



Sawyer County

Agenda

Zoning Committee Meeting

Friday, May 17, 2024 @ 8:30 AM

Sawyer County Board Room - Sawyer County Courthouse

Page

1.

To view or participate in the **virtual meeting** from a computer, iPad, or Android device please go to <https://zoom.us/j/99413118485>. You can also use the dial in number for listening only at [1-312-626-6799](tel:1-312-626-6799) with the Webinar ID: 994 1311 8485. If additional assistance is needed please contact the Zoning & Conservation Department at 715-634-8288 prior to the meeting.

2. PRELIMINARY MATTERS

- a. Call to Order and Roll Call
- b. Pledge of Allegiance
- c. Voting of Chairman and Vice Chairman
- d. Statement of Hearing Notice and Statement of Committee Hearing Procedure
[Statement of Comm. Hearing Procedure & Hearing Notice](#)
- e. Approval of Previous Meeting Minutes. (A copy of the audio recording of this meeting & video may be found at sawyercountygov.org for more information).
[4-19-2024 ZC Minutes](#)
- f. Public Comments
Please note comment time is intended for general public comments, not comments relating to a specific application before this Committee. Each Agenda item requiring a public hearing will have its public hearing conducted just prior to the application being considered by this Committee. If you wish to speak on a specific Agenda item, we encourage you to hold your comments until that specific public hearing. Comments should be directed to the Committee as a whole and should not be directed to individual Committee Members or Staff.

3. REZONE APPLICATIONS

- a. A Public Hearing in the Town of Hayward. RZN #24-007. Owner: Medical Services Inc. The N ½ of the SW & the N ½ of Sec15, S15, T41N, R09W; Parcel #010-941-15-1101; Tax ID #12099; 389.02 total

Acres, Zoned Agricultural One (A-1) & Forestry One (F-1). Purpose of request is to rezone the entire (A-1) zone portion of the property of approximately 67.6 acres from Agricultural One (A-1) to Industrial-One (I-1). Purpose of the request is to have the hospital located in the correct zone district for the current use. This would be as a permitted use within the I-1 district as an “emergency service facility”. This would then allow Essentia Health to place a sign at the property entrance, which is problematic under the current zoning.

[RZN #24-007, Medical Services, Inc. pkt.](#)

- b. Discussion/Action in the Town of Hayward. RZN #24-007. Owner: Medical Services Inc. The N ½ of the SW & the N ½ of Sec15, S15, T41N, R09W; Parcel #010-941-15-1101; Tax ID #12099; 389.02 total Acres, Zoned Agricultural One (A-1) & Forestry One (F-1). Purpose of request is to rezone the entire (A-1) zone portion of the property of approximately 67.6 acres from Agricultural One (A-1) to Industrial-One (I-1). Purpose of the request is to have the hospital located in the correct zone district for the current use. This would be as a permitted use within the I-1 district as an “emergency service facility”. This would then allow Essentia Health to place a sign at the property entrance, which is problematic under the current zoning.

4. **CONDITIONAL USE APPLICATIONS**

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- a. A Public Hearing in the Town of Radisson. CUP #24-010. Owner: Mark & Linda Heath. The NW ¼ of the SE ¼ & the SW ¼ of the SE ¼; All in S16, T38N, R07W; Parcel #'s 022-738-16-4201 & 022-738-16-4302; Tax ID's 22513 & 22515; 46.68 total acres; Zoned Agricultural One (A-1). Permit desired for the location & operation of a new non-metallic mining site including rock crusher. Per Sawyer County Ordinance section 17.4(B)(6). To be named as “Whiskey Ridge Pit”.
[CUP #24-010, Mark & Linda Heath pkt. - Whiskey Ridge Pit \(location/operation\)](#)

- b. Discussion/Action in the Town of Radisson. CUP #24-010. Owner: Mark & Linda Heath. The NW ¼ of the SE ¼ & the SW ¼ of the SE ¼; All in S16, T38N, R07W; Parcel #'s 022-738-16-4201 & 022-738-16-4302; Tax ID's 22513 & 22515; 46.68 total acres; Zoned Agricultural One (A-1). Permit desired for the location & operation of a new non-metallic mining site including rock crusher. Per Sawyer County Ordinance section 17.4(B)(6). To be named as “Whiskey Ridge Pit”.

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- c. A Public Hearing in the Town of Radisson. Reclamation Plan for CUP #24-010. Owner: Mark & Linda Heath. The NW ¼ of the SE ¼ & the SW ¼ of the SE ¼; All in S16, T38N, R07W; Parcel #'s 022-738-16-4201 & 022-738-16-4302; Tax ID's 22513 & 22515; 46.68 total acres; Zoned Agricultural One (A-1). Permit desired for the Sawyer County NR 135 Reclamation Issuance for location/operation of a non-metallic mineral open pit limited to 5 acres of actual mine site.
[CUP #24-010, Mark & Linda Heath - Whiskey Ridge Reclamation Plan](#)

- d. Discussion/Action in the Town of Radisson. Reclamation Plan for CUP #24-010. Owner: Mark & Linda Heath. The NW ¼ of the SE ¼ & the SW ¼ of the SE ¼; All in S16, T38N, R07W; Parcel #'s 022-738-16-4201 & 022-738-16-4302; Tax ID's 22513 & 22515; 46.68 total acres; Zoned Agricultural One (A-1). Permit desired for the Sawyer County NR 135 Reclamation Issuance for location/operation of a non-metallic mineral open pit limited to 5 acres of actual mine site.

