Larson Family Trust. Town of Lenroot. Kozlowski explains that this is a preliminary map and the final plat will be going to the Town next month for approval and will be heard next month at the Zoning Committee level for approval. Motion by Buckholtz to approve the preliminary plat and to move it forward to the Town, second by Shuman. All in favor. Motion carries.

NEW BUSINESS

a) Ordinance Amendment for Multi-Dwelling Development. Kozlowski updates the Committee regarding the issues that need to be figured out. Discussion held. Roeker advises Committee. Kozlowski recaps the next steps.

b) Kozlowski hands out proposed 2024 meeting dates to the Committee for next month decision of any changes.

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

Meeting adjourned at 9:45am by Buckholtz.

Minutes prepared by Kathy Marks, Deputy Zoning Administrator

For more information please contact the Zoning office



Rezone Request STAFF REPORT

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

File: # RZN 23-009

Applicant:

Alexander & Annie Wirth
8651W Deer Lane
Ojibwa, WI 54862

Property Location & Legal Description:

Town of Ojibwa. Assessor's Plat No 1, Lot 31; S09, T38N, R06W; Parcel #020-103-00-3100; Tax ID #20206; 9.6 total acres; Zoned Commercial One (C-1). Site address 8651W Deer Lane.

Request: Purpose of request is to rezone entire 9.6 acres of Commercial One (C-1) to Agricultural Two (A-2) to establishing a small-scale homestead farm for personal and family use. The Shoreland/Wetland District overlay is not subject to change as part of this request.

Additional Information/details:

See attached additional maps included in this packet. The owner's/applicant is requesting to rezone this property to A-2 to keep livestock on the property. The nearest Agricultural zoned property is approximately 3000' away. There are multiple other residential structures immediately in this area and other commercial zoned areas with commercial uses. The Town of Ojibwa as part of their comprehensive plan shows this future land use designation as commercial. The designation of commercial in this area is mostly due to the proximity of this property in relation to the "down-town" area of Ojibwa around the Hwy 27/70 & Hwy 27 corridor. This property also is shown to have a large amount of wetland soils on the property but no delineated wetlands as shown on the WI DNR "Surface Water Data Viewer".

This may be viewed as spot zoning, but spot zoning is not necessarily illegal because such zoning is not necessarily inconsistent with the purposes for which zoning ordinances can be passed. However, rezoning should be consistent with long-range planning and based upon considerations which affect the whole community. Therefore, spot zoning should only be indulged where it is in the public interest and not solely for the benefit of the property owner requesting the rezoning.

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)

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



RECEIVED
AUG 15 2023

SAWYER COUNTY
ZONING ADMINISTRATION

Rezoning Application # 23-009
Town of Ojibwa
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: Alexander and Annie Wirth

Address: 8651 W Deer Lane Ojibwa, WI 54862
Phone: 920-340-4129 Email: _____

Legacy PIN # 020103003100 Acreage: 9.6

Change from District C-1 COMMERCIAL to Agriculture 2

Property Description: S09-T38N-R06W 2nd 1D # 20206
Assessor's Plat No. 1, Lot 31

Purpose of Request: We are requesting to change the zoning for the purpose of establishing a small scale homestead/farm. The purpose of the homestead/farm is for personal/family provision.
17.5 (A) FARMING ACTIVITIES,

Alexander M Wirth Alexander M Annie Wirth Annie Wirth
*Please Print & Sign (Property Owner) Wirth

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

Name, Address, Phone & Email of Agent: _____

Phone: _____ Email: _____

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

Date of Public Hearing Oct. 20, 2023

Real Estate Sawyer County Property Listing

Today's Date: 8/29/2023

Property Status: Current

Created On: 2/6/2007 7:55:34 AM

**Description**

Updated: 2/28/2022

Tax ID:	20206
PIN:	57-020-2-38-06-09-5 15-196-003100
Legacy PIN:	020103003100
Map ID:	-3.31
Municipality:	(020) TOWN OF OJIBWA
STR:	S09 T38N R06W
Description:	ASSESSOR'S PLAT NO 1 LOT 31
Recorded Acres:	9.600
Calculated Acres:	9.223
Lottery Claims:	0
First Dollar:	Yes
Zoning:	(C-1) Commercial One
ESN:	442

**Tax Districts**

Updated: 2/6/2007

1	State of Wisconsin
57	Sawyer County
020	Town of Ojibwa
576615	Winter School District
001700	Technical College

**Recorded Documents**

Updated: 8/18/2023

WARRANTY DEED	
Date Recorded: 8/11/2023	445847
WARRANTY DEED	
Date Recorded: 10/10/2022	441741
TERMINATION OF DECEDENTS INTEREST	
Date Recorded: 7/14/2020	425015
AGREEMENT	
Date Recorded: 3/16/2018	411484
QUIT CLAIM DEED	
Date Recorded: 2/15/2016	399869
WARRANTY DEED	
Date Recorded: 5/26/1988	209218

**Ownership**

Updated: 8/18/2023

ALEXANDER M & ANNIE S WIRTH OJIBWA WI**Billing Address:**

ALEXANDER M & ANNIE S WIRTH
8651W DEER LN
OJIBWA WI 54862

Mailing Address:

ALEXANDER M & ANNIE S WIRTH
8651W DEER LN
OJIBWA WI 54862

**Site Address** * indicates Private Road

8651W DEER LN OJIBWA 54862

**Property Assessment**

Updated: 8/20/2013

2023 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	9.600	16,300	18,100

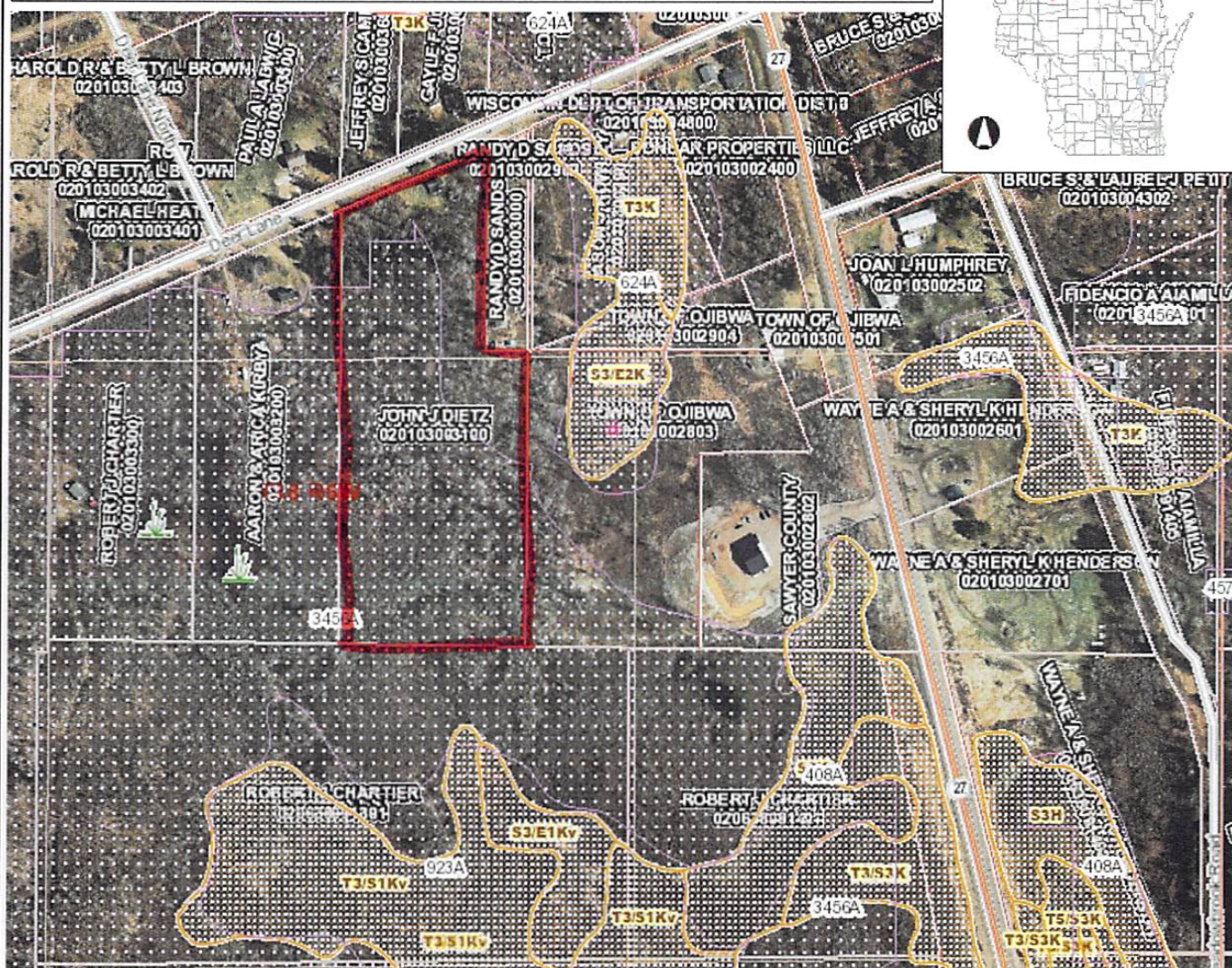
2-Year Comparison	2022	2023	Change
Land:	16,300	16,300	0.0%
Improved:	18,100	18,100	0.0%
Total:	34,400	34,400	0.0%

**Property History**

N/A



Surface Water Data Viewer Map



0.1 0 0.06 0.1 Miles

NAD_1983_HARN_Wisconsin_TM

1:3,960

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



Legend

- Wetland Indicators
- Lake Class Areas
- Riverine/ditch Class Areas
- Wetland Class Areas
- Wetland Class Points
 - Dammed pond
 - Excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
 - Filled excavated pond
- Filled Points
- Wetland Class Areas
- Filled Areas
- Lake Class Areas
- Riverine/ditch Class Areas
- Wetland Class Areas
- Wetland Class Points
 - Dammed pond
 - Excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
 - Filled excavated pond
- Filled Points
- Wetland Class Areas
- Filled Areas
- Wetland Identifications and Confirmations
- NRCS Wetspots
- Township
- Section
- Quarter-Quarter
- County Boundary
- Cities, Towns & Villages
 - City
 - Town/Village

Notes





Rezone Request STAFF REPORT

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

File: # RZN 23-010

Applicant:

Lawrence Pawlak
E13603A Van Hoosen Road
Baraboo, WI 53913

Property Location & Legal Description:

Town of Draper. Part of Government Lot 5; S20, T40N, R04W; Parcel #006-440-20-5501: Tax ID #7375; 46.42 total acres; Zoned Forestry One (F-1) and Residential/Recreational One (RR-1).

Request:

Purpose of request is to rezone approximately 2.4 acres of Forestry One (F-1) to Residential/Recreational One (RR-1), specifically the land north of Blaisdell Lake Road to then potentially create 5 waterfront single family parcels. A County Subdivision plat will be needed for this proposal if the rezone is approved and ratified. The shoreland/wetland 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 2.4 acres of F-1 to RR-1. Looking at historic zone district maps it appears that Section 20 within the T40N, R04W was split zoned with the north half being RR-1 and south half being F-1. When this was done however, it still left a portion of land north of Blaisdell Lake Road that is split zoned. This is the specific area that is subject for the rezone request.

With an approved rezone to RR-1 it is anticipated that the applicant would proceed with a County Subdivision Plat the create 5 water front lots and 4 larger lots south of Blaisdell Lake Road. The lots south of Blaisdell Lake Road would still remain F-1 and require 5-acre lot minimums. The specifics of the Plat would be addressed at a later time as only the rezone is being requested at this point. It also appears that in order to do this type of development the land would need to be pulled out of the "managed forest law" program or at least need to be changed to reflect future development. These specifics are to be address by the WI DNR.

The F-1 zone district requirements would need a minimum of 5 acres and a 300' width. Thus, the zone district change is being requested. The Town of Draper comprehensive plan future land use shows this area as "Shoreland Residential" surrounded by "Forest Residential". Shoreland Residential as part of the Town of Draper Comp Plan are areas represented by properties adjoining a named lake, river, or stream following the statutes and ordinances that dictate land uses abutting a classified lake. No other indication is giving to "shoreland residential".

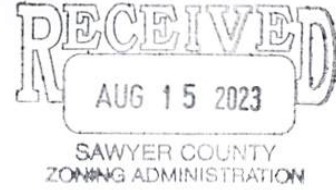
The current surrounding use is light residential and forestry. There are several wetland complexes that exists on this property and more in particular, also exist with the proposed rezone area. The shoreland/wetland overlay district is not subject to change with this request and applicant would still need to abide by all DNR wetland fill requirements and Sawyer County Zoning Shoreland-Wetland Protection Ordinance.

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.



Rezone Application # 23-010
Town of Dexter
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: Lawrence Pawlak
Address: E 18603A Van Hoesen Rd Barab, WI 53913
Phone: _____ Email: _____

Legacy PIN # 006440205501 Acreage: (40 acres) 2.4 acres
Change from District Forestry to Residential/Recreational 1 to be rezoned
Property Description: Part of 64 1st 5 NW 1/4 of SW 1/4
Section 20 T40 N R46W

Purpose of Request: Rezoning the current F-1 acreage north of Blaisdell Lake Rd to RR-1 (approx. 2.4 acres)
to create 5 waterfront single family parcels. A
County Subdivision plat is also proposed with
approval of the rezoning

Lawrence E Pawlak Lawrence E Pawlak 08/10/23

***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:

Secluded Land Co. LLC (Jack Stensgaard)
P.O. Box 250
Coloma, WI 54930
Phone 608-389-1696 Email: j.stens@secludedlandcompany.com

Fee \$500.00
1/22

Date of Public Hearing Oct. 20, 2023

Real Estate Sawyer County Property Listing

Today's Date: 8/10/2023

Property Status: Current

Created On: 2/6/2007 7:55:14 AM

 Description Updated: 4/14/2020

Tax ID: 7375
PIN: 57-006-2-40-04-20-5 05-005-000010
Legacy PIN: 006440205501
Map ID: :5.1
Municipality: (006) TOWN OF DRAPER
STR: S20 T40N R04W
Description: PRT GOVT LOT 5 MFL CLOSED 45 AC
Recorded Acres: 46.420
Lottery Claims: 0
First Dollar: Yes
Waterbody: Blaisdell Lake
Zoning: (F-1) Forestry One
 (RR1) Residential/Recreational One
ESN: 429

 Tax Districts Updated: 2/6/2007

1 State of Wisconsin
 57 Sawyer County
 006 Town of Draper
 576615 Winter School District
 001700 Technical College

 Recorded Documents Updated: 2/18/2014 **WARRANTY DEED**

Date Recorded: 3/6/1997

[259446](#) 598/25 **MANAGED FOREST LAW-MFL**

Date Recorded: 11/20/2006

[343036](#) **Ownership** Updated: 2/6/2007**LAWRENCE E PAWLAK**

BARABOO WI

Billing Address:

LAWRENCE E PAWLAK
 E13603A VAN HOOSSEN RD
 BARABOO WI 53913-9026

Mailing Address:

LAWRENCE E PAWLAK
 E13603A VAN HOOSSEN RD
 BARABOO WI 53913-9026

 Site Address * indicates Private Road

8272N BLAISDELL LAKE RD WINTER 54896

 Property Assessment Updated: 4/18/2017**2023 Assessment Detail**

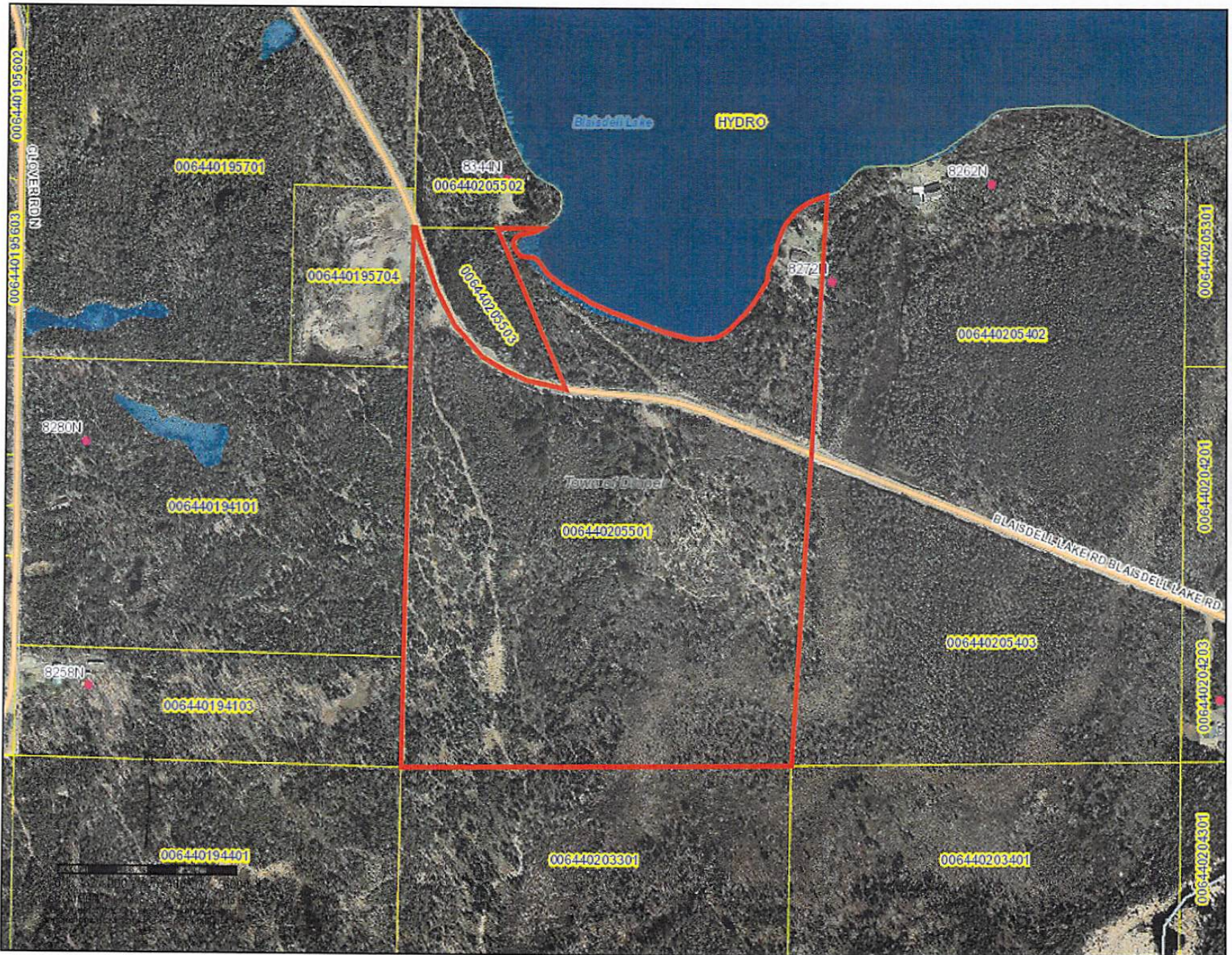
Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.420	6,400	68,800
W6-MFL CLOSED - AFTER 2004	45.000	108,800	0