5. PRELIMINARY PLAT REVIEW

- 82 - 90 a. A Public Hearing for "Aspen Grove" Preliminary County Subdivision Plat for 7 lot proposal. Owner: Gorud Capital, LLC. Located in the Town of Hayward. Located in the Town of Hayward. This requires Zoning Committee acceptance, conditional acceptance or rejection. This requires Zoning Committee acceptance, conditional acceptance or rejection.
[Aspen Grove - Lee Gorud, pkt.](#)
- 91 - 108 b. A Public Hearing for "The Preserve – Phase 1" Preliminary County Subdivision Plat for 22 lot proposal including 3 outlots. Owner: The Preserve at MBF, LLC c/o Jeremy Hill. Located in the Town of Hayward. This requires Zoning Committee acceptance, conditional acceptance or rejection.
[The Preserve - Phase #1 pkt.](#)
- 109 - 130 c. A Public Hearing for "The Preserve – Phase 2" Preliminary County Subdivision Plat for 30 lot proposal including 12 outlots. Owner, The Preserve at MBF, LLC c/o Jeremy Hill. Located in the Town of Round Lake. This requires Zoning Committee acceptance, conditional acceptance or rejection.
[The Preserve - Phase #2 pkt.](#)
- 131 - 150 d. A Public Hearing for "The Preserve – Phase 3" Preliminary County Subdivision Plat for 19 lot proposal including 5 outlots. Owner, The Preserve at MBF, LLC c/o Jeremy Hill. Located in the Town of Round Lake. This requires Zoning Committee acceptance, conditional acceptance or rejection.
[The Preserve - Phase #3 pkt](#)

6. PROPOSED ORDINANCE AMENDMENT

- 151 a. A Public Hearing for Sawyer County Zoning Ordinance Amendment to Section 4.26 #2 Storage Shed / Storage Structure Exemption. Language to be changed to read: This exemption is not allowed in platted subdivisions (unless Town Approval is granted).
[proposed ordinance amendment for storage shed exemption](#)

7. NEW BUSINESS

- a. Ordinance Amendment for "multi-dwelling development"

(Discussion/Possible Action to send new draft version to the Towns)
*No additional action is anticipated at this point. Additional Survey to be sent to the Towns in June.

- b. Any other business that may come before the Committee.

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
April 19, 2024, 8:30 AM Sawyer County Courthouse**

Zoning Committee Members

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

Zoning Administration

Jay Kozlowski, Zoning Administrator
Kathy Marks, Deputy Zoning & Conservation Administrator
Pat Brown, Assistant Zoning Administrator
Rebecca Roeker, Legal Council

PRELIMINARY MATTERS

a) Call to Order and Roll Call. Buckholtz called 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, Hessel, Shuman-virtual, Wilson, Righeimer. Attending from the Zoning Office Kozlowski and Brown. Marks is absent. Rebecca Roeker, Legal Counsel – virtual.

b) Pledge of Allegiance.

c) Statement of Committee and Hearing Procedure and Statement of Hearing Notice. Buckholtz reads the Statement of Committee and Statement of Hearing Notice.

d) Approval of March 15, 2024 minutes. Motion by Hessel to approve the March 15, 2024 minutes. Second by Righeimer. All in favor. Motion carries.

e) Public comment: Linda Zillmer, Edgewater property owner & resident of Village of Edgewater comments. No other comments.

REZONE APPLICATIONS

a) A Public Hearing in the Town of Sand Lake. RZN #24-005. Owner: Lester Troyer. Part of the NE ¼ of the NE ¼. Part Lot 1 CSM 5-324 #1069; S17, T39N, R09W; Parcel #026-939-17-1104; Tax ID#28599; .620 total acres; Zoned Agricultural One (A-1) & Commercial One (C-1) and Part of the NE ¼ of the NE ¼; S17, T39N, R09W; Parcel #026-939-17-1106; Tax ID #28601; 2.54 total acres; Zoned Commercial One (C-1). Purpose of request is to rezone entirety of both properties to Residential/Recreational One (RR-1) to be able to divide the property into a different configuration and sell newly created lots as non-commercial residential lots. Kozlowski reads the application, staff report, and Town opinion. One neighbor letter with no objections. Motion to open the public hearing portion of the application by Wilson, second by Hessel. All in favor. Lester Troyer, owner speaks in favor of the application. Gary Nathan, agent speaks in favor of the application. Discussion held. No other comments. Motion to close the public hearing

portion of the application by Hessel, second by Wilson. All in favor. Kozlowski reads the discussion/action portion of the application. Motion by Wilson to approve application with Findings of Fact: Promote the public health, safety, convenience and general welfare. 1) Promote the public, health, safety, convenience and general welfare. 2) Encourage planned and orderly land use development. 3) Protect property values and the property tax base. 4) Permit the careful planning and efficient maintenance of highway systems, 5) Ensure adequate highway, utility, health, educational and recreational facilities. 6) Recognize the needs of agriculture, forestry, industry and business in future growth. 7) Encourage uses of land and other natural resources which are in accordance with their character and adaptability. 8) Provide adequate light and air, including access to sunlight for solar collectors and to wind for wind energy systems. 9) Encourage the protection of groundwater resources. 10) Preserve wetlands. 11) Conserve soil, water and forest resources. 12) Protect the beauty and amenities of landscape and man-made developments. 13) Provide healthy surroundings for family life. Second by Hessel. Roll call finds: Buckholtz – yes, Hessel – yes, Wilson – yes, Shuman – yes, Righeimer – yes. All in favor. Motion carries.

b) A Public Hearing in the Town of Winter. RZN #24-006. Owner: Phyllis TePaske. Part of the NE ¼ of the SE ¼, Lot 1 CSM 34-285 #8184; S17, T38N, R03W; Parcel #032-338-17-4112; Tax ID #42680; 7.13 total acres; Zoned Residential/Recreational One (RR-1). Purpose of request is to rezone approximately 1.15 acres of Residential/Recreational One (RR-1) to Commercial One (C-1) for having ability to purchase the land that is currently being leased for the building that is being used for the Loretta Trail Blazers snowmobile and ATV club. The current building would on the property would then be on its own separate commercial lot which would be a permitted use within the Commercial One (C-1) zone district. Kozlowski reads the application, Staff report and Town opinion. No other opinions. Motion to open the public hearing portion of the application by Righeimer, second by Hessel. Dan Schauder, agent speaks on behalf of the applicant for approval. No other comments, Motion to close the public hearing portion of the application by Hessel, second by Wilson. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held. Motion to approve the application by Righeimer. Findings of fact: 1) Promote the public health, safety, convenience and general welfare. 2) Encourage planned and orderly land use development. 3) Protect property values and the property tax base. 4) Permit the careful planning and efficient maintenance of highway systems, 5) Ensure adequate highway, utility, health, educational and recreational facilities. 6) Recognize the needs of agriculture, forestry, industry and business in future growth. 7) Encourage uses of land and other natural resources which are in accordance with their character and adaptability. 8) Provide adequate light and air, including access to sunlight for solar collectors and to wind for wind energy systems. 9) Encourage the protection of groundwater resources. 10) Preserve wetlands. 11) Conserve soil, water and forest resources. 12) Protect the beauty and amenities of landscape and man-made developments. 13) Provide healthy surroundings for family life. Second by Shuman. No other discussion held. Roll call finds: Hessel – yes, Wilson – yes, Shuman – yes, Buckholtz – yes, Righeimer – yes. All in favor. Motion carries.