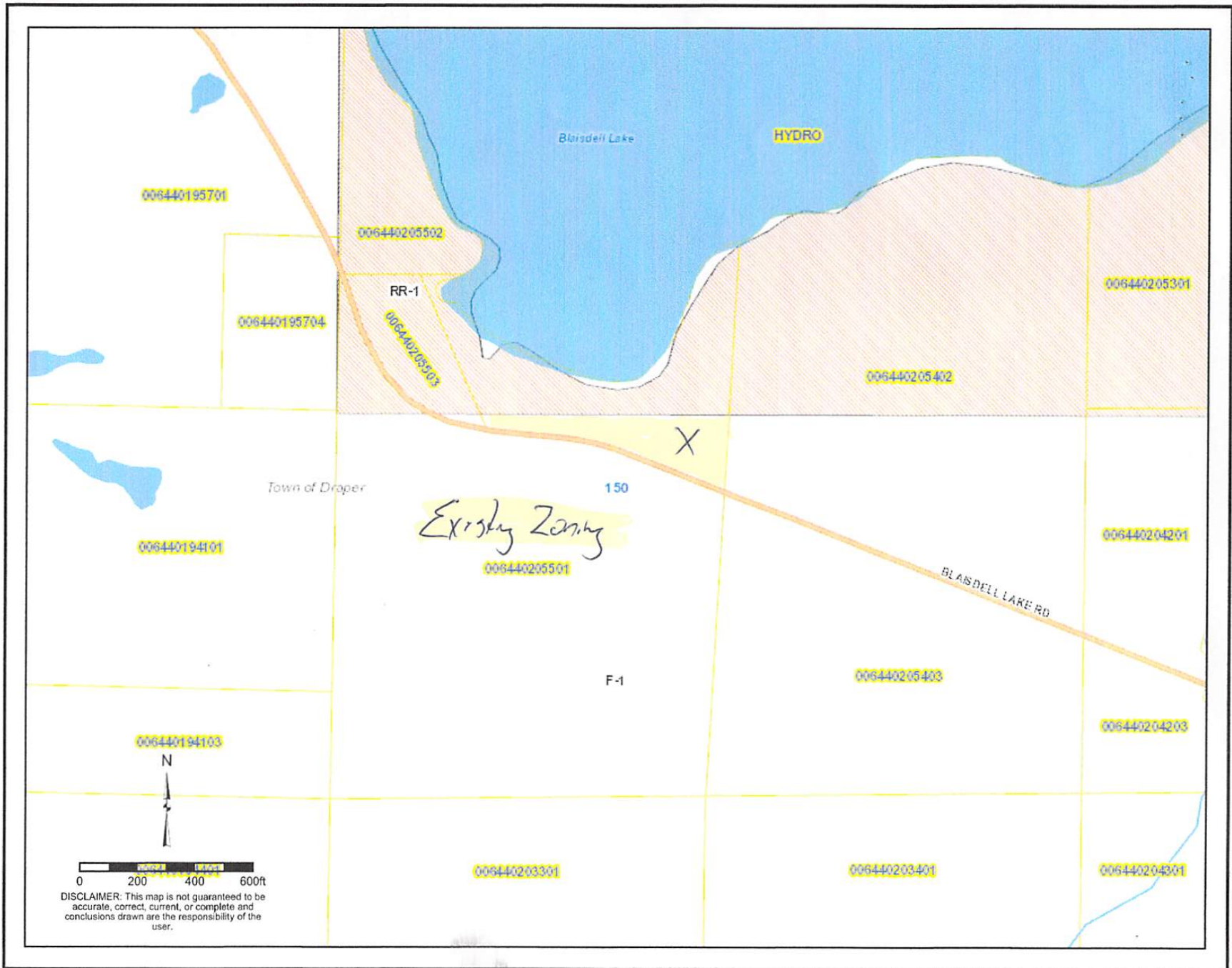
2-Year Comparison

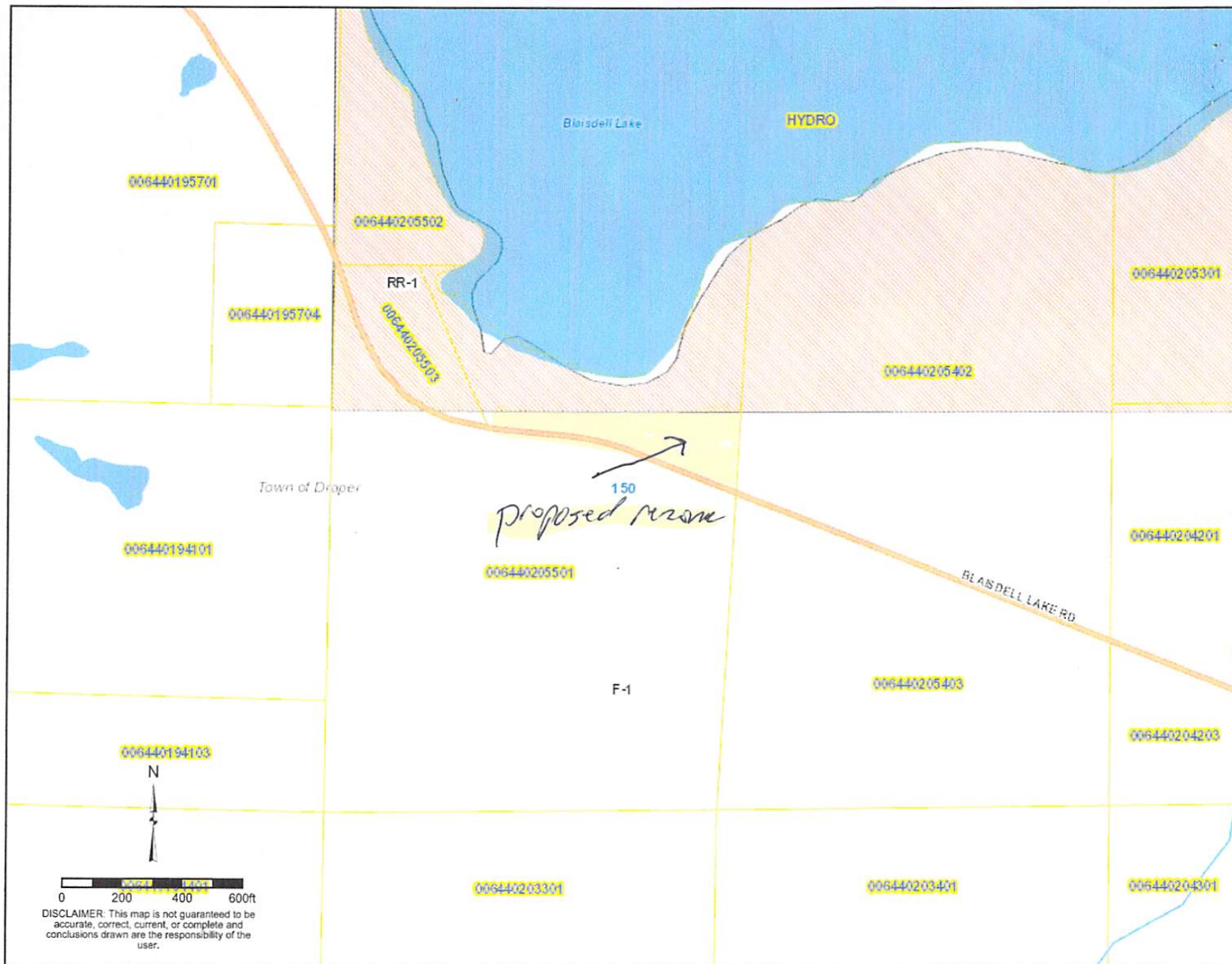
	2022	2023	Change
Land:	115,200	115,200	0.0%
Improved:	68,800	68,800	0.0%
Total:	184,000	184,000	0.0%

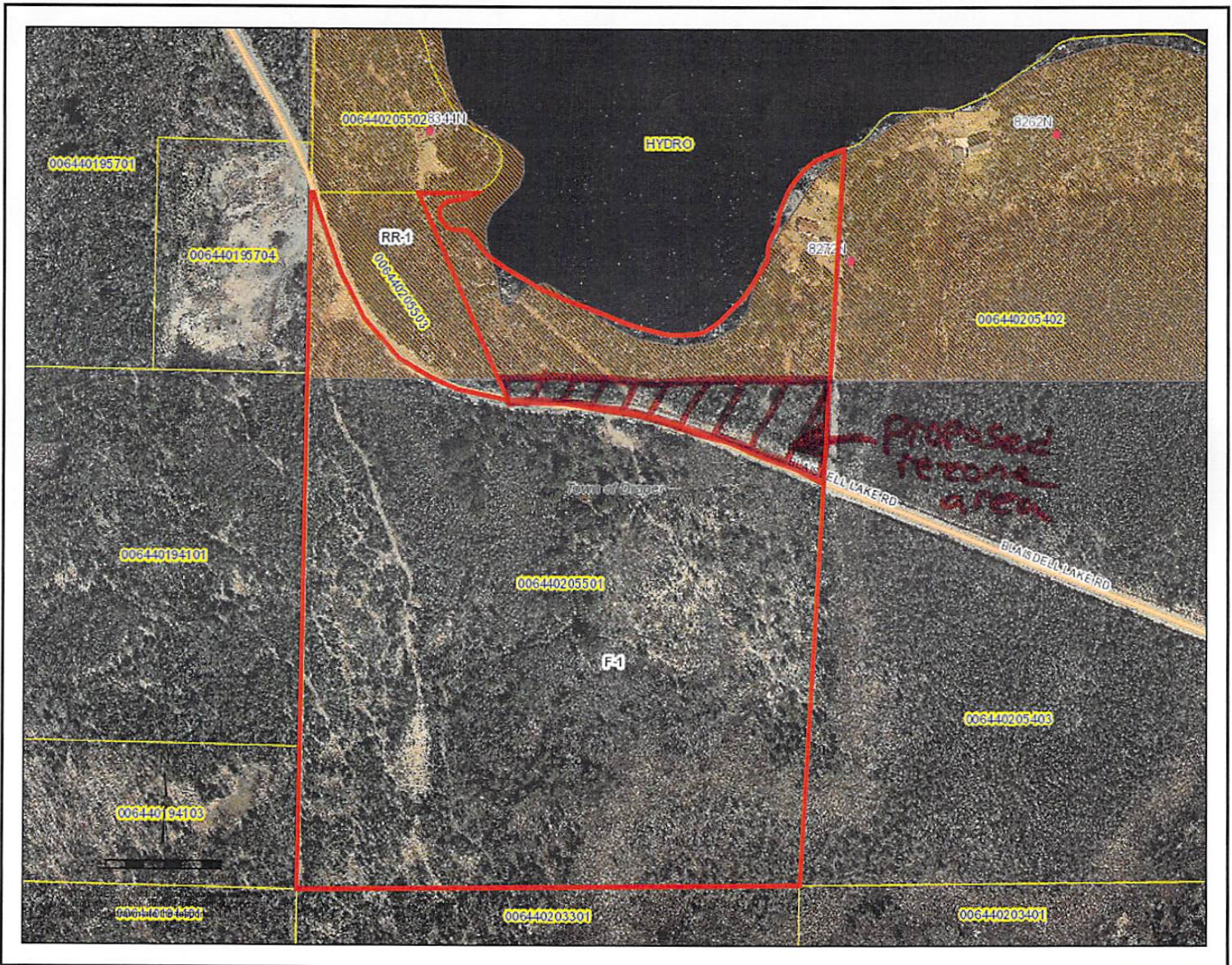
 Property History

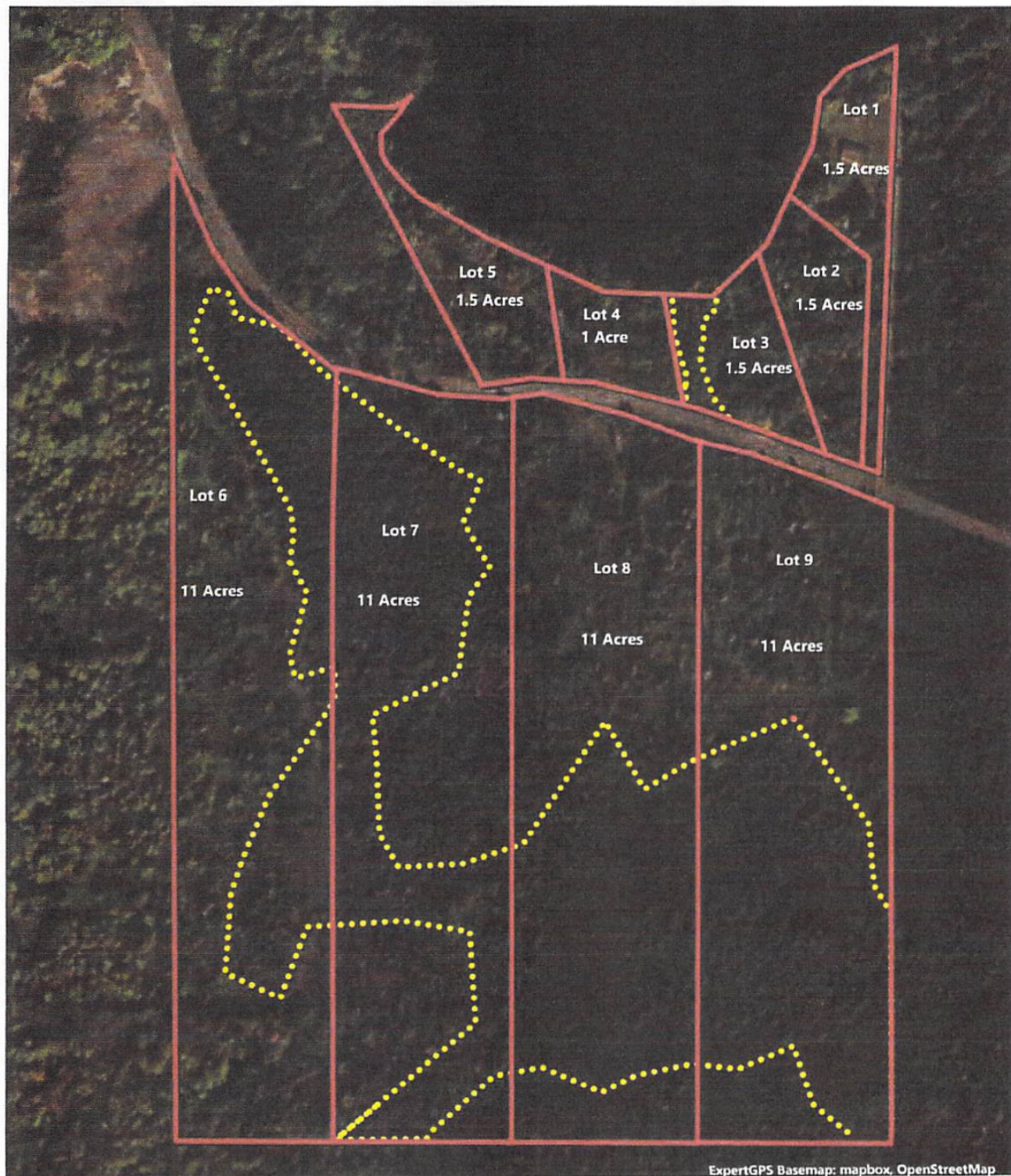
N/A







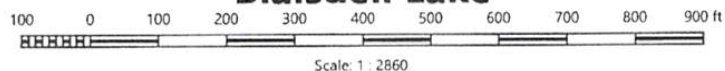




ExpertGPS Basemap: mapbox, OpenStreetMap

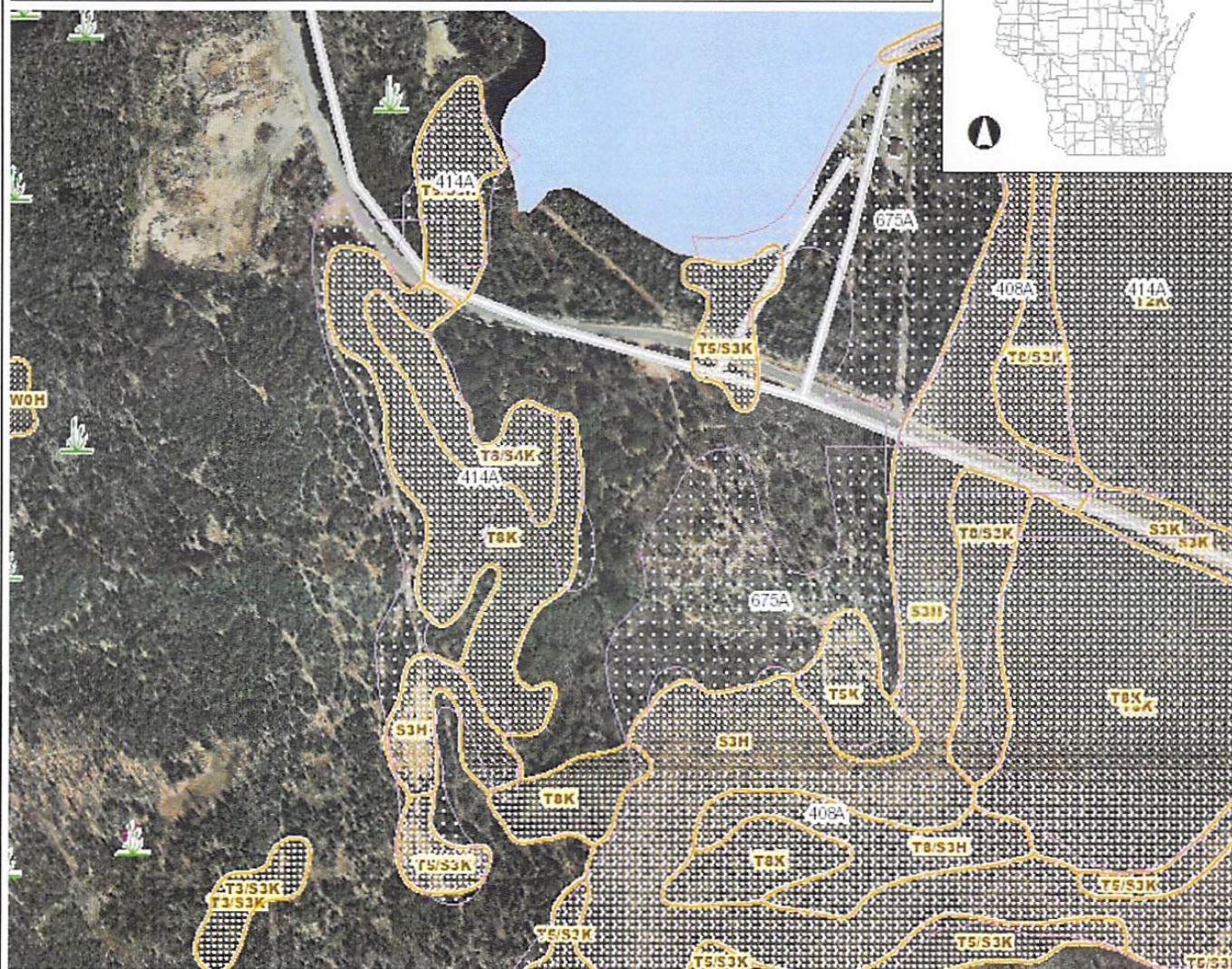
ExpertGPS

Blaisdell Lake





Surface Water Data Viewer Map



Legend

- Wetland Indicators
- Lake Class Areas
- Riverine/ditch Class Areas
- Wetland Class Areas
- Wetland Class Points
 - Dammed pond
 - Excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
 - Filled excavated pond
- Filled Points
- Wetland Class Areas
- Filled Areas
- Lake Class Areas
- Riverine/ditch Class Areas
- Wetland Class Areas
- Wetland Class Points
 - Dammed pond
 - Excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
 - Filled excavated pond
- Filled Points
- Wetland Class Areas
- Filled Areas
- Wetland Identifications and Confirmations
- NRCS Wetspots
- Municipality
- State Boundaries
- County Boundaries
- Major Roads
 - Interstate Highway
 - State Highway
 - US Highway

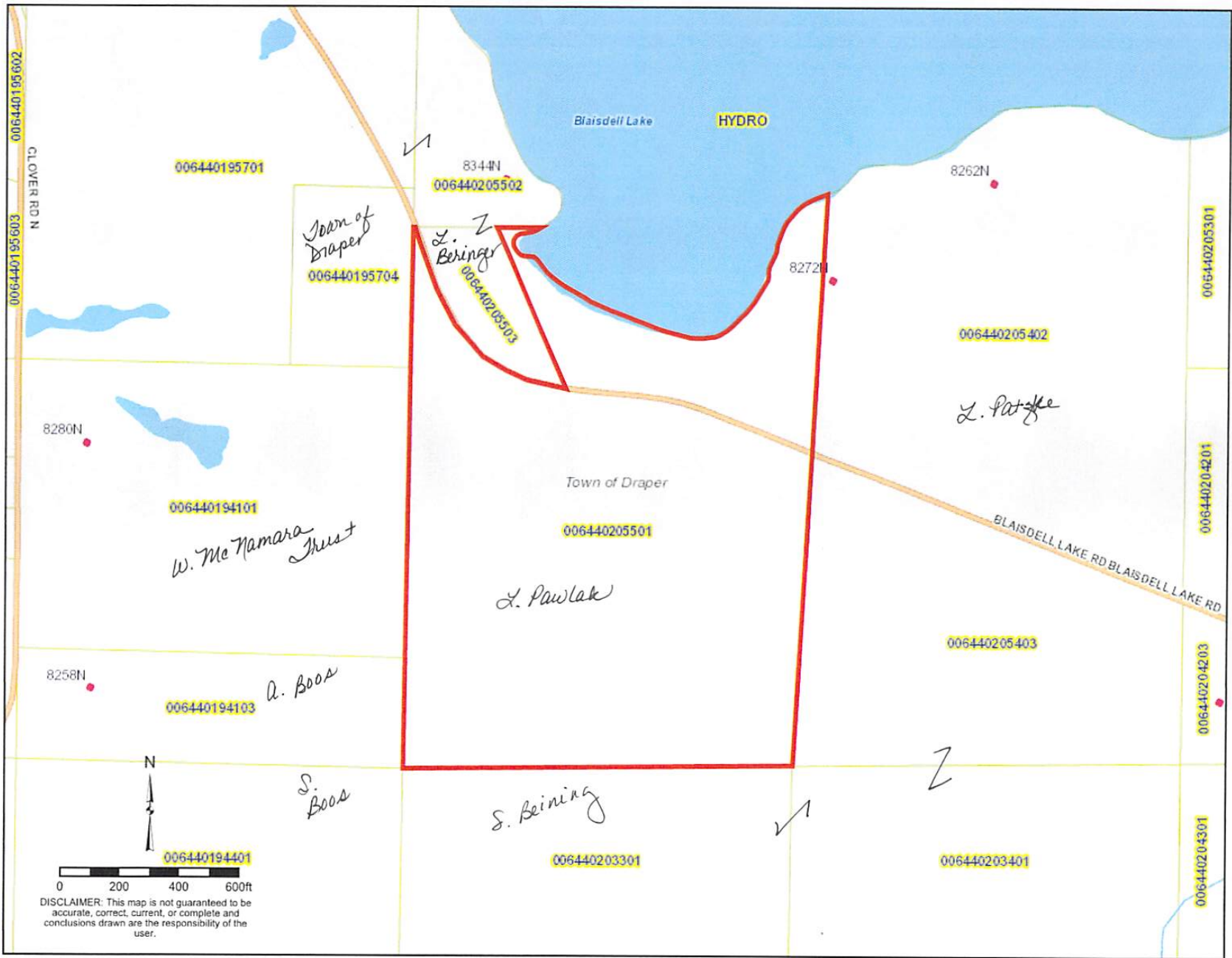
Notes

0.1 0 0.06 0.1 Miles

NAD_1983_HARN_Wisconsin_TM

1: 3,960

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



TOWN OF DRAPER
SAWYER COUNTY, WISCONSIN





Conditional Use Permit Request STAFF REPORT

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

File: # CUP 23-023

Applicant:

Joseph & Colette Bauer
27243 Olinda Trail
Lindstrom, MN 55045

Property Location & Legal Description:

Town of Radisson. The NW $\frac{1}{4}$ of the SW $\frac{1}{4}$; S01, T38N, R07W; Parcel #022-738-01-3201; Tax ID #22130; 40 total acres; Zoned Forestry One (F-1).