CONDITIONAL USE APPLICATIONS

a) A Public Hearing in the Town of Lenroot, CUP #24-008, Owner: Town of Lenroot, Lenroot Shop Pit. Part of the W1/2 of the SW, Lot 1 CSM 31-321 #7787; S31, T42N, R08W; Parcel

#014-842-31-3206; Tax ID# 41068; Zoned Commercial One (C-1); Total acres 15.53. Permit desired for the 5-year renewal of CUP #00-007 for the location of a non-metallic mineral extraction operation, including rock crusher. The CUP was originally approved at public hearing on April 20, 2000 and most recently renewed on April 16, 2019. Kozlowski reads the application, Staff report, Town approval. No other opinions. Motion by Hessel to open the public hearing portion of the application, second by Righeimer. All in favor. Gordy Christians, Chairman of the Town of Lenroot spoke in favor of the application. No other comments. Motion to close the public hearing portion of the application by Wilson, second by Hessel. All in favor. Kozlowski reads the discussion/action portion of the application. Motion to approve the application by Hessel with conditions of: 1) Maintain compliance with NR 135 (reclamation plan). 2) Maintain compliance with Plan of Operation including hours of operation from 6am-6pm, Monday – Friday and crushing from 7am – 7pm Monday – Friday periodically May – August. 3) Maintain compliance with DNR Chapter 30, 4) All other Town, County, State, Federal Laws are followed. Second by Righeimer. No other comments. Findings of Fact: 1) Promote the public health, safety, convenience and general welfare. 2) Encourage planned and orderly land use development. 3) Protect property values and the property tax base. 4) Permit the careful planning and efficient maintenance of highway systems. 5) Ensure adequate highway, utility, health, educational and recreational facilities. 6) Recognize the needs of agriculture, forestry, industry and business in future growth. 7) Encourage uses of land and other natural resources which are in accordance with their character and adaptability and conditions of: 1) Maintain compliance with NR 135 (reclamation plan). 2) Maintain compliance with Plan of Operation including hours of operation from 6am-6pm, Monday – Friday and crushing from 7am – 7pm Monday – Friday periodically May – August. 3) Maintain compliance with DNR Chapter 30, 4) All other Town, County, State, Federal Laws are followed. Second by Righeimer. Roll call finds Wilson – yes, Shuman – yes, Hessel – yes, Righeimer – yes, Buckholtz – yes. All in favor. Motion carries.

b) A Public Hearing in the Town of Round Lake. CUP #24-009. Owner: A-1 Plumbing, Joan's Pit. Part of the SW 1/w of the NW ¼. S12, T41N, R08W; Parcel #024-841-12-2301, Tax ID #26595. And the SE ¼ of the NE ¼; S11, T41, R08W; Parcel #024-841-11-1401; Tax ID #26546. Both zoned Forestry One (F-1). 60 total acres. Known as Joan's Pit. Permit desired for the 5-year renewal of CUP #13-005 for the location of a non-metallic mineral extraction operation, including rock crusher. The CUP was originally approved at public hearing on June 21, 2013 and most recently renewed on April 16, 2019. Kozlowski reads the application, staff report, Town opinion, No other opinions. Motion by Righeimer to open the public hearing portion of the application, second by Buckholtz. All in favor. Bart Vitcenda, owner speaks in favor of the application and Round Lake crushing. Discussion held. Martin Hanson, Round Lake Planning Commission member speaks to clarify Round Lake conditions for crushing. No other comments. Motion to close the public hearing portion of the application by Wilson, second by Hessel. All in favor. Kozlowski reads the discussion/action portion of the application. Motion by Wilson to approve the application with conditions of: 1) Maintain compliance with NR 135 (reclamation plan), 2) Maintain compliance with Plan of Operation including current hours of operation from 8am – 5pm, Monday – Friday. With crushing 7am – 7pm, Monday – Friday. Crushing operations: four or five days per year. If wanted permits, additional single crushing cycle allowed

January – December. 3) Maintain compliance with DNR Chapter 30. 4) All other Town, County, State Federal Laws are followed. Findings of Fact: 1) Promote the public health, safety, convenience and general welfare. 2) Encourage planned and orderly land use development. 3) Protect property values and the property tax base. 4) Permit the careful planning and efficient maintenance of highway systems, 5) Ensure adequate highway, utility, health, educational and recreational facilities. 6) Recognize the needs of agriculture, forestry, industry and business in future growth. 7) Encourage uses of land and other natural resources which are in accordance with their character and adaptability. Second by Righeimer. No other discussion. Roll call finds: Shuman – yes, Hessel – yes, Buckholtz – yes, Righeimer – yes, Wilson yes. All in favor. Motion carries.

PROPOSED ORDINANCE AMENDMENTS (*Zoning Administrator to request postponement until May)

a) A Public Hearing for Sawyer County Zoning Ordinance Amendment to Section 2.0-Definitions, Section 8.2-Procedure, Section 17.0-Zone Districts, and Sawyer County Shoreland-Wetland Protection Ordinance Section 3.4-Prohibited Used, Section 5.1-Minimum Lot Size Purpose, and Section 16.0-Definitions. The proposed amendments are in reference to Multi-Dwelling Development. The proposed ordinance amendment changes can be found on the Sawyer County Zoning & Conservation Website. Kozlowski explains reasoning of request for postponement for amendment. Motion to approve of Zoning Administrators request to postpone the amendment by Hessel, second by Wilson. All in favor.

NEW BUSINESS

a) Ordinance Amendment for “multi-dwelling development” Kozlowski explains the Ordinance Amendment. Discussion with Committee held. Rebecca Roeker legal counsel advised. Discussion continues. Public Comments by Benjamin Kurtzweil, Town of Hayward resident, Ginny Chabek, Town of Round Lake resident, Phil Nies, Town of Bass Lake property owner and Linda Zillmer, Town of Edgewater property owner, resident Village of Edgewater, Douglas Kurtzweil, resident Town of Hunter. Discussion continues with Kozlowski, Committee, and public. Rebecca Roeker legal counsel advised. No action taken.

b) Ordinance amendment to remove platted subdivision restrictions from storage shed exemption of Section 4.26 of the Sawyer County Zoning Ordinance. Kozlowski speaks of the Amendment for storage shed exemption. Public Comment by Phil Nies, Town of Bass Lake owner, Bond Sutton, Planning Committee Chairman for Town of Bass Lake & resident, Truit Campbell, Town of Bass Lake highway supervisor, Linda Zillmer, Town of Edgewater property owner & resident of Village of Edgewater, Douglas Kurtzweil, Town of Hunter resident, and Martin Hanson, Town of Round Lake. Discussion by Committee held. Motion by Hessel to move the 144 sq. ft. shed rule for Platted Subdivision to only be allowed with Township approval. Second by Righeimer. All in favor.

c) Tourist Rooming House – Draft Ordinance. Kozlowski explains what the Zoning Department role would be. Discussion held. County Administrator, Andy Albarado gives update on the Tourist Rooming House. Health and Human Services and Board would be the Committee of Jurisdiction and they would hold the official Public Hearing. Discussion held.

d) Any other business that may become before the Committee. None

ADJOURNMENT

Buckholtz adjourns meeting at 10:13am

Minutes prepared by Pat Brown Assistant Zoning & Conservation Administrator & Kathy Marks,
Deputy Zoning & Conservation Administrator

For more information and audio please see our website at sawyercountygov.org



Rezone Request STAFF REPORT

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

File: # RZN 24-007

Applicant:

Medical Services, Inc.
1615 Maple Lane
Ashland, WI 54806

Agent:

Heather Sheehan

Property Location & Legal Description:

Town of Hayward. The N ½ of the SW & the N ½ of Sec15, S15, T41N, R09W; Parcel #010-941-15-1101; Tax ID #12099; 389.02 total Acres, Zoned Agricultural One (A-1) & Forestry One (F-1).

Request: Purpose of request is to rezone the entire (A-1) zone portion of the property of approximately 67.6 acres from Agricultural One (A-1) to Industrial-One (I-1). The S/W overlay district is not subject to change as part of this request. This request would then have the hospital located in the correct zone district for the current use. This would be as a permitted use within the I-1 district as an “emergency service facility”. This would also allow Essentia Health to place additional signage at the property entrance under an Industrial Zone District as opposed to the Agricultural zone district that is currently is.

Summary of Request & Additional Information/details:

The applicant is requesting to rezone approximately 67.6 acres of A-1 to I-1 (see attached map of parcel). The proposed rezone would result in conforming zone district dimensional requirements. The remaining portion of Forestry-One land is not subject to change as part of this request. The purpose of the rezone would then be to have a permitted use within the Industrial-One zone district.

In conversations with the applicant’s agent and other directors of the hospital it was once discussed that the hospital property should ultimately be rezoned into a correct or more appropriate zone district. Previous records were not able to determine why this property was originally zoned A-1 and why a rezone wasn’t done initially. Again, in conversations, it was determined that the hospital has invested a considerable amount of resources into its current location and is planning to continue updates to its current facility. The proposed rezone would not only have the hospital located into an appropriate zone district but will also granted additional signage to be located at the entrance as the Sawyer County Zoning Signage requirements are designated per zone district.



See attached additional maps included in this packet. This property is located off Hwy 77 approximately ¼ miles north of the City of Hayward, city limits. There is no near-by I-1 zoned property so it would potentially be viewed as “spot zoning”. 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. The ability for the hospital to be rezoned to I-1 would affect the whole community has in the current zone district format we would have a non-conforming use which could affect additional expansion.

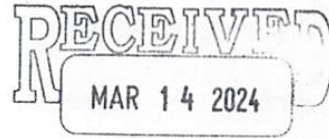
As part of the Town of Hayward Comprehensive Plan they show this area as “Public/Institutional”. “PI primary intent is to designate areas suitable for public use. When rezoning is requested it should be for the portion of land necessary for the contemplated use.”

The current surrounding use is light residential and forestry. There are several wetland complexes that exists on this property. 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:

Does the request do the following? Yes/No

1. Promote the public health, safety, convenience and general welfare;
2. Encourage planned and orderly land use development;
3. Protect property values and the property tax base;
4. Permit the careful planning and efficient maintenance of highway systems;
5. Ensure adequate highway, utility, health, educational and recreational facilities;
6. Recognize the needs of agriculture, forestry, industry and business in future growth
7. Encourage uses of land and other natural resources which are in accordance with their character and adaptability;
8. Provide adequate light and air, including access to sunlight for solar collectors and to wind for wind energy systems;
9. Encourage the protection of groundwater resources;
10. Preserve wetlands;
11. Conserve soil, water and forest resources;
12. Protect the beauty and amenities of landscape and man-made developments;
13. Provide healthy surroundings for family life;
14. Promote the efficient and economical use of public funds.



SAWYER COUNTY
ZONING ADMINISTRATION

Rezone Application # 24-007

Town of Hayward
Sawyer County

Return Original

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

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

Owner: Medical Services, Inc

Address: 11040 N State Rd 77 Hayward WI 54843

Phone: 715 934 4245 Email: hshreehan@hambury.com

Legacy PIN # 010-941-15-1101 Acreage: 67.6 acres of existing

Change from District (A-1) Agriculture to (I-1) Industrial A-1 zoned land.