Request: Permit requested for construction of a 30' x 50' pole shed on vacant land subject to provisions of the Sawyer County Zoning Ordinance Section 4.26(1). This accessory structure is to meet all setbacks. As per section 4.26 (1) of the Sawyer County Zoning Ordinance.

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

Project History & Summary of Request

As per conversations with the applicants the Conditional Use Permit is being requested to first build an outbuilding prior to constructing a cabin. Proposed accessory structure is to meet all other County Zoning setback and use requirements. The size of the garage not to exceed 30' x 50'. A Fire # has already been applied for on this property.

Additional information for Conditional Use Permits:

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

If an applicant agrees to meets all of the requirements and conditions specified in the county ordinance or those imposed by the county zoning board, the county shall grant the

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

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

- 1 Land Use Permit is required and applied for the accessory structure(s) within 1 year from the date of Zoning Committee decision and built within permit timeframes.
- 2 Land Use Permit is required and applied for principal structure within 3 years from date of Zoning Committee decision and built within permit timeframe. Failure to apply and 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 and compliant with all other State & Federal Laws
- 4 Size of proposed structure not to exceed 30' x 50'.

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

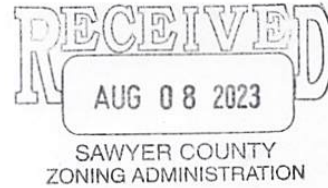
- 1 It would not be significantly damaging to the rights of others or property values
- 2 It would not be detrimental to ecology, wild life, wetlands or shorelands.
- 3 It would not create an air quality, water supply, or pollution problem.
- 4 It would not create topographical problems such as run off,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

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

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



Conditional Use 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:

Joseph and Colette Bauer
27243 Olinda Trl
Lindstrom MN 55045

Phone: 608.852.6814
608-354-9593

Email: JOECBAUER@gmail.com

Property description including Parcel Number:

Nw quarter of SW quarter of section 1 Town 38N R07W
Town of Radisson
Parcel # 022738013201

Permit desired for:

Construction placement of an accessory structure
on vacant property Sawyer County zoning ordinance
4.26(1).
Proposed structure will be an 30'x50' pole, shed with 3 year
time frame to build primary dwelling.

Joseph C Bauer
[Signature]
Owner Print & Sign

Colette Bauer
[Signature]
Owner Print & Sign

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

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

Fee: \$350.00

Gravel Pit renewal \$300.00

Date of Public Hearing: October 20, 2023

Rev January 2023

Real Estate Sawyer County Property Listing

Today's Date: 8/9/2023

Property Status: Current
Created On: 2/6/2007 7:55:37 AM

Description

Updated: 1/8/2005

Tax ID:	22130
PIN:	57-022-2-38-07-01-3 02-000-000010
Legacy PIN:	022738013201
Map ID:	.10.1
Municipality:	(022) TOWN OF RADISSON
STR:	S01 T38N R07W
Description:	NWSW
Recorded Acres:	40.000
Calculated Acres:	40.136
Lottery Claims:	0
First Dollar:	Yes
Waterbody:	King Creek
Zoning:	(F-1) Forestry One
ESN:	

Tax Districts

Updated: 2/6/2007

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

Recorded Documents

Updated: 10/5/2022

WARRANTY DEED	
Date Recorded: 9/30/2022	441636
TERMINATION OF DECEDENTS INTEREST	
Date Recorded: 9/30/2022	441635
WARRANTY DEED	
Date Recorded: 11/25/1988	211865

Ownership

Updated: 10/5/2022

JOSEPH C & COLETTE C BAUER LINDSTROM MN

Billing Address:

**JOSEPH C & COLETTE C
BAUER**
27243 OLINDA TRL
LINDSTROM MN 55045

Mailing Address:

**JOSEPH C & COLETTE C
BAUER**
27243 OLINDA TRL
LINDSTROM MN 55045



Site Address * indicates Private Road

Property Assessment

Updated: 4/19/2023

2023 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.000	2,000	100
G4-AGRICULTURAL	9.000	1,300	0
G8-AGRICULTURAL FOREST	30.000	18,000	0

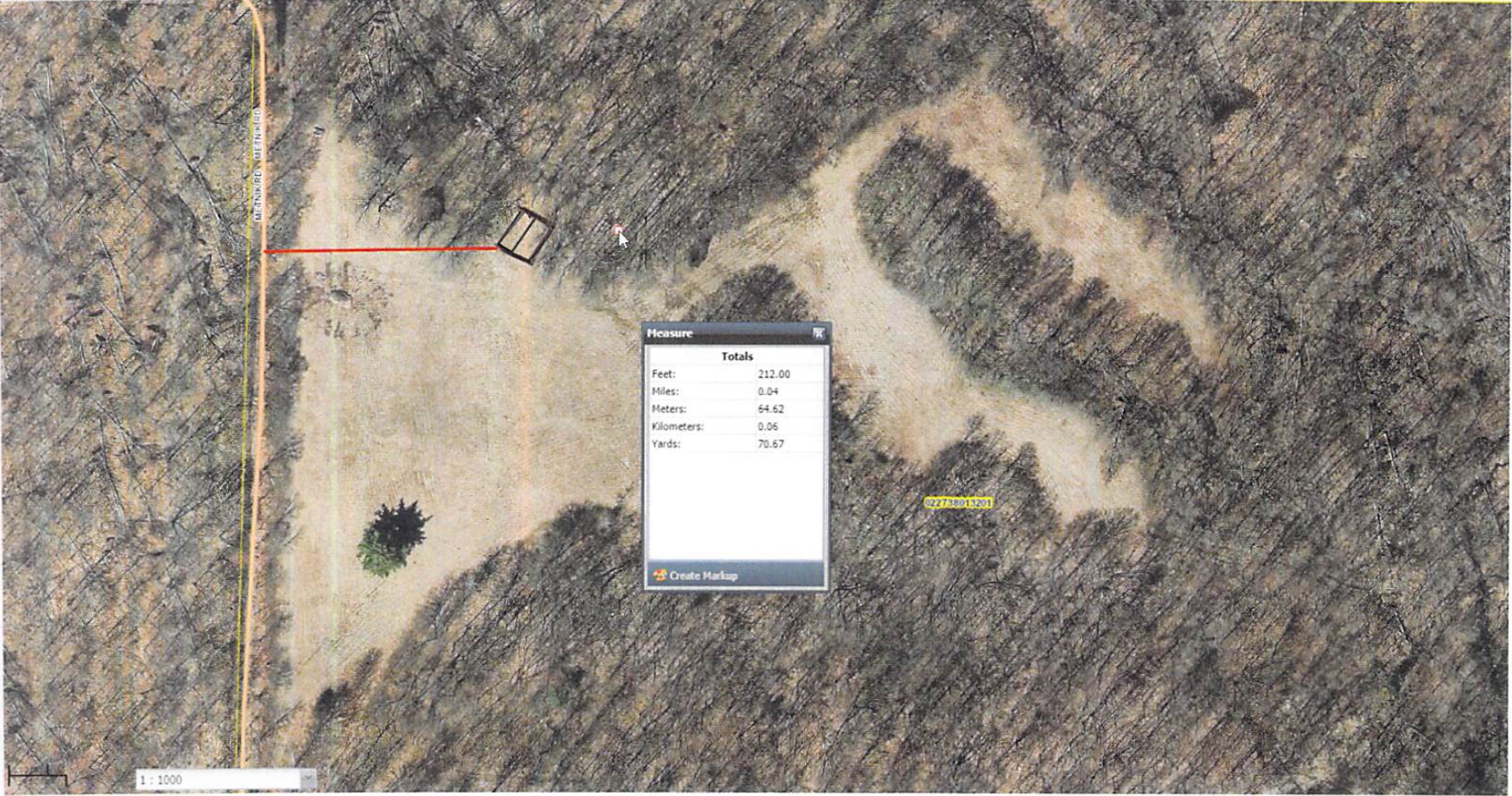
2-Year Comparison

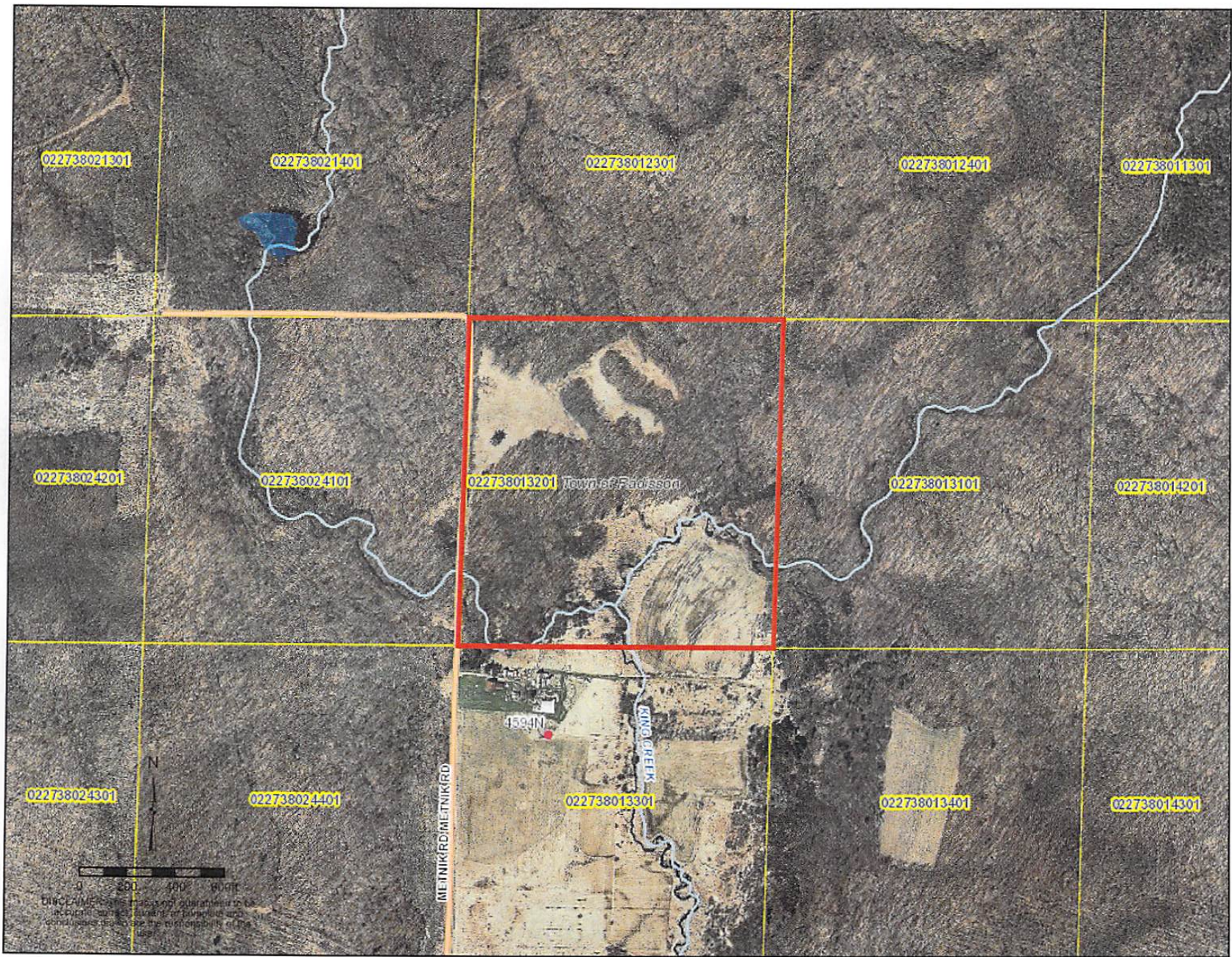
	2022	2023	Change
Land:	21,200	21,300	0.5%
Improved:	100	100	0.0%
Total:	21,300	21,400	0.5%

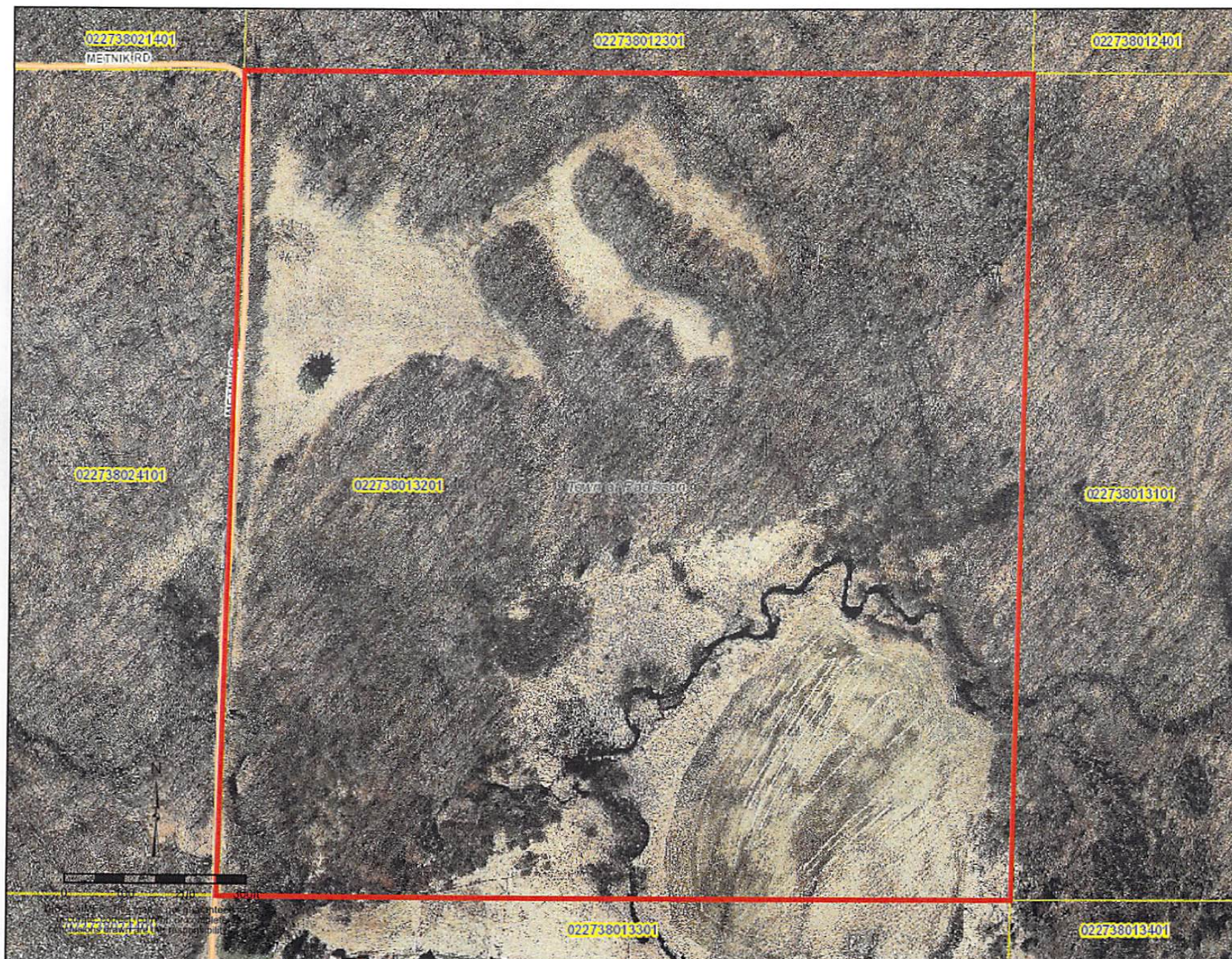


Property History

N/A











Conditional Use Permit Request STAFF REPORT

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

File: # CUP 23-024

Applicant:

Jean Roedl Etal
1351 310th Ave
Frederic, WI 54837

Agent:

Vertical Bridge VBTS, LLC, Buell Consulting, Inc.
Site Development Agent: Karl Gerber

Property Location & Legal Description:

Town of Winter. Part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$; S03, T39N, R05W; Parcel #032-539-03-1101; Tax ID #34673; 39.47 total acres; Zoned Residential/Recreational One (RR-1).

Purpose of Request:

Permit desired for a 100' x 100' lease area for a 225' telecommunication tower and its ground equipment that is to provide better cell phone and data coverage to the surrounding area. Along with a gravel driveway coming off of County Highway B to the lease area, per Section 17.2 (B) (2) of the Sawyer County Zoning Ordinance and Sawyer County Telecommunication Ordinance in conjunction with WI State Stats.

Project History/Summary of Request/Summary of State mobile tower siting regulations:

With the new changes to WI Chapter 66.0404 mobile tower siting regulations including the changes in 2017 and in 2019 Counties are somewhat limited in local regulations as long as the applicant or mobile service provider comply with the provisions and regulations specified in 66.0404. The Sawyer County Telecommunication Ordinance would not be compliant at this point to State Statutes and the State Statutes would need to be followed. The only element that the Sawyer County Zoning Telecommunication Ordinance is utilizing is that a Conditional Use Permit is required for a telecommunication facility.

Per the regulations established in 66.0404(2)(b) the application process which a person must complete to engage in the siting, construction, or modification activities shall be in writing and shall contain all of the following information:

1. The name and business address of, and the contact individual for, the applicant. **(included in attached packet)**
2. The location of the proposed or affected support structure. **(included in attached packet)**
3. The location of the proposed mobile service facility. **(included in attached packet)**
- ~~4. If the application is to substantially modify an existing support structure, a construction plan which describes the proposed modifications to the support structure and the equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and related equipment associated with the proposed modifications. (new structure-not applicable)~~
5. If the application is to construct a new mobile service support structure, a construction plan which describes the proposed mobile service support structure and the equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and related equipment to be placed on or around the new mobile service support structure. **(included in attached packet)**
6. If an application is to construct a new mobile service support structure, an explanation as to why the applicant chose the proposed location and why the applicant did not choose collocation, including a sworn statement from an individual who has responsibility over the placement of the mobile service support structure attesting that collocation within the applicant's search ring would not result in the same mobile service functionality, coverage, and capacity; is technically infeasible; or is economically burdensome to the mobile service provider. **(included in attached packet)**

The Sawyer County Zoning Administrator has deemed that the application is complete.

Within 90 days of its receipt of a complete application (August 14, 2023), a political subdivision (Sawyer County) shall complete all of the following or the applicant may consider the application approved, except that the applicant and the political subdivision may agree in writing to an extension of the 90 day period.

1. Review the application to determine whether it complies with all applicable aspects of the political subdivision's building code and, subject to the limitations in this section, zoning ordinances. **(All other determinations have been tentatively approved by the Zoning & Conservation Department including setbacks, floodplains, and other County Zoning Ordinances not subject to the limitations described later in this staff report)**
2. Make a final decision whether to approve or disapprove the application.
3. Notify the applicant, in writing, of its final decision.
4. If the decision is to disapprove the application, include with the written notification substantial evidence which supports the decision.
 - A political subdivision may disapprove an application if an applicant refuses to evaluate the feasibility of collocation within the applicant's search ring and provide the sworn statement.

- A party who is aggrieved by the final decision of a political subdivision may bring an action in the circuit court of the county in which the proposed activity, which is the subject of the application, is to be located.
- If an applicant provides a political subdivision with an engineering certification showing that a mobile service support structure, or an existing structure, is designed to collapse within a smaller area than the setback or fall zone area required in a zoning ordinance, that zoning ordinance does not apply to such a structure unless the political subdivision provides the applicant with substantial evidence that the engineering certification is flawed. **(The proposed tower height would be 225' and would be located 175' to the closest setback line. The applicant must either provide a letter from a professional engineer indicating that even though the tower would be within the fallzone of a setback line that the tower is designed to collapse with a radius less than 175' or move the location of the tower to a distance of a minimum of 225' from the ROW. This will be placed as a condition of approval in the fallzone letter has not been received at the time of "Staff Report" creation. In conversations with the agent he has stated that all towers now are designed to be self-collapsing and will reach out to the engineer to provide documentation prior to the Zoning Committee Public Hearing. (If the committee accepts the engineering certificate a greater setback distance than the fallzone distance from a setback line may not be imposed.)**

66.0404(4) Limitations: With regard to an activity described for new construction a political subdivision may not do any of the following:

- Impose environmental testing, sampling, or monitoring requirements, or other compliance measures for radio frequency emissions, on mobile service facilities or mobile radio service providers.
- Enact an ordinance imposing a moratorium on the permitting, construction, or approval of any such activities.
- Enact an ordinance prohibiting the placement of a mobile service support structure in particular locations within the political subdivision.
- Charge a mobile radio service provider a fee in excess of \$3,000 for new construction.
- Charge a mobile radio service provider any recurring fee for new construction or a class 2 collocation.
- Permit 3rd party consultants to charge the applicant for any travel expenses incurred in the consultant's review of mobile service permits or applications.
- Disapprove an application to conduct an activity based solely on aesthetic concerns.
- Disapprove an application to conduct a class 2 collocation on aesthetic concerns.
- Enact or enforce an ordinance related to radio frequency signal strength or the adequacy of mobile service quality.
- Impose a surety requirement, unless the requirement is competitively neutral, nondiscriminatory, and commensurate with the historical record for surety requirements for other facilities and structures in the political subdivision which fall into disuse. There is a

rebuttable presumption that a surety requirement of \$20,000 or less complies with this paragraph.