Property Description: N 1/2 SW & N 1/2 Sect 15
Jay ID # 12099

Purpose of

Request: We are looking to rezone the property that the hospital is located on to its correct zone for the actual use of the property. This would then allow Essentia Health to place a sign at the property entrance, which is problematic under current zoning.

HOL, Chief Operating officer

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

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

Name, Address, Phone & Email of Agent:

Heather Sheehan

Phone _____ Email: _____

Fee \$500.00
1/22

Date of Public Hearing May 17, 2024

Real Estate Sawyer County Property Listing

Today's Date: 3/20/2024

**Description**

Updated: 12/29/2023

Tax ID:	12099
PIN:	57-010-2-41-09-15-1 01-000-000010
Legacy PIN:	010941151101
Map ID:	.1.1-10.1
Municipality:	(010) TOWN OF HAYWARD
STR:	S15 T41N R09W
Description:	N1/2 SW & N1/2 SEC 15
Recorded Acres:	389.020
Calculated Acres:	344.946
Lottery Claims:	0
First Dollar:	No
Waterbody:	Indian School Lake Smith Lake Creek
Zoning:	(A-1) Agricultural One (F-1) Forestry One
ESN:	444

**Tax Districts**

Updated: 2/6/2007

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

**Recorded Documents**

Updated: 12/29/2023

WARRANTY DEED	
Date Recorded: 12/2/1986	202882 397/460
MAP OF SURVEY	
Date Recorded: 12/19/2023	15419-2
MAINT AGREEMENT	
Date Recorded: 8/7/2017	408032
ROADWAY DISCONTINUANCE ORDER	
Date Recorded: 11/9/2009	363672
QUIT CLAIM DEED	
Date Recorded: 11/9/2009	363672

**Ownership**

Updated: 2/6/2007

MEDICAL SERVICES INC	ASHLAND WI
-----------------------------	------------

Billing Address:

MEDICAL SERVICES INC
1615 MAPLE LN
ASHLAND WI 54806

Mailing Address:

MEDICAL SERVICES INC
1615 MAPLE LN
ASHLAND WI 54806

**Site Address** * indicates Private Road

11040N STATE HWY 27/77	HAYWARD 54843
11036N STATE HWY 27/77	HAYWARD 54843
11134N STATE HWY 27/77	HAYWARD 54843
11128N STATE HWY 27/77	HAYWARD 54843