- Prohibit the placement of emergency power systems.
- Require that a mobile service support structure be placed on property owned by the political subdivision.
- Disapprove an application based solely on the height of the mobile service support structure or on whether the structure requires lighting.
- Condition approval of such activities on the agreement of the structure or mobile service facility owner to provide space on or near the structure for the use of or by the political subdivision at less than the market rate, or to provide the political subdivision other services via the structure or facilities at less than the market rate.
- Limit the duration of any permit that is granted.
- Require an applicant to construct a distributed antenna system instead of either constructing a new mobile service support structure or engaging in collocation.
- Disapprove an application based on an assessment by the political subdivision of the suitability of other locations for conducting the activity.
- Require that a mobile service support structure, existing structure, or mobile service facilities have or be connected to backup battery power.
- Impose a setback or fall zone requirement for a mobile service support structure that is different from a requirement that is imposed on other types of commercial structures.
- Consider an activity a substantial modification if a greater height is necessary to avoid interference with an existing antenna.
- Consider an activity a substantial modification if a greater protrusion is necessary to shelter the antenna from inclement weather or to connect the antenna to the existing structure by cable
- Limit the height of a mobile service support structure to under 200 feet
- Condition the approval of an application on, or otherwise require, the applicant's agreement to indemnify or insure the political subdivision in connection with the political subdivision's exercise of its authority to approve the application.
- Condition the approval of an application on, or otherwise require, the applicant's agreement to permit the political subdivision to place at or collocate with the applicant's support structure any mobile service facilities provided or operated by, whether in whole or in part, a political subdivision or an entity in which a political subdivision has a governance, competitive, economic, financial or other interest.

Additional information for Conditional Use Permits:

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

If an applicant agrees to meets all of the requirements and conditions specified in the county ordinance or those imposed by the county zoning board, the county shall grant the

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

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

- 1 Land Use Permit for telecommunication facility is required.
- 2 A separate site address/fire # is required for the tower location
- 3 A fallzone letter is required for a lesser setback distance to the right-of-way line to County Hwy B.
- 4 Prior to issuing the Land Use Permit the applicant or owner of the telecommunication facility shall provide a bond, irrevocable letter of credit, of their suitable financial guarantee as to ensure the removal of facility if it falls into disuse and restoration back to pre-construction state in the amount of \$20,000.
- 5 All other town, County, State, Federal Laws are followed including:
 - Town approval of the CUP case
 - County Hwy approval for additional driveway access onto County Hwy B.
 - 40' wetland setback compliance for all fencing requirements.

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 and County Comprehensive Plan
- 9 It would not create an objectionable view.

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

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



Conditional Use Public Hearing Application

CUP # 23-024

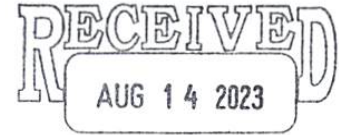
TO: Sawyer County Zoning and Conservation Administration

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: Jean Roedl, Rebekah Akins, Michael Stafford, Patrick Stafford, and Rachel Stafford

5787W County Hwy B

Winter, WI 54896

Phone: 715-415-4528

Email: kgerber@buellconsulting.com

Property description including Parcel Number: Parcel Id: 57-032-2-39-05-03-1 01-000-000010

A 40-acre parcel that is heavily wooded and has a small cabin in the NW corner. PT + NENE, S03, T31N,
R05W, tax id 34673. 39.47 Acres zoned RR-1.

Permit desired for:

A 100' x 100' lease area for a 225' telecommunications tower and its ground equipment, that is to provide better
cell phone and data coverage to the surrounding area. Along with a gravel driveway coming off of County Highway B to the
lease area. per Sawyer County telecommunication ordinance

(On Behalf of the property owners) Karl Gerber

Karl Gerber
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:

Karl Gerber on behalf of Vertical Bridge VBTS, LLC

750 Park of Commerce Drive, Suite 200

Boca Raton, Florida 33487

715-415-4528

kgerber@buellconsulting.com

Fee: \$350.00

Date of Public Hearing: OCT. 20, 2023

Gravel Pit renewal \$300.00

Rev January 2023

Real Estate Sawyer County Property Listing

Today's Date: 8/14/2023

Property Status: Current

Created On: 2/6/2007 7:55:58 AM



Description

Updated: 3/22/2023

Tax ID:	34673
PIN:	57-032-2-39-05-03-1 01-000-000010
Legacy PIN:	032539031101
Map ID:	.1.1
Municipality:	(032) TOWN OF WINTER
STR:	S03 T39N R05W
Description:	PRT NENE (TR STAFFORD LIFE ESTATE)
Recorded Acres:	39.470
Calculated Acres:	39.113
Lottery Claims:	0
First Dollar:	Yes
Zoning:	(RR1) Residential/Recreational One
ESN:	428



Tax Districts

Updated: 2/6/2007

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



Recorded Documents

Updated: 3/22/2023

QUIT CLAIM DEED	
Date Recorded: 3/16/2023	443731
MINERAL CLAIM	
Date Recorded: 10/10/2019	420395
QUIT CLAIM DEED	
Date Recorded: 4/27/2006	338312
QUIT CLAIM DEED	
Date Recorded: 12/7/2001	296274 780/15
QUIT CLAIM DEED	
Date Recorded: 4/6/2001	290064 736/190
WARRANTY DEED	
Date Recorded: 10/25/1995	251000 564/241
WARRANTY DEED	
Date Recorded: 4/13/1994	241214 530/280



Ownership

Updated: 3/22/2023

JEAN M ROEDL	FREDERIC WI
PATRICK T STAFFORD	BEAVER DAM WI
RACHEL A STAFFORD	
MICHAEL D STAFFORD	
REBEKAH L AKINS	FREDERIC WI

Billing Address:

JEAN M ROEDL
1351 310TH AVE
FREDERIC WI 54837

Mailing Address:

JEAN M ROEDL
1351 310TH AVE
FREDERIC WI 54837



Site Address * indicates Private Road

5787W COUNTY HWY B WINTER 54896



Property Assessment

Updated: 10/10/2016

2023 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.000	4,500	16,200
G6-PRODUCTIVE FOREST	38.470	39,100	0

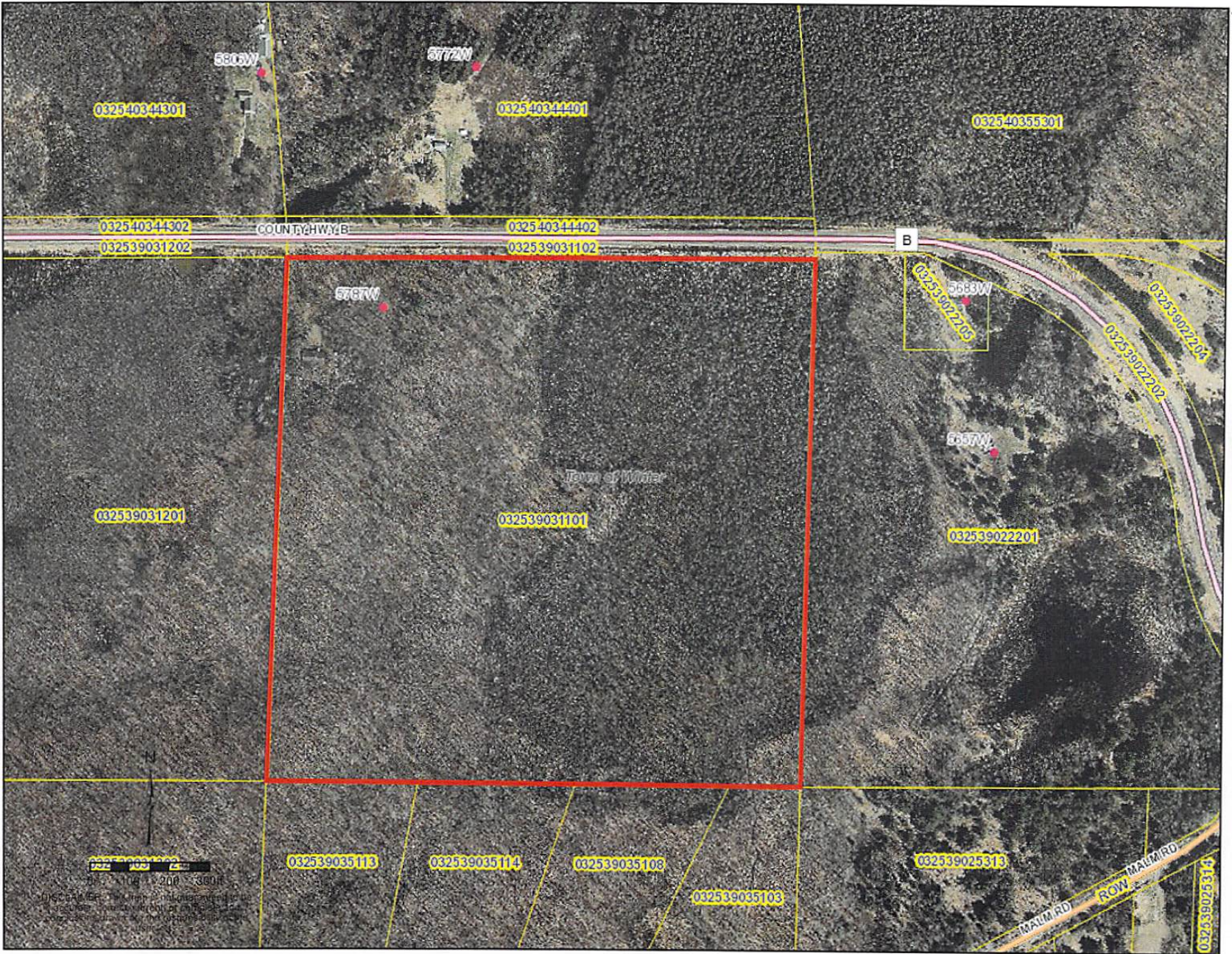
2-Year Comparison

	2022	2023	Change
Land:	43,600	43,600	0.0%
Improved:	16,200	16,200	0.0%
Total:	59,800	59,800	0.0%

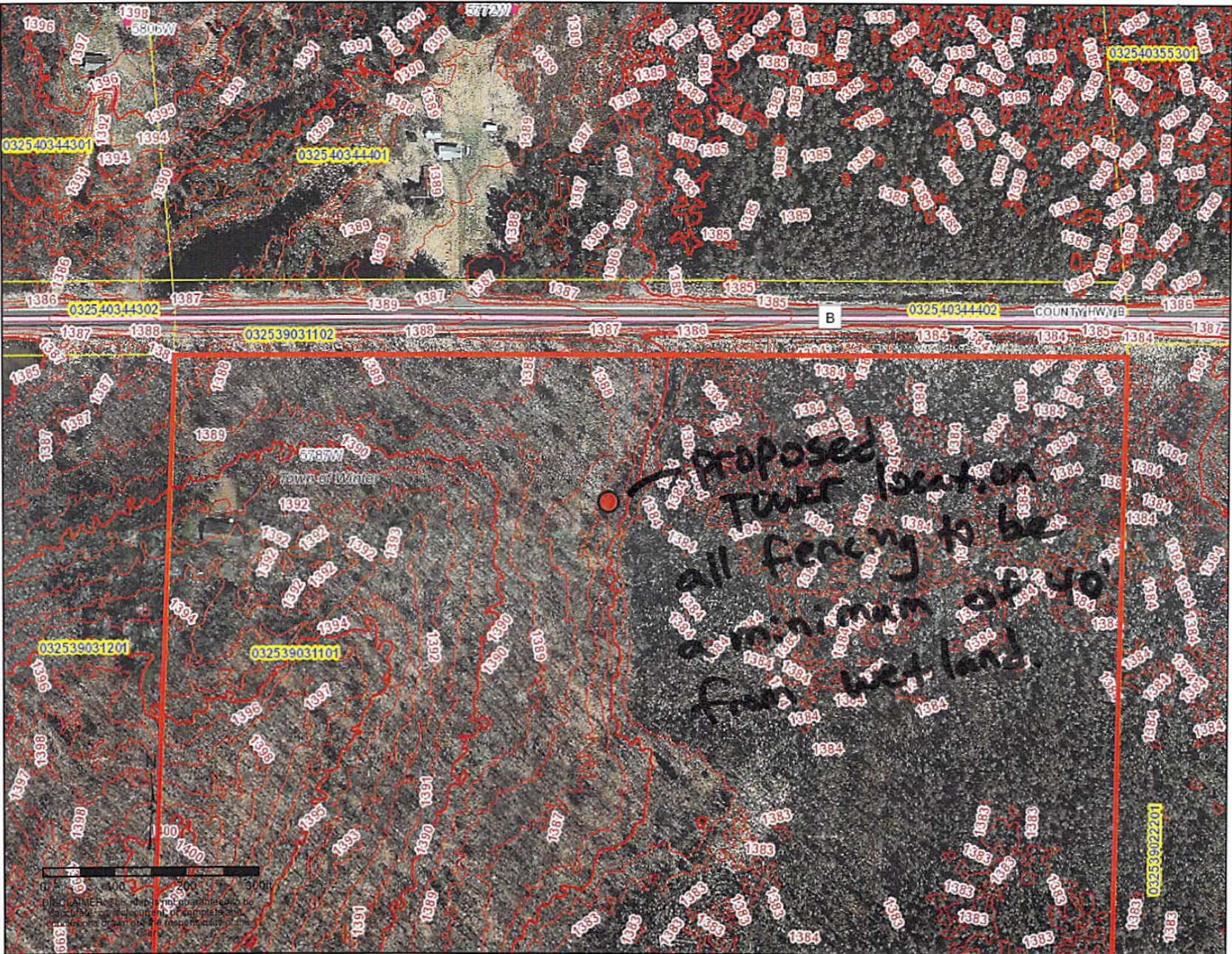


Property History

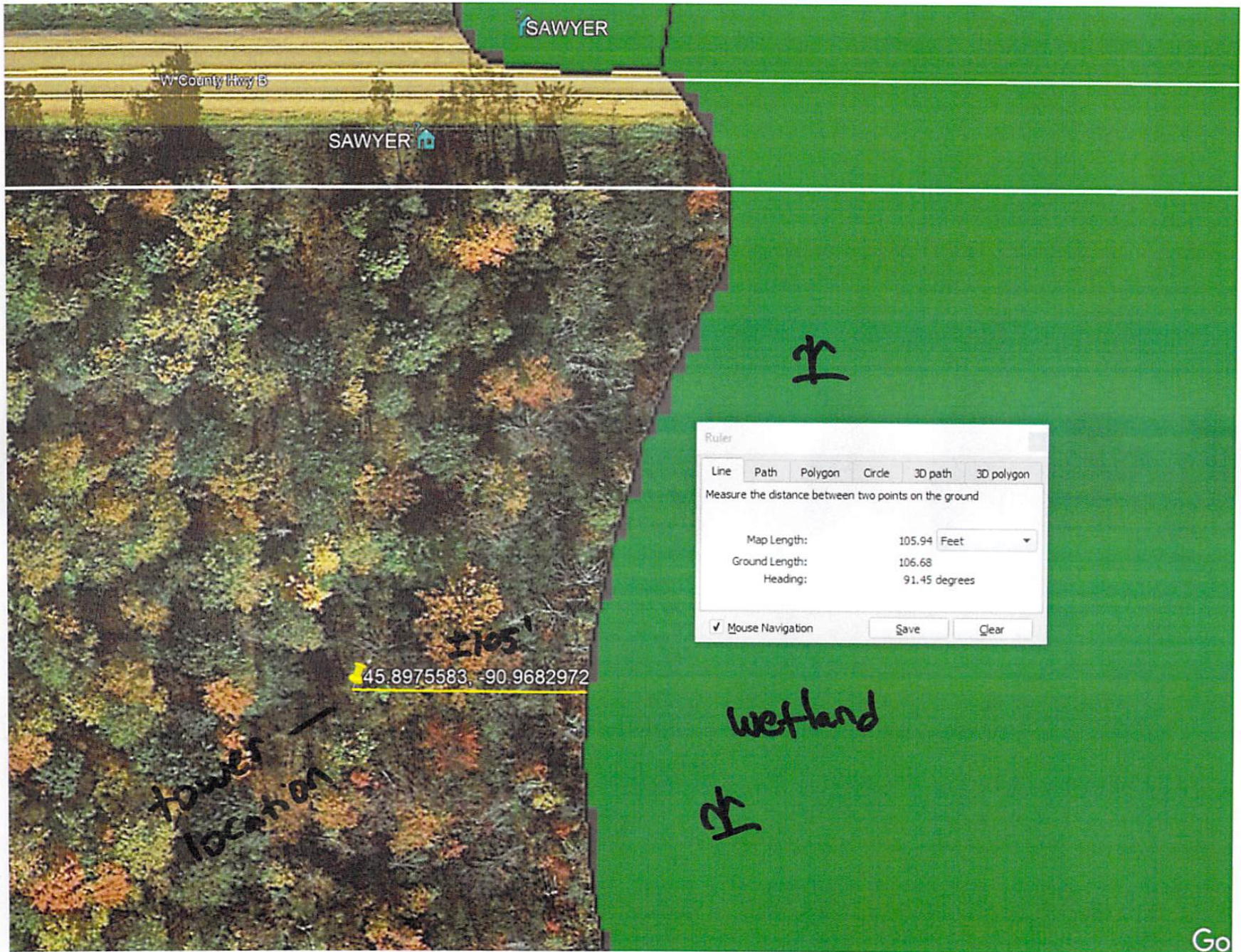
N/A



DISCLAIMER: This map is not a legal document and should not be used for legal purposes. It is for informational purposes only. The information on this map is not guaranteed to be accurate and is subject to change without notice.









BUELL CONSULTING, INC.
720 Main Street, Suite 200
Saint Paul, MN 55118
(651) 361-8110
www.buellconsulting.com

Wednesday, August 4, 2023

County of Sawyer, WI
Department of Zoning & Conservation
Attn: Jay Kozlowski, Zoning &
Conservation Administrator
10610 Main Street
Hayward, WI 54843

RE: CUP Application for New Tower Site – Vertical Bridge VBTS, LLC ref. US-WI-5576 / Barber Lake
Property: Sawyer County PID 57-032-2-39-05-03-1 01-000-000010, comprised of part of NE 1/4 of
Section 3-39-5

Dear Jay Kozlowski, the County of Sawyer Zoning & Conservation, and the Sawyer County Zoning
Committee, on behalf of Vertical Bridge VBTS, LLC, Buell Consulting, Inc. hereby submits a Conditional Use
Application for a Communications Tower on the property with Sawyer County PID 57-032-2-39-05-03-1 01-
000-000010 owned by Jean M. Roedl, Michael D. Stafford, Patrick T. Stafford, Rebekah L. Moll and Rachel
A. Stafford, to each an undivided 1/5th interest

Enclosed with this letter are the following items:

- Zoning Narrative (see immediately following pages) explaining how our proposed project complies with the
County of Sawyer's Zoning Ordinance
- CUP application fee check in the amount \$350
- CUP application form completed and signed by me, on behalf of the applicant, Vertical Bridge VBTS, LLC, and by
the property owner.
- Site Plans by Design 1
- Fall zone letter
- Legal descriptions of Vertical Bridge's lease area and easements on the property

**Please do not hesitate to call for any clarifications or additional questions related to any of the CUP application
materials. So that we can monitor various internal and external deadlines, including but not limited to the deadline
for approval of this application under Section 66.0404(2)(d) of Wisconsin statutes, please confirm that this application
is complete or, if it is not complete, please provide a detailed description of the required information that is
incomplete pursuant to Section 66.0404(2)(c) of Wisconsin statutes.**

Sincerely,

Karl Gerber

Site Development Agent on behalf of Vertical Bridge VBTS, LLC
Phone: 715-415-4528
Email: kgerber@buellconsulting.com

Zoning Narrative

Conditional Use Permit Application for a New Communication Tower

Sawyer County PID 57-032-2-39-05-03-1 01-000-000010

This zoning narrative is included to state how our application complies with the County of Sawyer's Zoning Ordinance (cited ordinance language is in *blue italics*, our responses are in normal font).

Communication Tower Use:

Our proposed use is located on a parcel zoned as RR-1 Residential / Recreational 1, within the Town of Winter in the County of Sawyer. According to the SAWYER COUNTY TELECOMMUNICATIONS FACILITIES ORDINANCE, SECTION 5. AREAS WHERE TELECOMMUNICATIONS FACILITIES MAY BE ALLOWED OR PROHIBITED, SUBSECTION A. Telecommunications facilities may be allowed as a conditional use only in the following zoning districts, subject to public hearing, review and approval by the applicable Town and Sawyer County Zoning Committee: 7. Residential Recreational 1 (RR-1). In addition, the proposed site is ideal for a cell tower because it is heavily wooded so the ground equipment, base of the tower and lower portion of the tower will be hidden from public view. Also, there are several wooded and vacant lots adjacent to the proposed site, yet it's close enough to residential areas to provide enhanced service to the area residents and to traffic traveling on State Rd. 70, County Hwy B, County Hwy W, and other roads in the area. Finally, pursuant to Section 66.0404(4)(c) of Wisconsin statutes, a municipality may not prohibit placement of a communication tower in particular locations in the municipality. Therefore, our proposed use is appropriate at the proposed location from both a legal and practical perspective.