**Property Assessment**

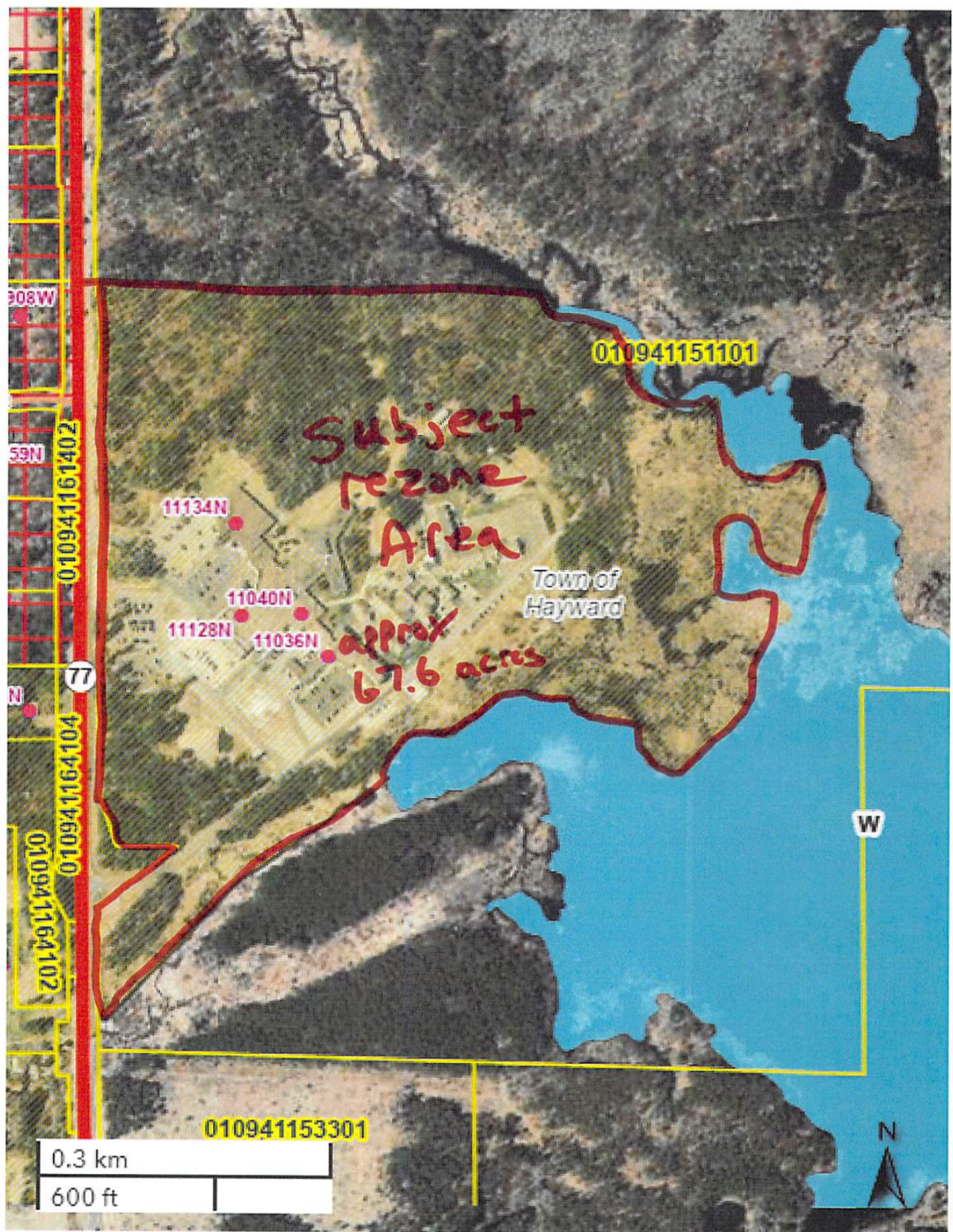
Updated: 2/6/2007

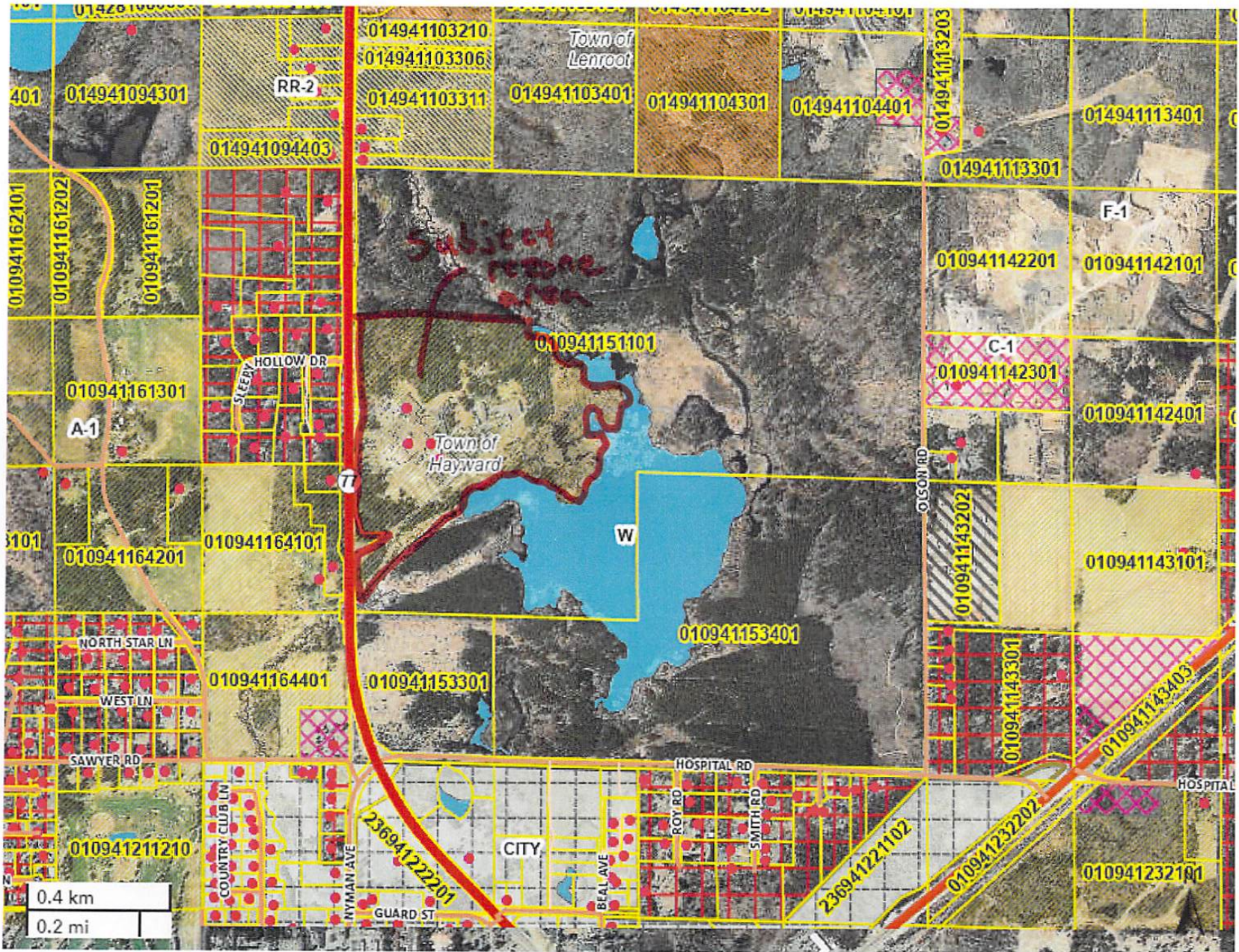
2024 Assessment Detail			
Code	Acres	Land	Imp.
X4-EXEMPT OTHER	393.730	0	0

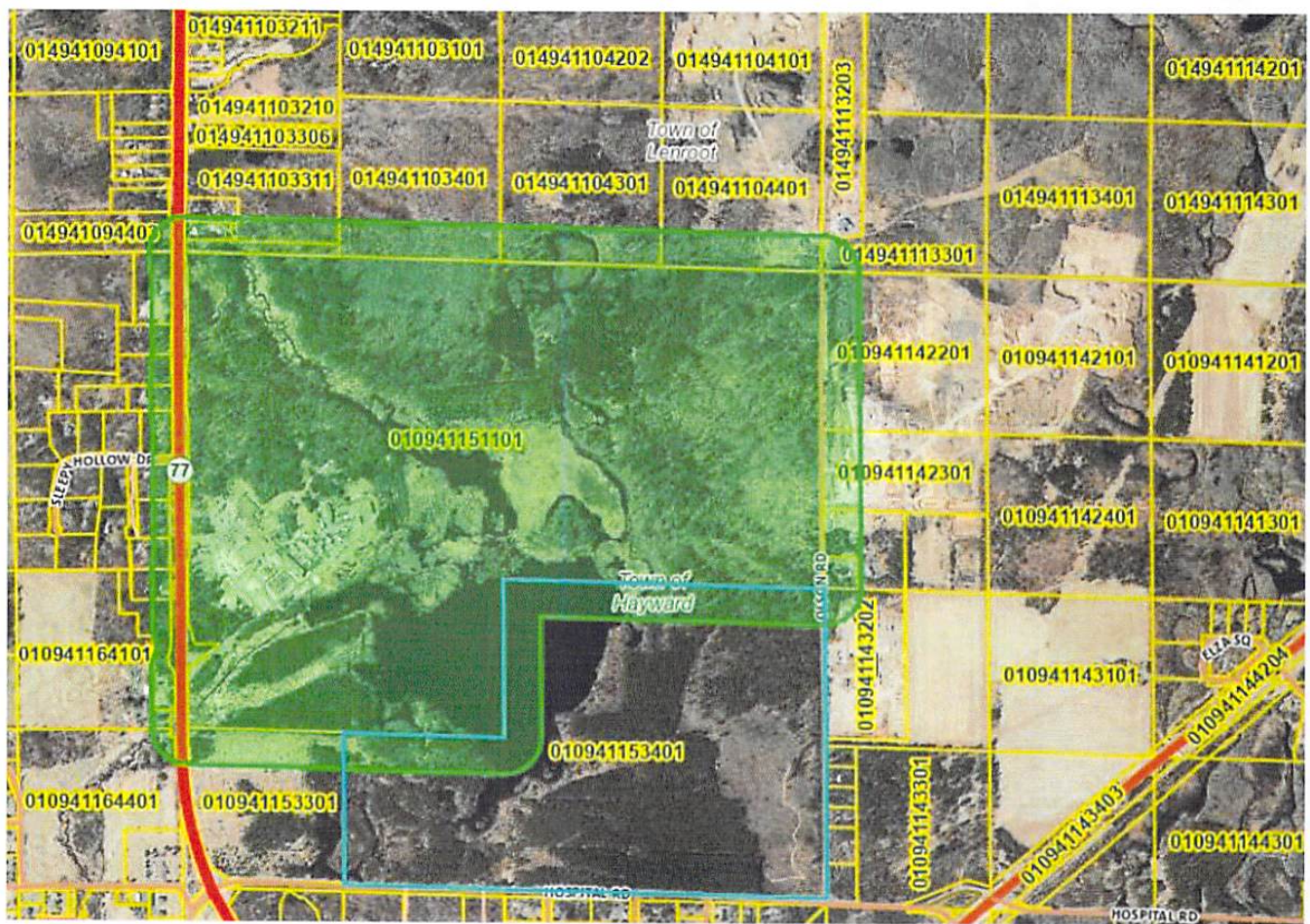
2-Year Comparison	2023	2024	Change
Land:	0	0	0.0%
Improved:	0	0	0.0%
Total:	0	0	0.0%

**Property History**

N/A









Conditional Use Permit Request - STAFF REPORT

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

File: # CUP 24-010 Location and Operation Plan

Applicant & Agent/Operator:

Mark & Linda Heath
PO Box 52
Radisson, WI 54867

Property Location & Legal Description:

Town of Radisson. The NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ & the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$; All in S16, T38N, R07W;
Parcel #'s 022-738-16-4201 & 022-738-16-4302; Tax ID's 22513 & 22515; 46.68 total acres;
Zoned Agricultural One (A-1).

Request: Permit desired for location/operation of non-metallic mining site to include rock crusher. Actual mine site to be limited to approximately 3.5 acres located in the southern portion of parcel -4201. This would be for a potential 5-year approval.

Project History & Summary of Request

This request of CUP 24-010 is for the new location of a non-metallic mineral extraction operation including a rock crusher. The actual mine site is approximated at 3.5 acres with 5,000 – 10,000 yards of material being extracted annually.

The surrounding area is additional forestry land and land zoned agricultural with additional light residential near-by. The nearest resident would be approximately 1100' away.

As per conditions of an approved reclamation plan financial assurance would be required in the amount of \$1,500 per acre. The applicant must provide payment of assurance prior to any excavation. The applicant has indicated that they will be submitted financial assurance in the amount of \$3,000 for 2 acres prior to excavation.

The specified hours of operation are to be from 7 AM to 7 PM, Monday – Saturday. Crushing hours are to be from 7 AM to 7 PM, Monday – Saturday (no holidays). 2 crushing events per year not to exceed 5 days per event.

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.

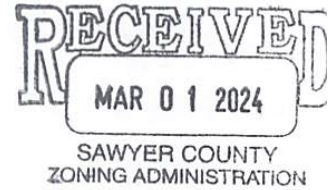
Possible Conditions for Approval: (choose from list below) (add or delete from list below)

- 1 Obtain approval or conditional approval of reclamation plan
- 2 Hours of normal operations: 7AM-7PM, Monday-Saturday;
- 3 Crushing hours 7AM-7PM, Monday-Saturday (no holidays) 2 crushing events per year not to exceed 5 days per event
- 4 A Fire # or Site Address is required for the property.
- 5 Maintain compliance with Department of Natural Resources Chapter 30
- 6 Comply with all other federal, state, and local regulations including approval of the "Reclamation Plan".

Findings of Fact:

Does the request do the following? Yes/No

1. Promote the public health, safety, convenience and general welfare;
2. Encourage planned and orderly land use development;
3. Protect property values and the property tax base;
4. Permit the careful planning and efficient maintenance of highway systems;
5. Ensure adequate highway, utility, health, educational and recreational facilities;
6. Recognize the needs of agriculture, forestry, industry and business in future growth
7. Encourage uses of land and other natural resources which are in accordance with their character and adaptability;
8. Provide adequate light and air, including access to sunlight for solar collectors and to wind for wind energy systems;
9. Encourage the protection of groundwater resources;
10. Preserve wetlands;
11. Conserve soil, water and forest resources;
12. Protect the beauty and amenities of landscape and man-made developments;
13. Provide healthy surroundings for family life;
14. Promote the efficient and economical use of public funds.