Performance Standards and Underlying Zoning District Setbacks:

Tower-specific standards:

Per SAWYER COUNTY TELECOMMUNICATIONS FACILITIES ORDINANCE:

Sub Section 7: Co-location:

- A. *"Any applicant requesting permission to install a new telecommunications tower shall provide evidence of written contact with all wireless service providers who supply service within 3 miles of the proposed facility."* There are no other towers within 3 miles of the proposed facility.
- B. *"The applicant shall inquire about potential co-location opportunities at all technically feasible locations."* There are no potential co-location opportunities in the area.
- C. *The contacted providers shall be requested to respond in writing to the inquiry within 30 days. The applicant's letter(s) as well as response(s) shall be presented to the department as a means of demonstrating the need for a new tower. Supporting evidence of the need for a new tower may consist of any of the following conditions:*
 - 1. *No existing towers or alternative support structures are located within the geographic area required to meet the applicant's engineering requirements.* There are no existing towers in the area. There are no alternative support structures in the area that meet our engineering requirements.
 - 2. *Existing towers or alternative support structures are not of sufficient height to meet the applicant's engineering requirements.* There are no existing towers in the area. There are no alternative support structures in the area that meet the height



- requirements needed.
3. *"Existing towers or alternative support structures do not have sufficient strength to support the applicant's proposed antenna and related equipment."* Not applicable due to there being no towers or support structures in the area.
 4. *"The applicant's proposed system would cause electromagnetic interference with the system on the existing tower or alternative support structure, or the system on the existing tower or alternative support structure would cause electromagnetic interference with the applicant's proposed system."* Not applicable due to there being no towers or support structures in the area.
 5. *"The fees, cost or contractual provisions required by the owner to share an existing tower or alternative support structure or to adapt an existing tower or alternative support structure for co-location are unreasonable. Costs are considered reasonable if they conform to contractual terms standard in the industry within the north-west Wisconsin area or do not exceed the cost of new tower development."* Not applicable due to there being no towers or support structures in the area.

Sub Section 8: Design Requirements

- A. *"Lattice towers may be allowed if all other requirements of this chapter are met."* See attached site plans of proposed lattice tower.
- D. *"Height of all telecommunications towers shall be limited to no more than 300 feet above original grade, unless the applicant can demonstrate to the satisfaction of the Sawyer County Zoning Committee that a greater height is necessary to provide coverage meeting the minimum requirements of the Federal Communication Commission (FCC) license(s) and that no feasible alternative exists to provide coverage, such as co-locating on existing telecommunications towers or alternative support structures, constructing a new tower in a different location or constructing multiple towers of a shorter height."* The proposed tower is to be 225' tall.
- E. *"New towers shall be designed structurally and electrically to accommodate the applicant's antennas and comparable antennas for at least 3 additional users (minimum of 4 total users required for each telecommunications facility structure). Towers must also be designed to allow for future rearrangement of antennas on the tower and to accept antennas mounted at different heights. The requirement for construction to allow a minimum of 3 additional users may be waived by the Sawyer County Zoning Committee if evidence is provided that a special circumstance exists that would prevent the proposed telecommunications facility structure from feasibly supporting additional users and antennas."* See attached drawings that show the proposed tower is designed to accommodate a minimum of 4 carriers.

Sub Section 9: Performance Standards

- A. *"Monitoring and Reporting. The applicant shall monitor the telecommunications facility to ensure full compliance with Federal Communication Commission (FCC) regulations. A report shall be submitted to the department within one month of activation of the facility. Additional reports shall be submitted as needed in conformance with Section 12. Annual Fee and Reporting Requirements, of this ordinance."* A report shall be submitted to the department within one month of activation of the facility showing that it is in full compliance with FCC regulations.
- B. *"Security. All telecommunications facilities shall be reasonably protected against unauthorized access. The bottom of all towers from the ground level to 12 feet above ground shall be designed to preclude unauthorized climbing and shall be enclosed with a minimum of a 6 foot high chain link fence with a locked gate. Guy anchors of guyed towers shall be similarly protected."* See attached site plans showing the fencing of the proposed site.
- C. *"Signs. Signs shall be mounted on the fenced enclosure on or adjacent to the gate prohibiting entry without*

authorization, warning of the danger from electrical equipment and unauthorized climbing of the tower, and identifying the owner of the tower and telephone number for contact in case of emergency. The sign shall be no larger than 6 square feet. No commercial advertising signs may be located on a telecommunications facility site. A Sign shall be mounted on the fenced enclosure prohibiting entry without authorization, warning of the danger from electrical equipment and unauthorized climbing of the tower, and identifying the owner of the tower and telephone number for contact in case of emergency.

- D. *"Screening and Landscaping. All telecommunications facilities, except exempt facilities, shall be designed to blend into the surrounding environment and to hide views of the facility from adjoining properties and public roads to the greatest extent feasible."* The use of existing trees and vegetation will hide views of the facility from adjoining properties and public roads to the greatest extent feasible.
 - 1. *"Existing mature vegetation and natural landforms shall be preserved to the greatest extent possible."* Only the trees and vegetation that need to be removed shall be removed for the construction of the site and access road.
- E. *"Lighting. No lighting of the principal telecommunications facility structure shall be allowed unless required by the Federal Aviation Administration (FAA) or Federal Communications Commission (FCC). If required, lighting shall be installed only when no other options are available."* Only the required lighting from the FAA and/or FCC will be installed.
- F. *"Access. Access shall be provided by an all-weather gravel or paved driveway."* See attached site plans of access road.

Underlying district standards:

Per SAWYER COUNTY TELECOMMUNICATIONS FACILITIES ORDINANCE:

Sub Section 18: DIMENSIONAL REQUIREMENTS

Setbacks: Yard Required:
Front – 30 feet
Side – N/A feet
Back – 40 feet

We far exceed the above-defined minimum setbacks. The proposed communication tower structure is approximately 225' from the right of way of County Hwy B. The side setbacks are approximately 705' to the East and 614' to the West. The rear would be approximately 1,055' to the South. [Note: that setbacks mandated by ordinance may be modified, pursuant to Section 66.0404(2)(g) of Wisconsin statutes, based on an engineering report showing a lesser fall zone than the setback otherwise prescribed by ordinance.]

- 1. *Required Lot Area:* *With public sewer (10,000 sq. ft.)*
Without public sewer (20,000 sq. ft.)

The underlying lot complies with this requirement. The proposed communications tower is located on 10,000 sq. ft. of leased land within an RR-1 parcel of 39.11 acres.

- 2. *Minimum Lot Width:*
With public sewer– 75 feet
Without public sewer – 100 feet



The proposed communications facility is located in an RR-1 parcel of 39.11 acres, with approximate dimensions of 1,315' x 1,290'.

Conditional Use Permit Application Requirements:

Per SAWYER COUNTY TELECOMMUNICATIONS FACILITIES ORDINANCE:

Sub Section 6: Conditional Use Permit (CUP) Required.

C. *"In addition to the information required by Section 8.0 Conditional Use, Sawyer County Zoning Ordinance, the application shall include the following:"*

1. *"A legal description of the facility site."* Telecommunications tower.
2. *"A plat of survey showing:*
 - a. *a scale and north arrow,*
 - b. *contact name and phone number of the persons(s) or entity responsible for preparing the plat,*
 - c. *date the plat was prepared/last revised,*
 - d. *parcel boundaries,*
 - e. *proposed or existing lease area boundaries,*
 - f. *proposed CUP boundaries,*
 - g. *proposed tower site with footprint dimensions to include guyed wire ground surface locations,*
 - h. *location, footprints and labeled uses of all proposed structures and ancillary facilities within the CUP area,*
 - i. *proposed access roadways,*
 - j. *proposed landscaping and fencing within the CUP area,*
 - k. *land uses within 300' of the proposed CUP area shall be delineated and labeled (i.e., croplands, woodlands, lakes, ponds, rivers, streams, wetlands, flood zones, significant drainage courses etc.)."*

We believe the site plans included in our submittal package address all of the above requirements. The enclosed site plans are drawn to scale to show actual dimensions and shape of tower, access road, compound, and the lot to be built upon as required. Our plans comply with the requirements of the zoning code.

3. *"An original signature of the applicant, landowner, lessees and holders of easements. The identity of the carrier, service provider, applicant, landowner and their legal status. The name, address and telephone number of the officer, agent or employee responsible for the application."* Please see attached CUP application.
4. *"A description of the telecommunications services that the applicant offers or provides to persons, firms, businesses or institutions."* Verizon is to provide better cell phone and data coverage to the area.
5. *"In the case of a leased site, a lease agreement or binding lease memorandum which shows on its face that it does not preclude the facility owner from entering into leases on the tower with other provider(s) and the legal description and amount of property leased."* The signed lease does not preclude Vertical Bridge from entering into leases on the tower with other provider(s) and the legal description and amount of property leased.
6. *"Copies of co-location search letters and responses as defined by Section 7. Colocation, of this ordinance."* There are no towers or support structures within a 3-mile radius of the proposed



location.

12. *"An alternatives analysis, prepared and signed by a radio frequency engineer, shall be submitted by the applicant or on behalf of the applicant by its designated technical representative, except for exempt facilities, for review by the department and the Sawyer County Zoning Committee. The analysis shall identify all reasonable, technically feasible, alternative locations or facilities which could provide the proposed telecommunications service within 3 miles of the proposed site. The analysis shall include:"*

a. *"Propagation maps showing the existing and proposed signal of the carrier or service provider within all of Sawyer County and within at least 5 miles of the county boundary. Propagation maps shall include areas served through roaming agreements with other service providers if applicable."* See attached propagation map.

b. *"An explanation of the feasibility of co-locating the proposed telecommunication service on all existing facilities within the 3-mile radius."* There are no existing facilities in a 3-mile radius.

c. *"An explanation of the feasibility of locating the proposed telecommunication service on an alternative support structure within the 3-mile radius."* There are no existing facilities in a 3-mile radius.

d. *"An explanation of the rationale for the site that was selected in view of the relative merits of any of the feasible alternatives."* There are no feasible alternatives since there are no other existing facilities.

e. *"A report prepared by a structural engineer licensed by the state of Wisconsin certifying the structural design of the tower and its ability to accommodate at least three additional antennas."* See attached site plans showing the structural design of the tower and its ability to accommodate at least three additional antennas.

Per SAWYER COUNTY ZONING ORDINANCE SECTION 8.0 CONDITIONAL USE:

Sub Section 8.12 BASIS OF APPROVAL

"The County Zoning Committee shall consider the effect of such grant on the health, general welfare, safety, and economic prosperity of the county and of the immediate area in which such use would be located; including such considerations as the effect on established character and quality of the area, its physical attractiveness, existing topography, drainage features, erosion potential, vegetative cover, the prevention and control of water pollution, the location with respect to floodplains and floodways, the movement of traffic, and the relationship to existing or proposed roads, the demand for related services, the possible hazardous, harmful, noxious, offensive, or nuisance effect resulting from noise, dust, smoke, odor, and other factors."

As an initial matter, it is very important to note that Section 704 of the Federal Telecommunication Act of 1996, as amended, prevents a denial of a cell tower based on perceived adverse health effects from cell tower transmissions, stating:

"No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the

environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions."

In addition, the proposed telecommunication facility will positively impact public health, safety and welfare of the surrounding community by providing for the continuation and improvement of essential wireless communication network coverage and capacity in the area. As we have witnessed in 2020, reliable wireless communication network connectivity has become an integral necessity for everyday life for the vast majority of the economy. As seen lately, individuals, business, education and governmental institutions rely on these services. As such, this project supports the public health, safety, and welfare for all stakeholders in this part of the County of Sawyer, the Township of Winter, and Village of Winter.

Moreover, a communication tower serves the public good as an essential utility used for commercial, educational and personal services and supports robust emergency communications. Each such structure provides the innate benefit of hosting wireless carrier facilities, which in turn provide the widely-demanded coverage and capacity our populous needs to thrive in today's economy. Without such towers, much-needed capacity and coverage for our mobile devices would be absent. Thus, communication support structures like this application's proposed tower are considered a public related utility structure, and are necessary for the health, safety and general welfare.

There will be no creation of unreasonable noise, and no dust, air, water or other forms of environmental pollution created by this tower site.

There will be no traffic or burden on roads or other public services and facilities generated from this Communication Tower because it is an unmanned tower site, and there will be no unreasonable cost to the public due to this proposed Communication Tower.

Sub Section 9.22 APPLICATION PROCEDURE

An application for a land use permit shall be made to the Zoning Administrator upon forms furnished by the county and shall include the following:

- 1) Name and address of applicant and property owner.*
- 2) Legal description of the property and type of proposed use.*
- 3) A Scaled map or drawings showing accurately the location, size and shape of the lot(s) involved; existing and/or proposed structure(s) including the location of any public or private road or easement, or any wetland(s) or watercourse(s) and the existing and proposed use of each structure.*

Our Sawyer County Conditional Use Permit Application along with attached site plans fulfills these requirements for (1), (2), and (3)

Thank you for considering our proposed Conditional Use Permit Application and Submittal Package for Vertical Bridge's proposed tower facility. We believe we satisfy the requirements for the proposed cell tower facility, and we welcome any questions and comments as you review this application.

Please feel free to call me with any questions.

Sincerely,

Karl Gerber
Site Development Agent on Behalf of Vertical Bridge VBTS, LLC
Buell Consulting, Inc.
702 Main Street, STE 200
Saint Paul, MN 55118
Office/Cell: 715.415.452





Conditional Use Permit Request STAFF REPORT

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

File: # CUP 23-025

Applicant:

John & Mary Bross
127 Barb Blvd.
De Klab, IL 60115

Property Location & Legal Description:

Town of Bass Lake. Abendpost Beach 1st Addn., Lots 25& 26, Block 12; S31, T40N, R08W;
Parcel #002-106-12-2500; .171 total acres; Zoned Residential/Recreational One (RR-1). Primary Dwelling located at #7534N Court Oreilles Lake Drive.

Request: Permit desired for an accessory structure (garage) across Town Road from where primary dwelling is located. Size of proposed garage not to exceed 600 sq ft and a height of 18', 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 600 sq ft accessory structure on the back side of Court Oreilles Lake Drive from where the primary dwelling is located. The dimensions of the garage are shown in the attached maps within this packet. 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 250' 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 which would also need to be met for eave overhang setbacks. Impervious surfaces standards would not apply on this lot in that the lot is not entirely within 300' of the ordinary high-water mark as established by NR 115.05(1)(e). A previous CUP and variance case was requested on this parcel in 2021. The variance case was denied at the Town level for reduced road setbacks. This request was meet all road setback

requirements but would still require granting of the CUP for an accessory structure across a Town Road from where the primary dwelling is located.

Additional information for Conditional Use Permits:

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

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

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

- 1 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 600 square feet in total footprint and less than 18' 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

cup # 23-025

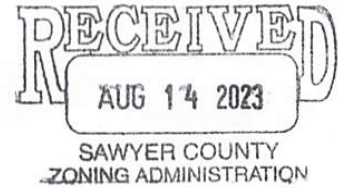
TO: Sawyer County Zoning and Conservation Administration

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:

John & Mary Jo Bross

127 Barb Blvd

De Kalb, IL 60115

Phone: 815-761-2700 Email: mjbreeze01@comcast.net

Property description including Parcel Number:

ABENPOST BEACH 1st ADDN LOTS 25 & 26 BLK 13

Tax ID: 301

PIN: 57-002-2-40-08-31-5 15-156-122500

Legacy PIN: 002106122500

Permit desired for:

Construction of Garage. *not to exceed 600 sq ft. As per section 4.26(2) Sawyer County Zoning Ord.*
18' in height

John Bross
Joe Bross
Owner Print & Sign

Mary Jo Bross
Mary Jo Bross
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:

Joe Heilmann

Tahoe Built LLC

13115 Brady Road

Drummond, WI 54832

612-991-3291

Fee: \$350.00

Date of Public Hearing: OCT. 20, 2023

Gravel Pit renewal \$300.00

Rev January 2023

Real Estate Sawyer County Property Listing

Today's Date: 8/14/2023

Property Status: Current

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



Description

Updated: 1/10/2014

Tax ID:	301
PIN:	57-002-2-40-08-31-5 15-156-122500
Legacy PIN:	002106122500
Map ID:	-13.12.25 & 26
Municipality:	(002) TOWN OF BASS LAKE
STR:	S31 T40N R08W
Description:	ABENDPOST BEACH 1ST ADDN LOTS 25 & 26 BLK 12
Recorded Acres:	0.171
Calculated Acres:	0.129
Lottery Claims:	0
First Dollar:	No
Zoning:	(RR1) Residential/Recreational One
ESN:	447



Tax Districts

Updated: 2/6/2007

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



Recorded Documents

Updated: 1/10/2014

WARRANTY DEED	
Date Recorded: 11/22/2013	388460
PERSONAL REPRESENTATIVES DEED	
Date Recorded: 8/30/1988	210700 423/354



Ownership

Updated: 1/10/2014

JOHN K BROSS	DE KALB IL
MARY JO BROSS	DE KALB IL

Billing Address:

JOHN K & MARY JO BROSS
127 BARB BLVD
DE KALB IL 60115

Mailing Address:

JOHN K & MARY JO BROSS
127 BARB BLVD
DE KALB IL 60115



Site Address * indicates Private Road

N/A



Property Assessment

Updated: 2/6/2007

2023 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	0.171	800	0

2-Year Comparison

	2022	2023	Change
Land:	800	800	0.0%
Improved:	0	0	0.0%
Total:	800	800	0.0%



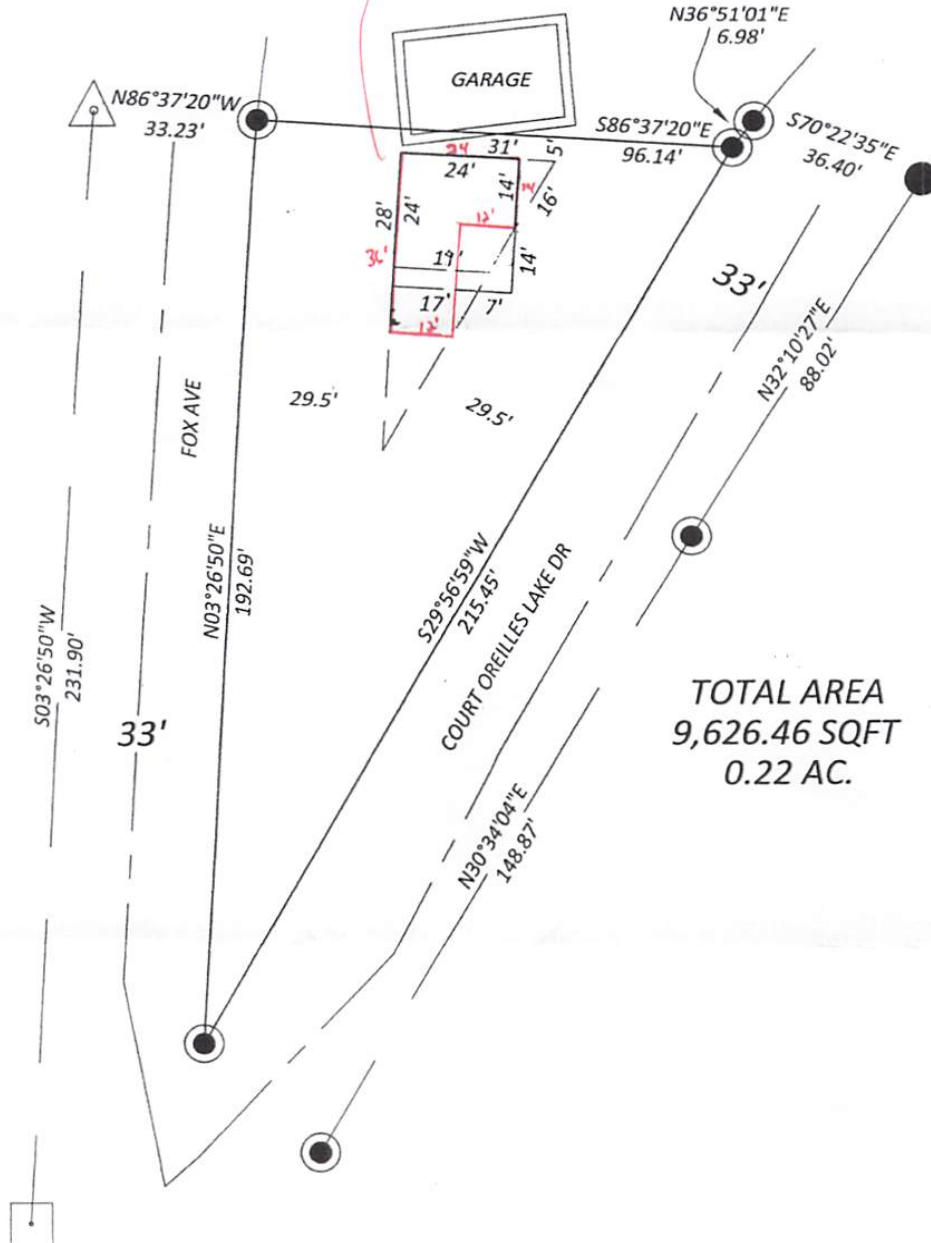
Property History

N/A

BLK 12

compliant setbacks.

LANDS
LOT 24











County Subdivision Plat Request STAFF REPORT

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

File: # Larson Family Place

Applicant:

Larson Family Property Trust

Surveyor:

Todd Goold

Property Location & Legal Description:

Town of Lenroot. Part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$; Lot 4 of CSM #8681. S09, T41N, R09W; Parcel #014-941-09-4205, 15.91 total acres, Approved Rezone to Residential/Recreational-Two (RR-2).

Purpose of Request & History:

Public Hearing for a final plat review. As part of the County Subdivision Plat Request the applicant is seeking to submit for a plat consisting of 2 total lots. A larger block of land was recently subdivided by certified survey map process. In order to further subdivide more than 4 lots within a 5-year timeframe a subdivision plat is required. The 2 proposed lots would have over 6 acres of land each that would be located above the OHWM and over 212' of frontage. The intent of the Subdivision Plat is to add another dwelling unit on the proposed separate lot.

As per the Sawyer County Subdivision Ordinance:

FINAL PLAT

Final plats shall be submitted to the Zoning Committee within 180 days of preliminary plat acceptance unless this requirement is waived in writing by the Zoning Committee.

Final plats shall be presented to the Zoning Administrator or Deputy at least ten (10) work days prior to the Zoning Committee meeting at which they are to be considered and shall be accepted, conditionally accepted or rejected by the Zoning Committee within 60 days of their submission.

The final plat shall conform to the preliminary plat as approved and to the requirements of all applicable ordinances and State laws and shall be submitted for certification first to those agencies having the authority to object to the plat as provided by Section 236.12(2) of the Wisconsin Statutes.

The final plat shall be accompanied by a Town resolution approving the construction plans of all

public roads. See Section 6.1.3(b) for additional information regarding the construction of roads.

Approved final plats shall be recorded in accordance with the statutory requirements, Section 236.2S, prior to the time that lots are offered for sale, reference is made to the map for sale purposes, or use is made of lot and block numbers shown on the plat

***The Zoning Administrator has Conditionally Approved the Final Plat**

The subdivider shall comply with Section 6.0 (Roads) before the final plat is approved by the Zoning Committee.

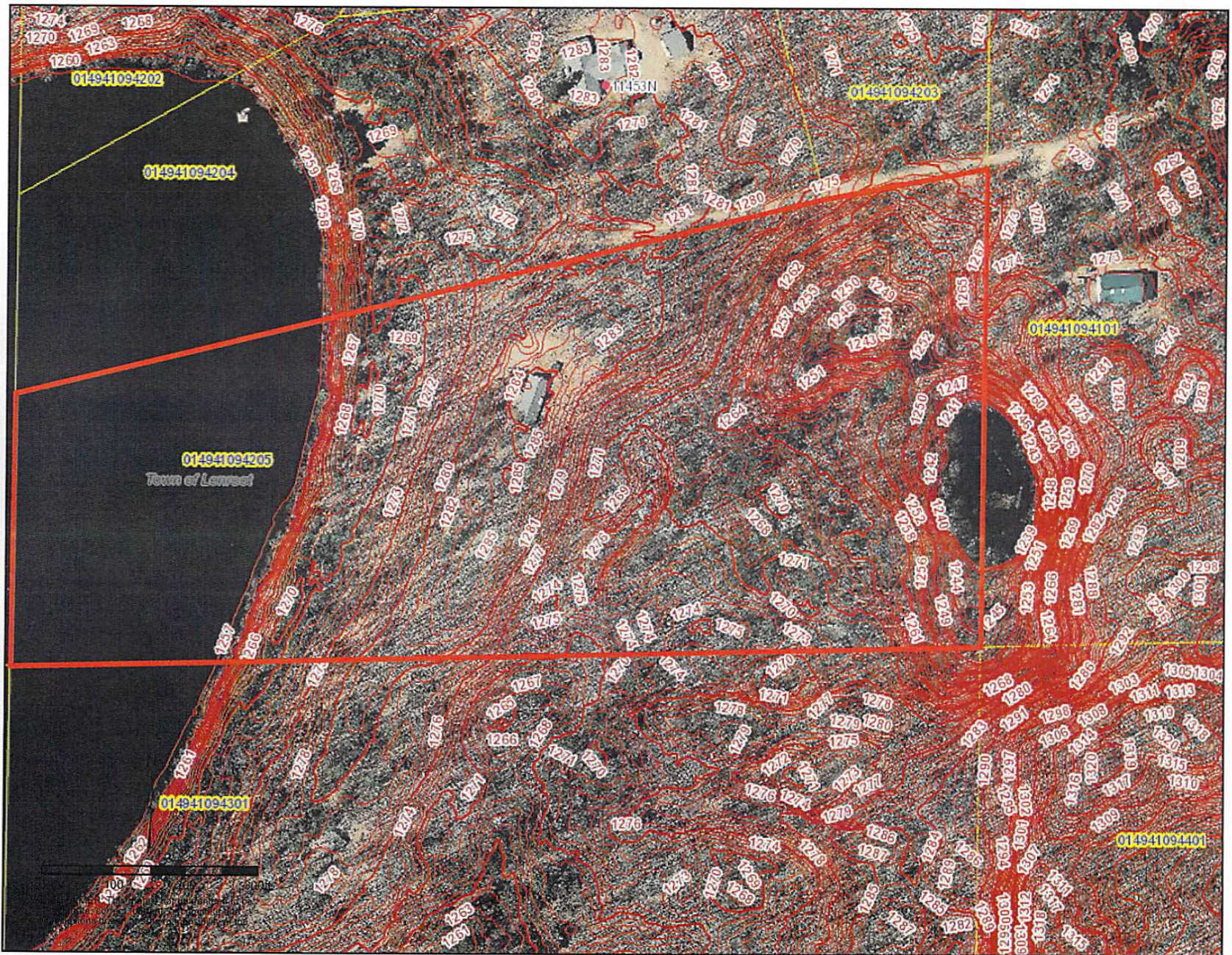
Where the Zoning Committee finds that additional information relative to a problem or concern posed by the proposed subdivision is needed, the Zoning Committee shall have the authority to request such information from the subdivider. Such additional information may include, but is not limited to soil borings conducted by a Certified Soil Tester, a storm water management plan under the provisions of NR 216; achieving the erosion control performance standards of NR 151 or Regional Flood Elevation. **This total development would be less than 1 acre of earth disturbance and would not require Storm Water Management. There is also no floodplain areas for this proposed development.**

Land which is deemed unsuitable for any proposed development by the Zoning Committee for reason of flooding, inadequate drainage, adverse soil or rock formation, severe erosion potential, unfavorable topography, inadequate water supply or sewage disposal capabilities or any other feature likely to be harmful to the health, safety or welfare of the future residents of the proposed subdivision or of the community shall not be subdivided. In applying for the provisions of this section, the Zoning Committee shall in writing recite the particular facts upon which it bases its conclusion that the proposed development is unsuitable and afford the subdivider an opportunity to present evidence regarding such suitability if he so desires at a public hearing as provided in this ordinance. Thereafter the Zoning Committee may affirm, modify, or withdraw its determination of unsuitability.

The Sawyer County Zoning Administrator has deemed that the application is complete.

**A SAWYER COUNTY PLAT,
LOT 4 OF CSM #8681, VOL. 38, PG. 68, DOCUMENT # 442681 AND
AFFIDAVIT DOC # 442757, LOCATED IN THE NW 1/4 - SE 1/4 OF
SECTION 09, T41N, R9W
TOWN OF LENROOT, SAWYER COUNTY, WISCONSIN**







County Subdivision Plat Request STAFF REPORT

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

File: # Hardwood Hills West

Applicant:

Paul Thompson

Surveyor:

Jesse Susan

Property Location & Legal Description:

Town of Hayward. Part of the SW $\frac{1}{4}$ of the WW $\frac{1}{4}$; S29, T41N, R08W; Consisting of 3 Parcels #010-841-29-3304, -3305, -3301; 23.82 total acres; Zoned Residential/Recreational- One (RR-1).

Purpose of Request:

Public Hearing for the final plat approval process. As part of the County Subdivision Plat Request the applicant is seeking to submit for a plat consisting of 11 total lots.

As per the Sawyer County Subdivision Ordinance:

FINAL PLAT

Final plats shall be submitted to the Zoning Committee within 180 days of preliminary plat acceptance unless this requirement is waived in writing by the Zoning Committee.

Final plats shall be presented to the Zoning Administrator or Deputy at least ten (10) work days prior to the Zoning Committee meeting at which they are to be considered and shall be accepted, conditionally accepted or rejected by the Zoning Committee within 60 days of their submission.

The final plat shall conform to the preliminary plat as approved and to the requirements of all applicable ordinances and State laws and shall be submitted for certification first to those agencies having the authority to object to the plat as provided by Section 236.12 (2) of the Wisconsin Statutes.

The final plat shall be accompanied by a Town resolution approving the construction plans of all public roads. See Section 6.1.3(b) for additional information regarding the construction of roads.

Approved final plats shall be recorded in accordance with the statutory requirements, Section

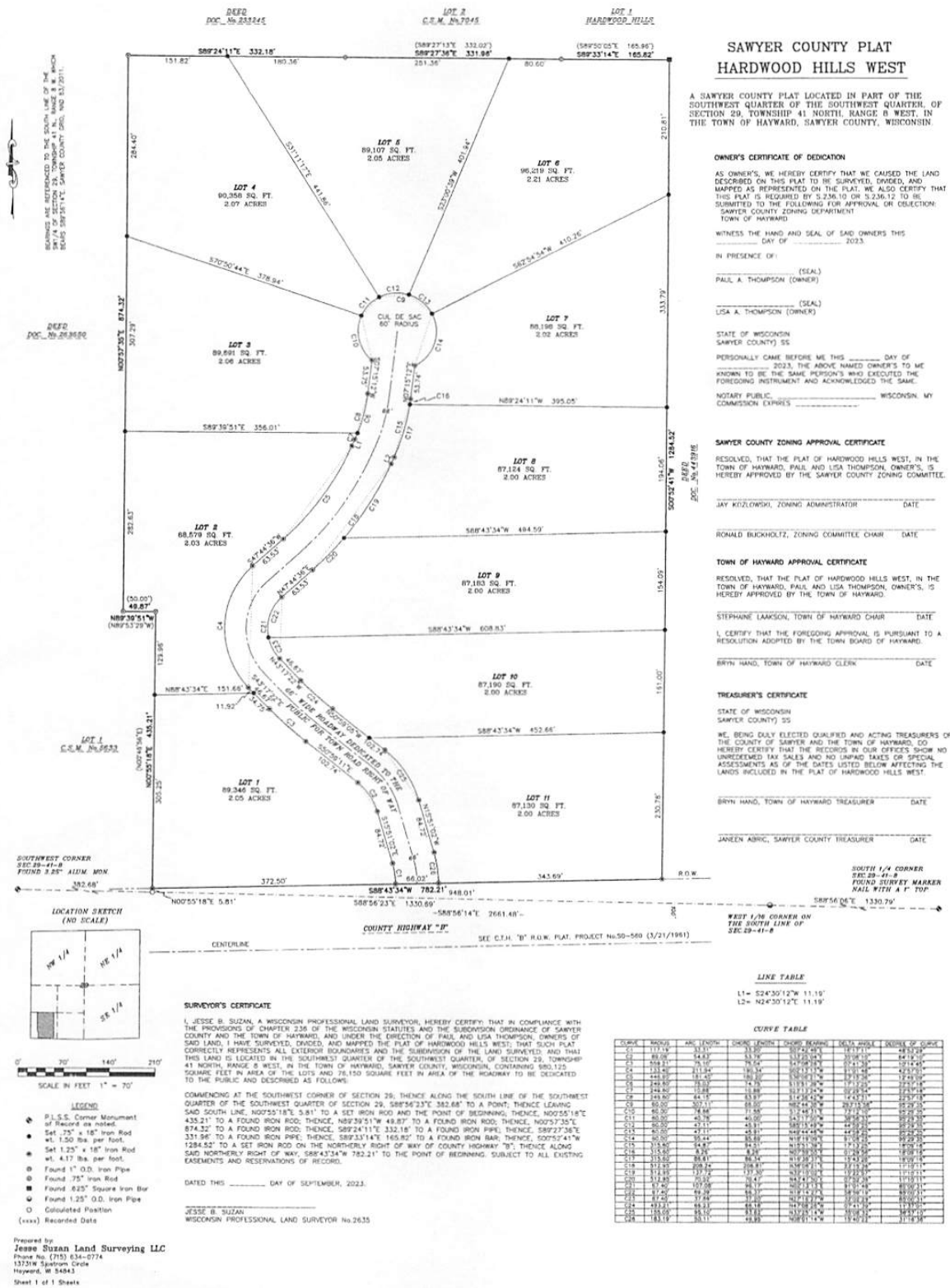
236.2S, prior to the time that lots are offered for sale, reference is made to the map for sale purposes, or use is made of lot and block numbers shown on the plat

***The Zoning Administrator has Conditionally Approved the Final Plat**

Where the Zoning Committee finds that additional information relative to a problem or concern posed by the proposed subdivision is needed, the Zoning Committee shall have the authority to request such information from the subdivider. Such additional information may include, but is not limited to soil borings conducted by a Certified Soil Tester, a storm water management plan under the provisions of NR 216; achieving the erosion control performance standards of NR 151 or Regional Flood Elevation. **Subdivider has submitted for a Storm Water MGMT plan to the WiDNR**

Land which is deemed unsuitable for any proposed development by the Zoning Committee for reason of flooding, inadequate drainage, adverse soil or rock formation, severe erosion potential, unfavorable topography, inadequate water supply or sewage disposal capabilities or any other feature likely to be harmful to the health, safety or welfare of the future residents of the proposed subdivision or of the community shall not be subdivided. In applying for the provisions of this section, the Zoning Committee shall in writing recite the particular facts upon which it bases its conclusion that the proposed development is unsuitable and afford the subdivider an opportunity to present evidence regarding such suitability if he so desires at a public hearing as provided in this ordinance. Thereafter the Zoning Committee may affirm, modify, or withdraw its determination of unsuitability.

The Sawyer County Zoning Administrator has deemed that the application is complete.



NWBE PROJECT	OTHER PROJECT	
	PROJECT	CONTRACT
NWBE 2023		

Plan Update - July 20, 2022

STATE OF WISCONSIN
TOWN OF HAYWARD

PLAN OF PROPOSED IMPROVEMENT

PAUL THOMPSON DEVELOPMENT

COUNTY HIGHWAY B

W1/3 E3/4 (DOC 275954), W1/2 E1/2 (DOC 279665), W1/2 E1/4 (DOC 273936) PRT SW1/4 SW1/4, SECTION 29, T41N, R8W

SAWYER COUNTY

NWBE PROJECT NUMBER

NWBE 2023

ORDER OF SHEETS

Section No.	1	Title
Section No.	2	Typical Sections and Details
Section No.	3	Estimate of Quantities
Section No.	3	Miscellaneous Quantities
Section No.	4	Right of Way Plat
Section No.	5	Plan and Profile
Section No.	6	Standard Detail Drawings
Section No.	7	Sign Plates
Section No.	8	Structure Plans
Section No.	9	Computer Earthwork Data
Section No.	9	Cross Sections

TOTAL SHEETS =



DESIGN DESIGNATION NWBE 2131

A.A.D.T.	N/A	=	N/A
A.A.D.T.	N/A	=	N/A
D.H.V.		=	N/A
D.D.		=	N/A
T.		=	N/A
DESIGN SPEED		=	N/A
ESALS		=	N/A

CONVENTIONAL SYMBOLS

PLAN
CORPORATE LIMITS

PROPERTY LINE

LOT LINE

LIMITED HIGHWAY EASEMENT

EXISTING RIGHT OF WAY

PROPOSED OR NEW R/W LINE

SLOPE INTERCEPT

REFERENCE LINE

EXISTING CULVERT

PROPOSED CULVERT
(Box or Pipe)

COMBUSTIBLE FLUIDS

MARSH AREA

WOODED OR SHRUB AREA

PROFILE

GRADE LINE

ORIGINAL GROUND

MARSH OR ROCK PROFILE
(To be noted as such)

SPECIAL DITCH

GRADE ELEVATION

CULVERT (Profile View)

UTILITIES

ELECTRIC

FIBER OPTIC

GAS

SANITARY SEWER

STORM SEWER

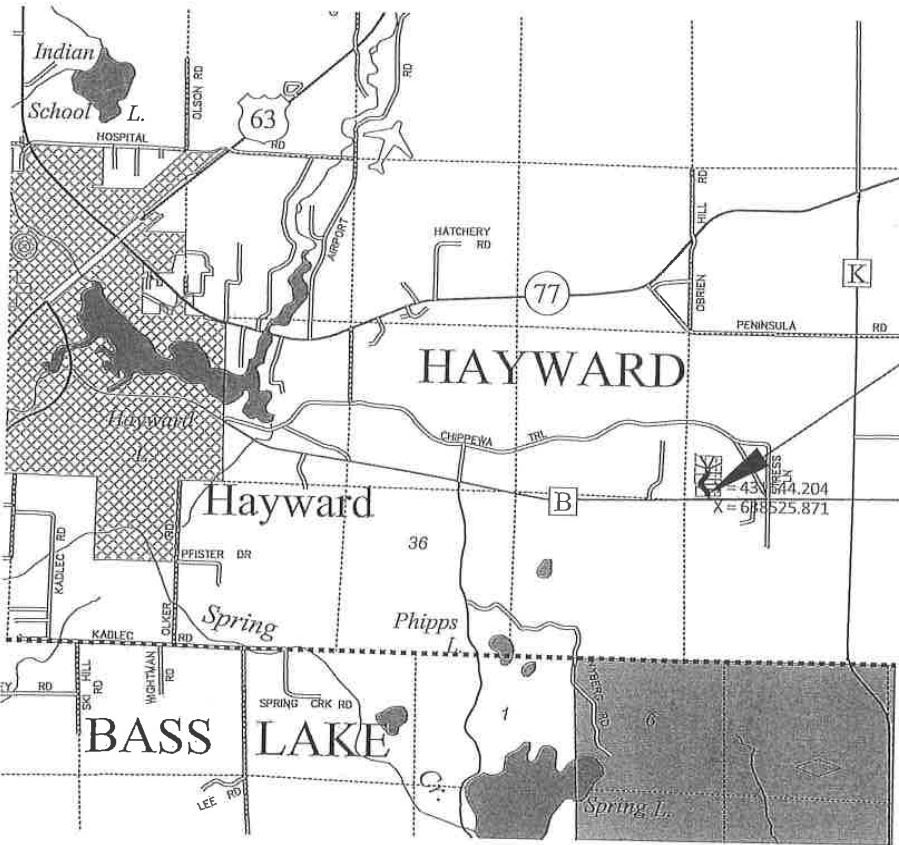
TELEPHONE

WATER

UTILITY PEDESTAL

POWER POLE

TELEPHONE POLE



PROJECT LOCATION

Y = 431,644
X = 638,526

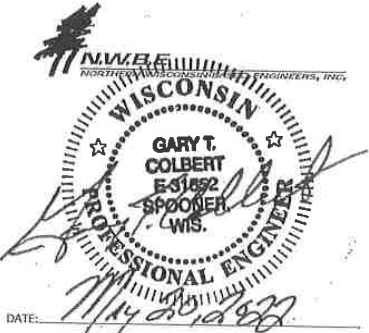
LAYOUT

SCALE 0 1.0 MI

ACCESS ROAD LENGTH = 0.227 MI

HORIZONTAL POSITIONS SHOWN ON THIS PLAN ARE WISCONSIN COORDINATE REFERENCE SYSTEM (WISCRS), SAWYER COUNTY, NAD83 (2012), IN U.S. SURVEY FEET. POSITIONS SHOWN ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES ARE THE SAME AS GROUND DISTANCES. ELEVATIONS ARE REFERENCED TO NAVD 88 (2011). GPS DERIVED ELEVATIONS ARE BASED ON GEOID 12A.

ORIGINAL PLANS PREPARED BY



ACCEPTED FOR
PAUL THOMPSON

Paul Thompson 5-23-22
PAUL THOMPSON (DATE)

PREPARED BY

Surveyor NWBE - S. YODER & B. ZEMBO
Designer NWBE - G. COLBERT, PE
Project Manager NWBE - H. HARRINGTON, PE

E

FILE NAME: \\NWBESEVER\DRAWINGS\NWBE_PROJECTS\DESIGN\2023_THOMPSON-CTHB-SWP\C3D-18\SHEETPLAN\010101_T1-2023.DWG

PLOT DATE: 5/12/2022 1:51 PM

PLOT BY: SHANE YODER

PLOT NAME:

GENERAL NOTES

PERFORM THE WORK UNDER THIS CONSTRUCTION CONTRACT FOR PAUL THOMPSON, PRT SWSW ON CTH B, TOWN OF HAYWARD, SAWYER COUNTY, WISCONSIN AS THE PLANS SHOW AND EXECUTE THE WORK AS SPECIFIED IN THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2022 EDITION, AS PUBLISHED BY THE DEPARTMENT, AND SUPPLEMENTAL SPECIAL PROVISIONS.

2022 WISCONSIN DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION CAN BE FOUND AT: [HTTPS://WISCONSINDOT.GOV/PAGES/DOING-BUS/ENG-CONSULTANTS/CNSLT-RSRCES/RDWY/STNDSPEC.ASPX](https://wisconsindot.gov/PAGES/DOING-BUS/ENG-CONSULTANTS/CNSLT-RSRCES/RDWY/STNDSPEC.ASPX)

THE WORK UNDER THIS CONTRACT SHALL CONSIST OF CLEARING & GRUBBING, COMMON EXCAVATION, BASE AGGREGATE DENSE, CULVERT PIPE, TRAFFIC CONTROL, EROSION CONTROL, LANDSCAPING, AND ALL INCIDENTAL ITEMS NECESSARY TO COMPLETE THE WORK AS SHOWN ON THE PLANS AND INCLUDED IN THE PROPOSAL AND CONTRACT.

THE LOCATIONS OF EXISTING AND PROPOSED UTILITY FACILITIES AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITY FACILITIES WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL COORDINATE ACTIVITIES WITH A CALL TO DIGGERS HOTLINE AND/OR A DIRECT CALL TO THE UTILITIES THAT HAVE FACILITIES IN THE AREA. NOT ALL UTILITIES ARE MEMBERS OF DIGGERS HOTLINE.

NO TREES SHALL BE REMOVED WITHOUT THE APPROVAL OF THE OWNER.

THE EXACT LOCATION OF THE EROSION CONTROL DEVICES SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD.

ALL EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

DO NOT REMOVE EROSION CONTROL DEVICES UNTIL VEGETATION HAS BEEN ESTABLISHED AND ALL DISTURBED AREAS HAVE BEEN STABILIZED.

STANDARD DETAIL DRAWINGS

- 08E08-03 TYPICAL INSTALLATIONS OF EROSION BALES/TEMPORARY DITCH CHECKS
- 08E09-06 SILT FENCE
- 08E15-01 CULVERT PIPE CHECK
- 08F01-11 APRON ENDWALLS FOR CULVERT PIPE
- 09A01-13A AT-GRADE SIDE ROAD INTERSECTION, TYPES B1, B2, C AND D AND TEE INTERSECTION BYPASS LANE

WISCONSIN DEPARTMENT OF TRANSPORTATION PRODUCT ACCEPTABILITY LIST (PAL)

TEMPORARY DITCH CHECKS
EROSION MAT CLASS I TYPE B

WISCONSIN DEPARTMENT OF TRANSPORTATION CHANNEL AND SLOPE MATRICES

CHANNEL EROSION CONTROL MATRIX
SLOPE EROSION CONTROL MATRIX

LIST OF STANDARD ABBREVIATIONS

ABUT.	ABUTMENT	D.H.V.	DESIGN HOUR VOLUME
AGG.	AGGREGATE	DIA.	DIAMETER
AH.	AHEAD	DISCH. OR DIS.	DISCHARGE
AADT	ANNUAL AVERAGE DAILY TRAFFIC	E.	EAST
APPROX.	APPROXIMATE	X	EAST GRID COORDINATE
A.E.W.	APRON END WALL	EB	EASTBOUND
ASPH.	ASPHALTIC	EA.	EACH
BK.	BACK	ELEC.	ELECTRIC
BEG.	BEGIN	EL. OR ELEV.	ELEVATION
B.M.	BENCH MARK	ESALS	EQUIVALENT SINGLE AXLE LOADS
C/L OR ~~E~~	CENTER LINE	E.B.S.	EXCAVATION BELOW SUBGRADE
C.E.	COMMERCIAL ENTRANCE	EXIST.	EXISTING
CONC.	CONCRETE	FERT.	FERTILIZE
CONSTR.	CONSTRUCTION	F.E.	FIELD ENTRANCE
CO.	COUNTY	FIN.	FINISHED
C.T.H.	COUNTY TRUNK HIGHWAY	F.L. OR ~~E~~	FLOW LINE
X-SEC.	CROSS SECTION	HORIZ.	HORIZONTAL
CR.	CRUSHED	INL.	INLET
CULV.	CULVERT	INT.	INTERSECTION
C.P.	CULVERT PIPE	INV.	INVERT
D.O.T.	DEPARTMENT OF TRANSPORTATION	LT.	LEFT

DESIGN CONTACT

NORTHERN WISCONSIN-BASED ENGINEERS, INC.
ATTN: GARY COLBERT, PE
P.O. BOX 328
HAYWARD, WI 54843
PHONE: (715) 634-4334
EMAIL: GCOLBERT@NWBEINC.COM

SAWYER COUNTY CONTACT

JAY KOZLOWSKI - ZONING ADMINISTRATOR
10610 MAIN STREET
SUITE 49
HAYWARD, WI 54843
PHONE: (715) 634-8288
EMAIL: JAY.KOZLOWSKI@SAWYERCOUNTYGOV.ORG

UTILITY CONTACTS

CENTURYLINK
425 ELLINGSON AVE/ P.O. BOX 78
HAWKINS, WI 54530
ATTN: BRIAN HUHNS
BRIAN.HUHNS@CENTURYLINK.COM
OFFICE: 715-563-8294

NORVADO
43705 USH 63/P.O. BOX 67
CABLE, WI 54821
ATTN: GUY FOLSOM
GFOLSOM@NORVADO.COM
715-798-7123

JUMP RIVER ELECTRIC COOPERATIVE
ATTN: SAM HOWARD
13895W COUNTY ROAD "B"
HAYWARD, WI 54843
PHONE: (715) 415-0539
EMAIL: SHOWARD@JREC.NET

SPECTRUM
2304 S. MAIN ST.
RICE LAKE, WI 54868
ATTN: TOM HAASE
TOM.HAASE@CHARTER.COM
715-719-0564

WE ENERGIES - GAS
1921 8TH ST. S.
WISCONSIN RAPIDS, WI 54494
ATTN: RYAN MIENTKE
RYAN.MIENTKE@WE-ENERGIES.COM
715-421-7249

XCEL ENERGY - ELECTRICITY
2400 FARM RD.
ASHLAND, WI 54806
ATTN: SCOTT FROEMMING
SCOTT.S.FROEMMING@XCELENERGY.COM
715-682-6927

OWNER

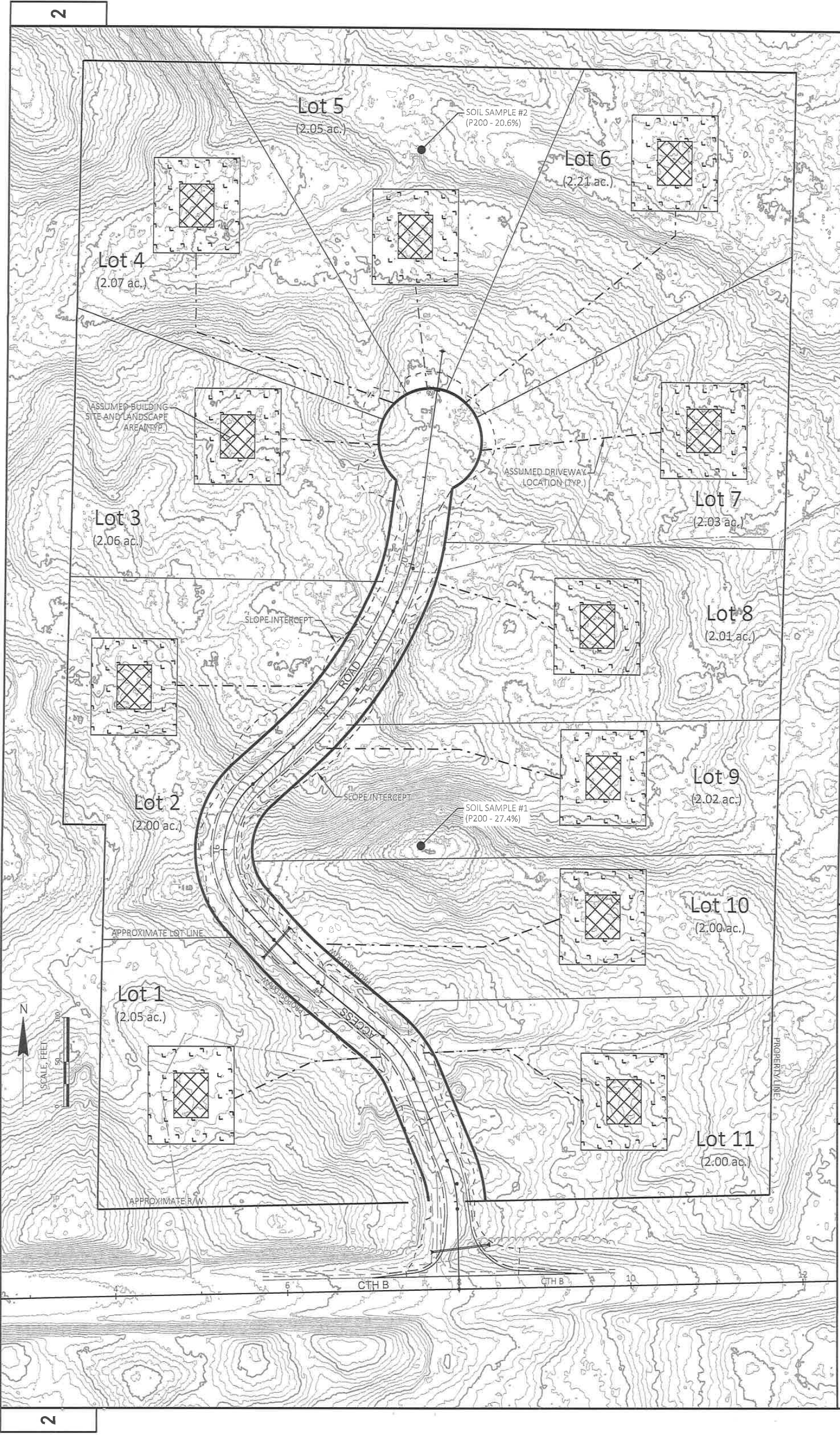
PAUL THOMPSON
PO BOX 1094
HAYWARD WI 54843
PHONE: (406)-579-3901
EMAIL: P_THOMPSON81@YAHOO.COM

CONTRACTOR CONTACT

PAUL THOMPSON
PO BOX 1094
HAYWARD WI 54843
PHONE: (406)-579-3901
EMAIL: P_THOMPSON81@YAHOO.COM



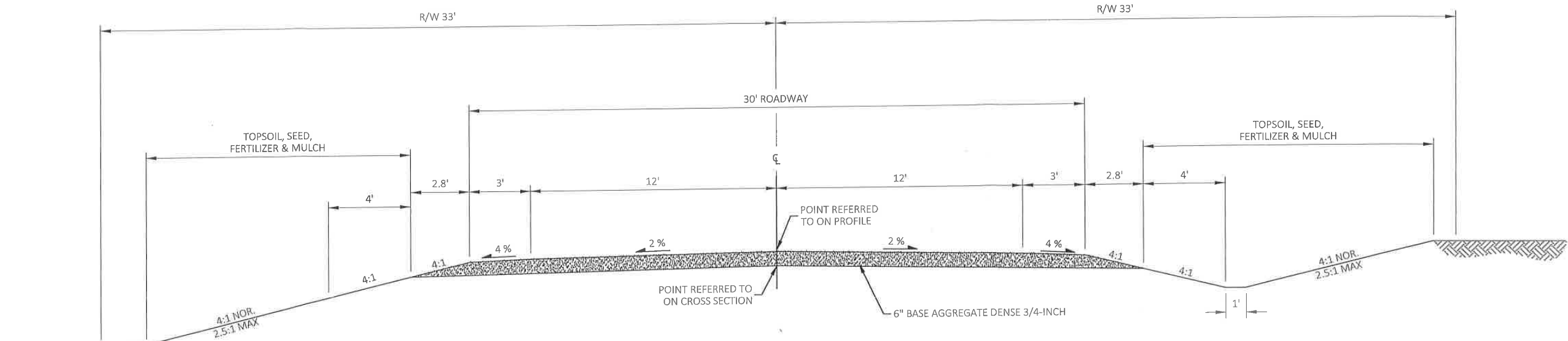
Dial 811 or (800)242-8511
www.DiggersHotline.com



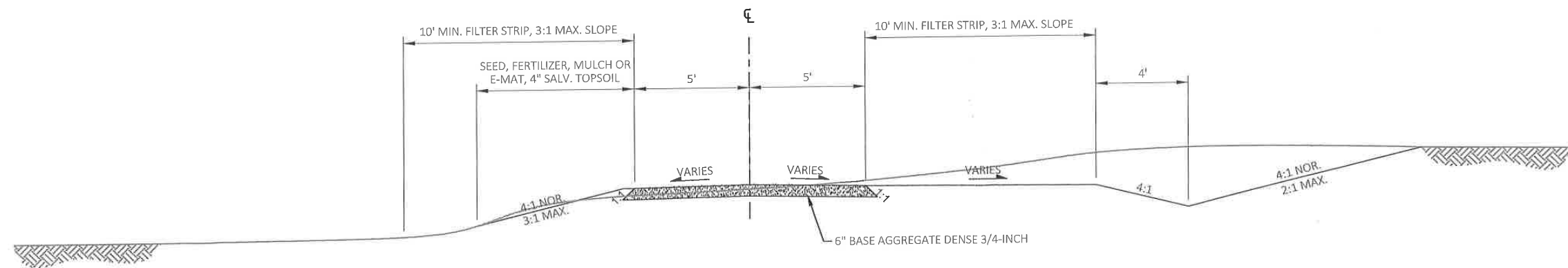
PROJECT NO: NWBE 2023	COUNTY: SAWYER COUNTY	PROJECT OVERVIEW	SHEET	E
FILE NAME: W:\NWBE_PROJECTS\DESIGN 2023_THOMPSON-CTHB-SWP\CAD-18\SSHEETS\PLAN\020201_P0-2023.DWG	HWY: CTH B	PLOT DATE: 5/20/2022 12:13 PM	PLOT NAME: G. COUBERT	
LAYOUT NAME: po_1		PLOT BY:	PLOT SCALE: 1 IN=100 FT	
				WISDOT/CADD SHEET 42

2

2



FINISHED TYPICAL SECTION - ACCESS ROAD
STA 10+15.00 - 22+13.40



FINISHED TYPICAL SECTION - DRIVEWAYS

PROJECT NO: NWBE 2023

HWY: CTH B

COUNTY: SAWYER COUNTY

TYPICAL SECTIONS

SHEET

E

FILE NAME: W:\NWBE_PROJECTS\DESIGN\2023_THOMPSON-CTHB-SWP\C3D-18\SHEETS\PLAN\020301_TS-2023.DWG
LAYOUT NAME - 01-5ft

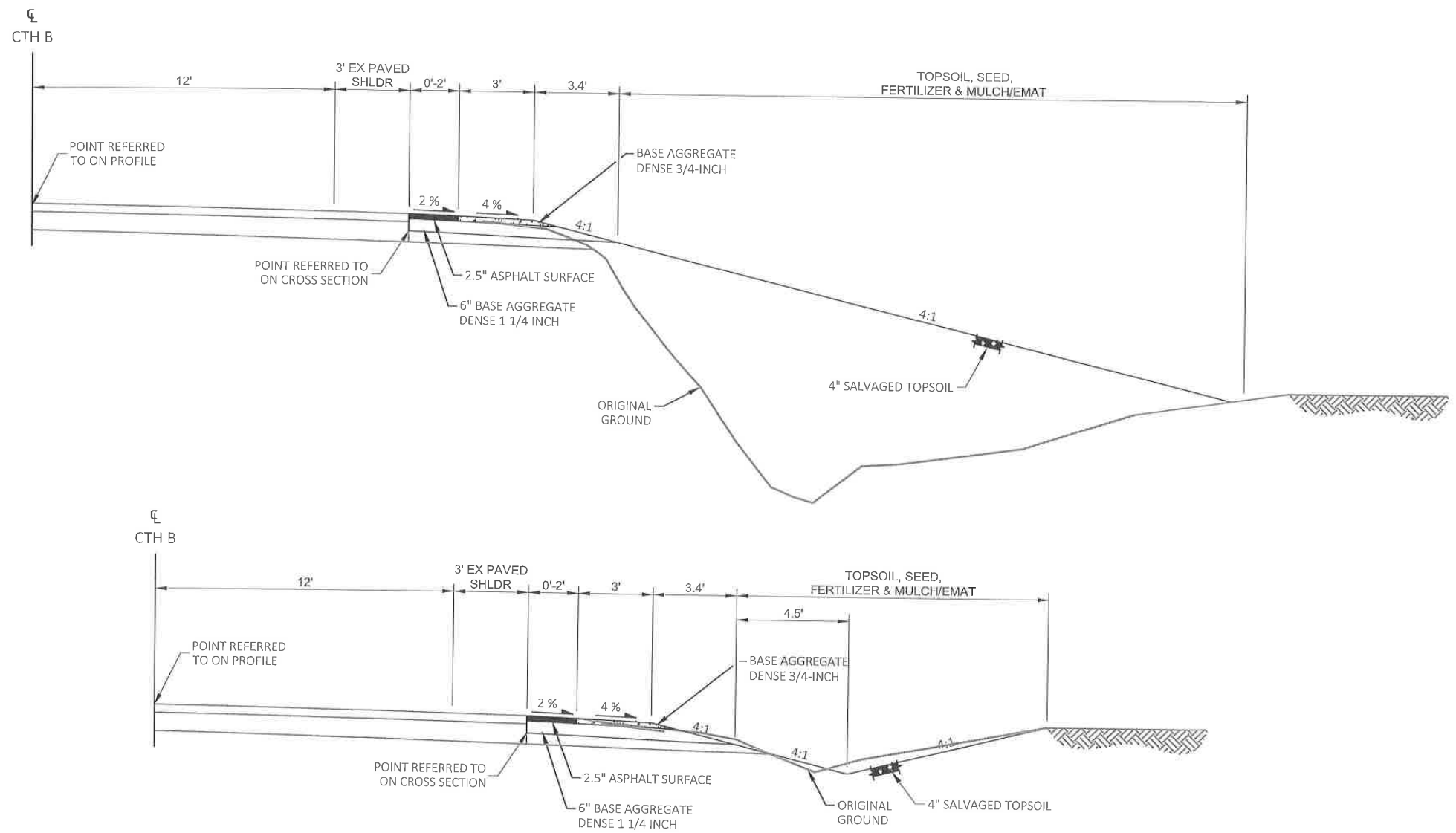
PLOT DATE: 7/20/2022 1:29 PM

PLOT BY: G. COLBERT

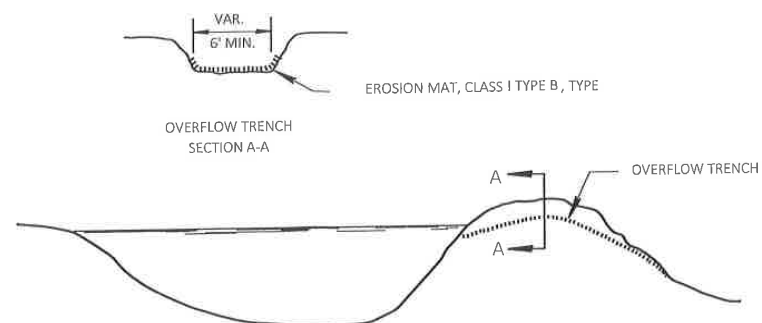
PLOT NAME:

PLOT SCALE: 1 IN=5 FT

WISDOT/CADDIS SHEET 42



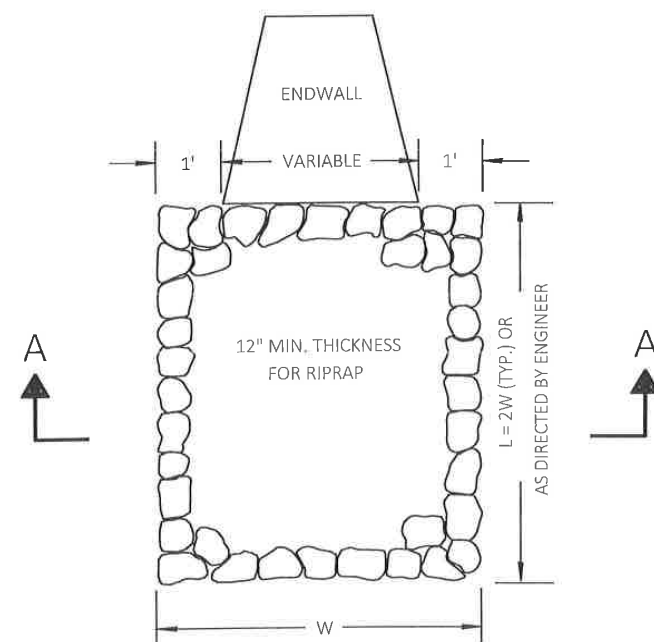
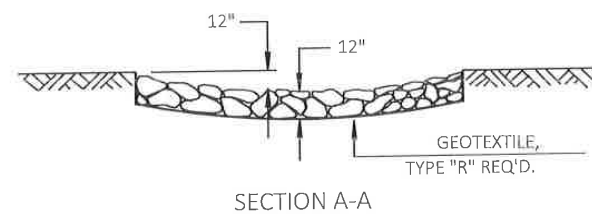
CTH B FINISHED TYPICAL 1/2 SECTION CUT/FILL
CO HWY B STA 7+07.00 - 7+59.00
CO HWY B STA 8+02.00 - 8+75.00



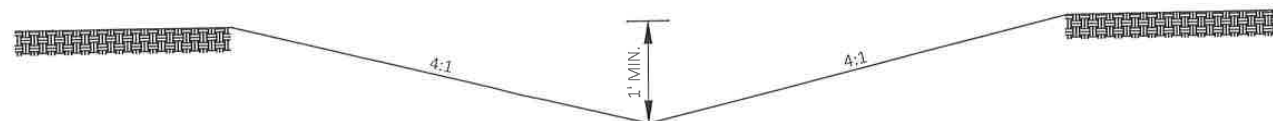
NOTE: EXCAVATION AND BACKFILL FOR SEDIMENT BASIN TO BE PAID FOR UNDER "COMMON EXCAVATION" ITEM. (EXACT DIMENSIONS TO BE AS DIRECTED BY THE ENGINEER.)

CLEANING OF SEDIMENT BASINS, WHEN DIRECTED BY THE ENGINEER, IS PAID FOR UNDER THE ITEM OF "CLEANING SEDIMENT BASINS" (C.Y.)

TEMPORARY SEDIMENT BASIN AND OUTLET DETAIL



RIPRAP TREATMENT AT CULVERTS



TYPICAL 'VEGETATED SWALE' DITCH DETAIL

PROJECT NO: NWBE 2023

HWY: CTH B

COUNTY: SAWYER COUNTY

021001_CONSTRUCTION DETAILS

SHEET

E

FILE NAME: W:\NWBE_PROJECTS\DESIGN\2023_THOMPSON-CTHB-SWP\C3D-18\SHEETS\PLAN\021001_CD-2023.DWG
LAYOUT NAME - 01

PLOT DATE: 5/23/2022 9:50 AM

PLOT BY: SHANE YODER

PLOT NAME:

PLOT SCALE: 1 IN:10 FT

WISDOT/CADD5 SHEET 42

2

CONCEPTUAL STORM WATER MANAGEMENT & EROSION CONTROL LEGEND

1 OR 2 UNIT FAMILY DWELLING
(ASSUMED 2000 SF)

LANDSCAPE AREA (ASSUMED 3000 SF)

DRIVEWAY ACCESS @ 10 FT WIDTH (GRAVEL)

SILT FENCE

INF INFILTRATION DEVICE - NATURAL DEPRESSION

EXISTING SURFACE WATER FLOW

ROOF DRAIN FLOW TO VEGETATED INFILTRATION SWALE

ROOF DRAIN VEGETATED INFILTRATION SWALE, (40 LF MIN. @ 0.5% - 4.0% SLOPE)

TSB TEMPORARY SEDIMENT BASIN

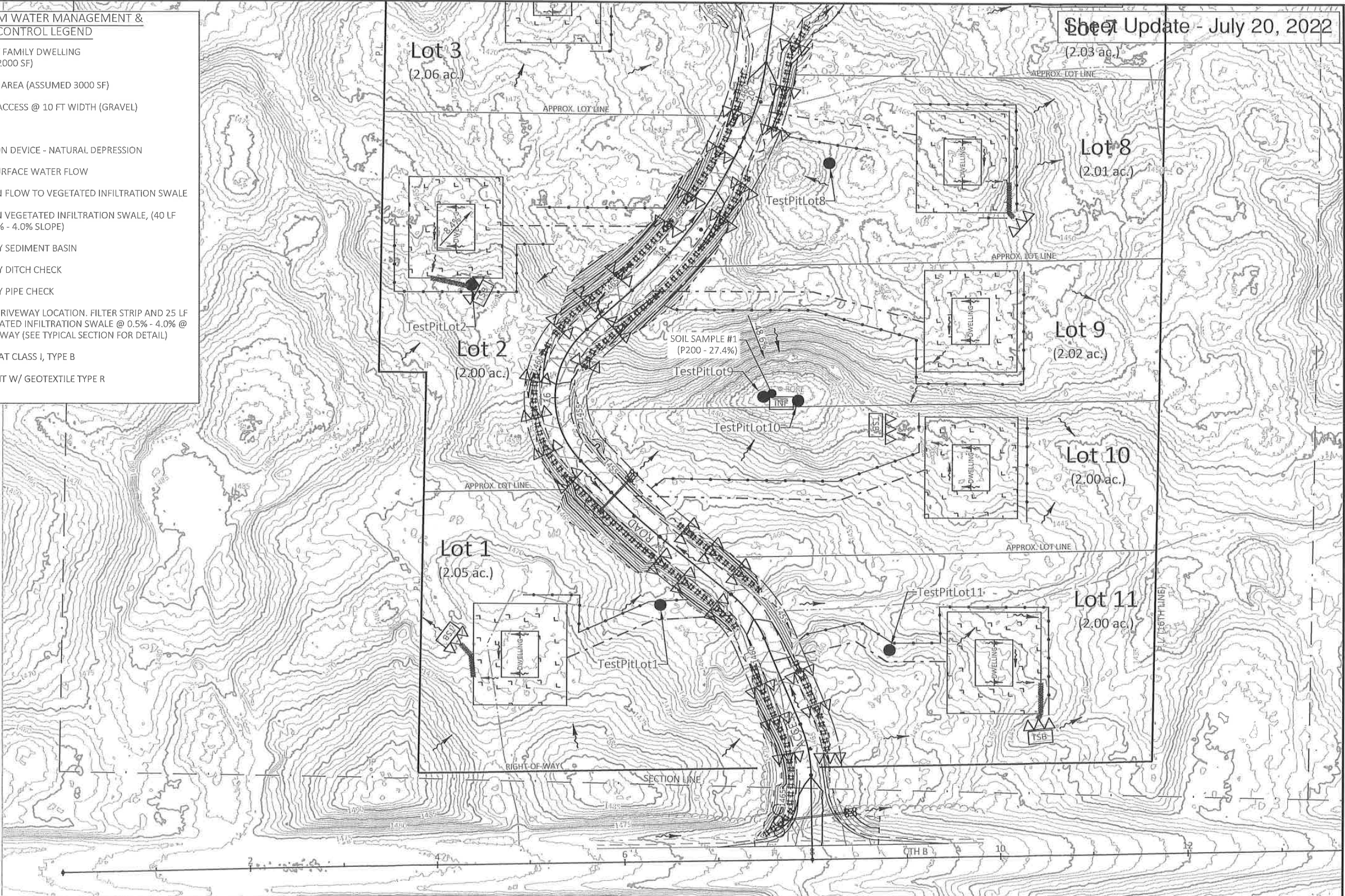
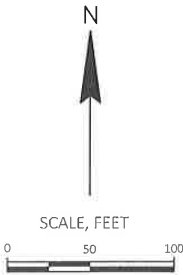
TEMPORARY DITCH CHECK

TEMPORARY PIPE CHECK

ASSUMED DRIVEWAY LOCATION, FILTER STRIP AND 25 LF MIN. VEGETATED INFILTRATION SWALE @ 0.5% - 4.0% @ EACH DRIVEWAY (SEE TYPICAL SECTION FOR DETAIL)

EROSION MAT CLASS I, TYPE B

RIPRAP LIGHT W/ GEOTEXTILE TYPE R



2

PROJECT NO: NWBE 2023	HWY: CTH B	COUNTY: SAWYER COUNTY	EROSION CONTROL AND STORM WATER MANAGEMENT PLAN	SHEET	E
FILE NAME: W:\NWBE_PROJECTS\DESIGN\2023_THOMPSON-CTHB\SWP\C3D-18\SHEETPLAN\022001_EC-2023.DWG	LAYOUT NAME: -ec_01	PLOT DATE: 7/20/2022 3:00 PM	PLOT BY: G. COLBERT	PLOT NAME:	PLOT SCALE: 1 IN:100 FT
WISDOT/CADDIS SHEET 42					

2

CONCEPTUAL STORM WATER MANAGEMENT & EROSION CONTROL LEGEND

1 OR 2 UNIT FAMILY DWELLING
(ASSUMED 2000 SF)

LANDSCAPE AREA (ASSUMED 3000 SF)

DRIVEWAY ACCESS @ 10 FT WIDTH (GRAVEL)

SILT FENCE

INF INFILTRATION DEVICE - NATURAL DEPRESSION

EXISTING SURFACE WATER FLOW

ROOF DRAIN FLOW TO VEGETATED INFILTRATION SWALE

ROOF DRAIN VEGETATED INFILTRATION SWALE, (40 LF MIN. @ 0.5% - 4.0% SLOPE)

TSB TEMPORARY SEDIMENT BASIN

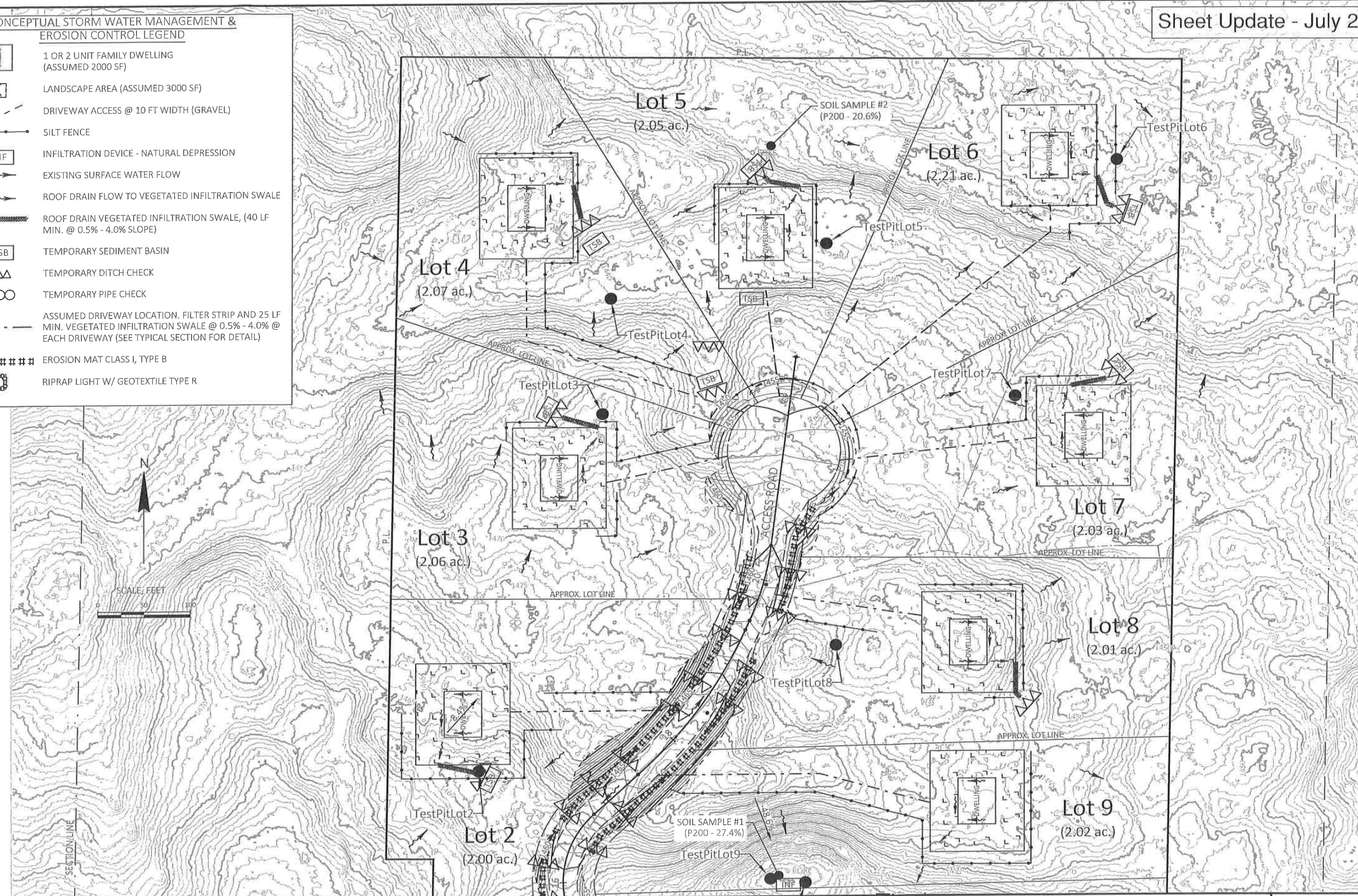
TEMPORARY DITCH CHECK

TEMPORARY PIPE CHECK

ASSUMED DRIVEWAY LOCATION. FILTER STRIP AND 25 LF MIN. VEGETATED INFILTRATION SWALE @ 0.5% - 4.0% @ EACH DRIVEWAY (SEE TYPICAL SECTION FOR DETAIL)

EROSION MAT CLASS I, TYPE B

RIPRAP LIGHT W/ GEOTEXTILE TYPE R



Sheet Update - July 20, 2022

2

PROJECT NO: NWBE 2023	HWY: CTH B	COUNTY: SAWYER COUNTY	EROSION CONTROL AND STORM WATER MANAGEMENT PLAN	SHEET	E
FILE NAME: W:\NWBE_PROJECTS\DESIGN\2023_THOMPSON-CTHB-SWP\C3D-18\SHEETS\PLAN\022001_EC-2023.DWG	LAYOUT NAME: -ec_02	PLOT DATE: 7/20/2022 3:00 PM	PLOT BY: G. COLBERT	PLOT NAME:	PLOT SCALE: 1 IN=100 FT
WISDOT/CADDIS SHEET 42					

EARTHWORK SUMMARY

DIVISION	FROM/TO STATION	LOCATION	205.0100 COMMON EXCAVATION (1)		SALVAGED/UNUSABLE PAVEMENT MATERIAL (4)	AVAILABLE MATERIAL (5)	UNEXPANDED FILL	EXPANDED FILL (13)	MASS ORDINATE +/- (14)	WASTE	BORROW PER ALIGNMENT	COMMENT
			CUT (2)	EBS EXCAVATION (3)				FACTOR 1.25				
DIVISION 1												
ACCESS ROAD	10+15.0/22+14.5		4,730	0	0	4,730	1,522	1,902	2,828	2,828	0	
DIVISION 1 SUBTOTAL			4,730	0	0	4,730	1,522	1,902	2,828	2,828		
GRAND TOTAL			4,730	0	0	4,730	1,522	1,902	2,828	2,828		
TOTAL COMMON EXC			4,730		BORROW 0							

NOTES:
(1) COMMON EXCAVATION IS THE SUM OF THE CUT AND EBS EXCAVATION COLUMNS. ITEM NUMBER 205.0100
(2) SALVAGED/UNUSABLE PAVEMENT MATERIAL IS INCLUDED IN CUT.
(3) EBS EXCAVATION TO BE BACKFILLED WITH SELECT BORROW MATERIAL. NOTE: THIS IS DESIGNERS CHOICE, CAN BE BACKFILLED WITH BORROW, OR CUT AS WELL.
(4) SALVAGED/UNUSABLE PAVEMENT MATERIAL
(5) AVAILABLE MATERIAL = CUT - SALVAGED/UNUSABLE PAVEMENT MATERIAL
(11) EXPANDED EBS BACKFILL - THIS IS TO BE FILLED WITH BORROW MATERIAL. EBS BACKFILL FACTOR = X.4X. ITEM NUMBER 208.1100
(13) EXPANDED FILL FACTOR = X.6X
(14) THE MASS ORDINATE + OR - QTY CALCULATED FOR THE DIVISION. PLUS QUANTITY INDICATES AN EXCESS OF MATERIAL WITHIN THE DIVISION. MINUS INDICATES A SHORTAGE OF MATERIAL WITHIN THE DIVISION.
(15) FACTORS USED TO COMPUTE ANTICIPATED WASTE AND THE COMPUTED WASTE VOLUME IDENTIFIED ARE FOR GENERAL INFORMATION ONLY.

3/4-INCH & BASE AGGREGATE DENSE

				305.0115*	
		BASE AGGREGATE DENSE			
		3/4-INCH		BASE AGGREGATE DENSE	
		(FINAL POSITION VOLUME)		3/4-INCH	
STATION	- STATION	LOCATION	CY	CY	COMMENTS
10+15	- 22+14.5	ACCESS ROAD	920	1,196	BASE AGGREGATE PAY VOLUME MEASURED IN TRUCK
PROJECT TOTAL				1,196	

* PAY VOLUME = FINAL POSITION VOLUME * 1.3 SHRINKAGE FACTOR FOR BASE AGGREGATE DENSE 3/4-INCH
** PAY VOLUME = ORIGINAL POSITION VOLUME

CULVERT PIPE SUMMARY								
			521.1018	521.3118				
			APRON ENDWALLS FOR CULVERT PIPE STEEL 18-INCH	CULVERT PIPE CORRUGATED STEEL 18-INCH	SKEW DEGREE	STEEL THICKNES S (INCHES)	INLET** ELEVATION	OUTLET** ELEVATION
STATION	LOCATION		EACH	LF				
10+47	ACCESS ROAD		2	64	7° RHF	0.064	1463.78	1461.21
14+73	ACCESS ROAD		2	42	5° RHF	0.064	1453.63	1452.93
TOTALS			4	106				

*NON-BID ITEM: FOR INFORMATION ONLY
**PIPE INVERT AT END OF PIPE FOR INFORMATION ONLY. FIELD VERIFY

RIPRAP ITEMS

				606.0300 RIPRAP LIGHT	645.0200 GEOTEXTILE TYPE R
STATION	STATION	LOCATION		CY	SY
14+73	14+73	ACCESS ROAD	RT	3	10
10+47	10+47	ACCESS ROAD	RT	3	10
PROJECT TOTALS				6	20

SILT FENCE ITEMS

		628.1504 SILT FENCE	628.1520 SILT FENCE MAINTENANCE
LOCATION		LF	LF
NORTH OF CUL DE SAC		385	385
LOT 1		318	318
LOT 2		173	173
LOT 3		328	328
LOT 7		357	357
LOT 8		576	576
LOT 9		470	470
LOT 10		570	570
LOT 11		472	472
PROJECT TOTALS		3,649	3,649

DITCH CHECKS

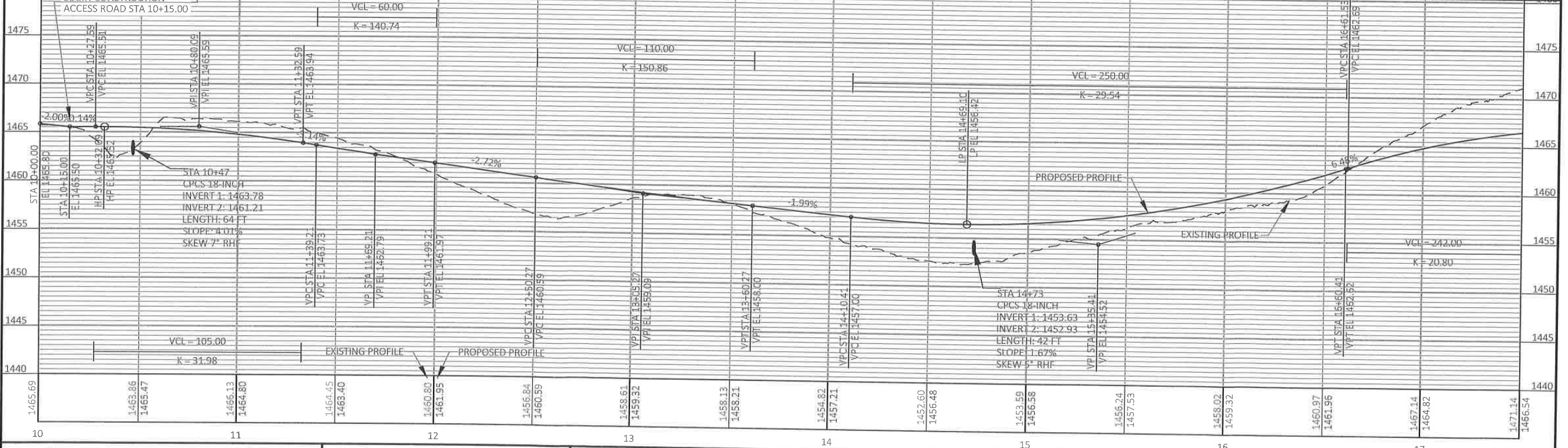
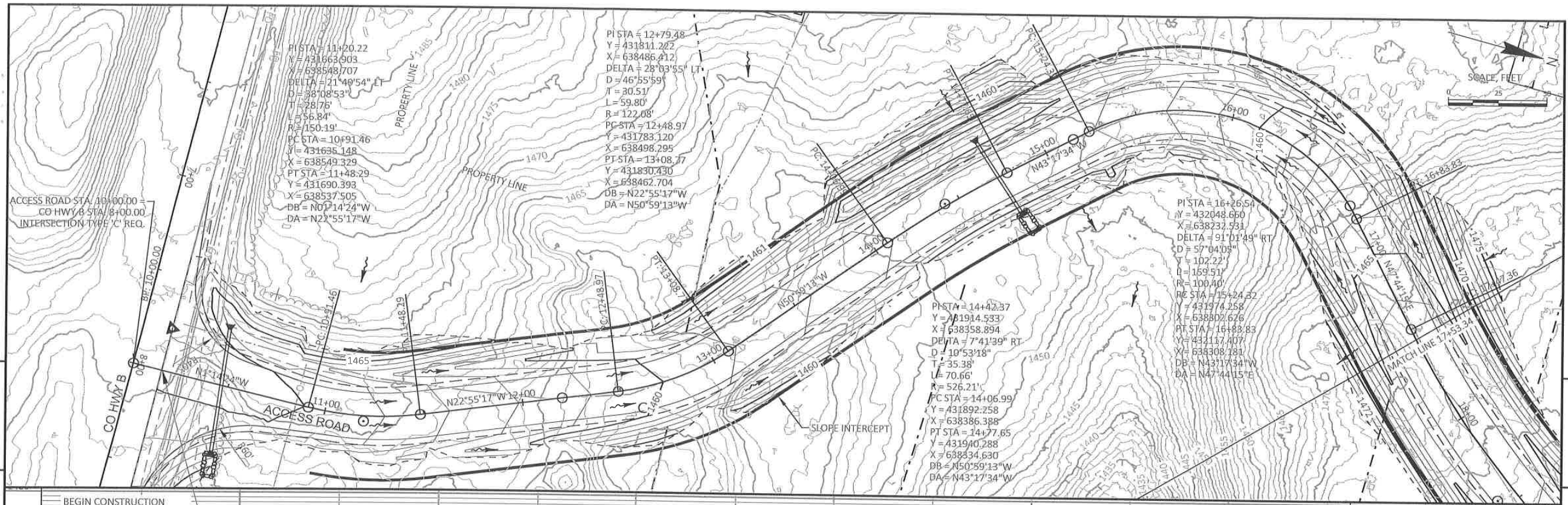
		628.7504 TEMPORARY DITCH CHECKS
STATION	LOCATION	LF
10+15 - 22+15	ACCESS ROAD	470
PROJECT TOTAL		470

EROSION MAT

		628.2004 EROSION MAT CLASS 1 TYPE B
STATION	LOCATION	SY
10+15 - 22+15	ACCESS ROAD	1444
PROJECT TOTAL		1444

CULVERT PIPE CHECKS

		628.7555 CULVERT PIPE CHECKS
STATION	LOCATION	EACH
10+47	ACCESS ROAD - LT	6
14+73	ACCESS ROAD - LT	6
TOTALS		12



PROJECT NO: NWBE 2023	HWY: CTH B	COUNTY: SAWYER COUNTY	PLAN AND PROFILE: ACCESS ROAD	SHEET
FILE NAME: W:\NWBE_PROJECTS\DESIGN\2023_THOMPSON-CTHB-SWP\CD-18\SHEETS\PLAN\050101_PP-2023.DWG	LAYOUT NAME: 01	PLOT DATE: 5/23/2022 10:02 AM	PLOT BY: SHANE YODER	PLOT NAME:
			PLOT SCALE: 1 IN=50 FT	WISDOT/CADD SHEET 44