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:

mark + Linda Heath
PO. Box 52 Radisson WI 54867

Phone: 715-492-0364

Email: wskyrdge@yahoo.com

Property description including Parcel Number:

Town of Radisson (022)
STR: S1/2 T-38 N R07 W
PRT: SWSE
Parcel 022 738 16 4302 and 022 738 16 4201
J4 ID# 22515 & 22513

Permit desired for:

Location and Operation of Non-metallic
Mine Site Sawyer County Zoning Ordinance 17.4(B)(6)
To be known as Whiskey Ridge Pit

Mark R Heath
Mark R Heath
Owner Print & Sign

Linda S Heath
Linda S Heath
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: May 17, 2024

Rev January 2023

Real Estate Sawyer County Property Listing

Today's Date: 3/20/2024

Property Status: Current

Created On: 2/6/2007 7:55:38 AM

Description

Updated: 5/31/2022

Tax ID:	22513
PIN:	57-022-2-38-07-16-4 02-000-000010
Legacy PIN:	022738164201
Map ID:	.14.1
Municipality:	(022) TOWN OF RADISSON
STR:	S16 T38N R07W
Description:	NWSE
Recorded Acres:	40.000
Calculated Acres:	39.896
Lottery Claims:	0
First Dollar:	No
Waterbody:	Rock Creek
Zoning:	(A-1) Agricultural 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: 9/13/2022

TRUSTEES DEED	
Date Recorded: 8/31/2022	441089
QUIT CLAIM DEED	
Date Recorded: 8/25/2006	341134
QUIT CLAIM DEED	
Date Recorded: 4/25/1994	241401

Ownership

Updated: 9/13/2022

MARK R & LINDA S HEATH RADISSON WI

Billing Address:

MARK R & LINDA S HEATH
PO BOX 52
RADISSON WI 54867-0052

Mailing Address:

MARK R & LINDA S HEATH
PO BOX 52
RADISSON WI 54867-0052



Site Address * indicates Private Road

N/A



Property Assessment

Updated: 4/15/2016

2024 Assessment Detail

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

2-Year Comparison

	2023	2024	Change
Land:	48,000	48,000	0.0%
Improved:	0	0	0.0%
Total:	48,000	48,000	0.0%



Property History

N/A

Real Estate Sawyer County Property Listing

Today's Date: 3/20/2024



Description

Updated: 5/31/2022

Tax ID:	22515
PIN:	57-022-2-38-07-16-4 03-000-000020
Legacy PIN:	022738164302
Map ID:	.15.2
Municipality:	(022) TOWN OF RADISSON
STR:	S16 T38N R07W
Description:	PRT SWSE
Recorded Acres:	6.680
Calculated Acres:	6.725
Lottery Claims:	0
First Dollar:	No
Zoning:	(A-1) Agricultural 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: 9/13/2022

TRUSTEES DEED	
Date Recorded: 8/31/2022	441089
QUIT CLAIM DEED	
Date Recorded: 8/25/2006	341134
WARRANTY DEED	
Date Recorded: 4/13/2000	283310

Property Status: Current

Created On: 2/6/2007 7:55:38 AM



Ownership

Updated: 9/13/2022

MARK R & LINDA S HEATH RADISSON WI

Billing Address:

MARK R & LINDA S HEATH
PO BOX 52
RADISSON WI 54867-0052

Mailing Address:

MARK R & LINDA S HEATH
PO BOX 52
RADISSON WI 54867-0052



Site Address

* indicates Private Road

N/A



Property Assessment

Updated: 4/15/2016

2024 Assessment Detail

Code	Acres	Land	Imp.
G6-PRODUCTIVE FOREST	6.680	8,700	0

2-Year Comparison		2023	2024	Change
Land:		8,700	8,700	0.0%
Improved:		0	0	0.0%
Total:		8,700	8,700	0.0%



Property History

N/A

WHISKEY RIDGE

NON-METALLIC MINE

**OPERATION &
MAINTENANCE PLAN**

WHISKEY RIDGE PIT

OPERATION PLAN

OWNER: MARK & LINDA HEATH

PARCEL ID'S: 022 738 16 4302 & 4201

TOWN OF RADISSON

DESCRIPTION: PRT-SWSE

ZONING: (A-1) AGRICULTURAL ONE

MAP ID: 15.2

LOCATION: SAWYER CTY APPROX: 1 MILE WEST OF VILLAGE OF RADISSON ON NORTH SIDE OF HWY 27/70. DRIVEWAY WILL HAVE ENTRANCE WITH SIGN (WHISKEY RIDGE)

PROPERTY SIZE: 47 acres total

GRAVEL PIT FOR INTENDED EXTRACTING/MINING ~~OF~~ GRAVEL

3.46 ACRES

PROPOSED ACTIVITIES: EXTRACTING-CRUSHING-CONVEYING
STOCKPILING OF GRAVEL + SAND

HOURS OF OPERATION

7:00 A.M – 7:00 P.M. MON-SAT

CRUSHING HOURS

7:00 A.M – 7:00 P.M.

CRUSHING OPERATIONS

2 events per year not to exceed 5 days per event

- Per phone
call 5/8/24
SHK

NO CRUSHING ON HOLIDAYS OR SUNDAYS

ACCESS ROUTE: ACCESS TO SITE IS EXISTING DRIVEWAY OFF HWY
27/70

EQUIPMENT USED: EQUIPMENT USED DURING PIT OPERATION
WILL BE EXCAVATOR, FRONT END LOADER, DUMP TRUCK +
CRUSHER.

PRINCIPLE STRUCTURE OR RESIDENCE:

CLOSEST STRUCTURE OR RESIDENCE IS APPROX. 1134 FT

EXCAVATION:

EXCAVATING DEPTH OF PIT NOT TO EXCEED 25 FT APPROX. 5000-
10000 YARDS OF GRAVEL ARE ANTICIPATED TO BE EXTRACTED
EACH YEAR AND CONTINUED TIL THE DECIDED SET BACKS ARE
REACHED. Operation is expected to be 3.5 acres

LOT LINES:

LOT LINES HAVE BEEN MARKED, IDENTIFICATION AND SAFETY
SIGNS ARE PLACED AT PIT ENTRANCE.

NAVIGABLE WATER / WET LANDS:

ROCK CREEK WATER SHED IS 300 FT EAST BY NORTH EAST OF PROPOSED PIT SITE.

EROSION CONTROL:

RUN OFF FROM PIT SITE WILL BE CONTROLLED AND CONTAINED WITHIN THE PIT. WATER WILL CONTINUALLY DRAIN WITHIN PIT TO AVOID RUN OFF.

ENVIRONMENTAL CONSIDERATIONS:

ALL OPERATIONS WILL BE DONE TO MINIMIZE PRODUCTION OF NOISE, VIBRATION, DUST. BEST MANAGEMENT PRACTICES WILL BE USED TO MINIMIZE EROSION, POLLUTION AND SURFACE WATER.

PROJECTS OF MINING OPERATION SUPPORTS:

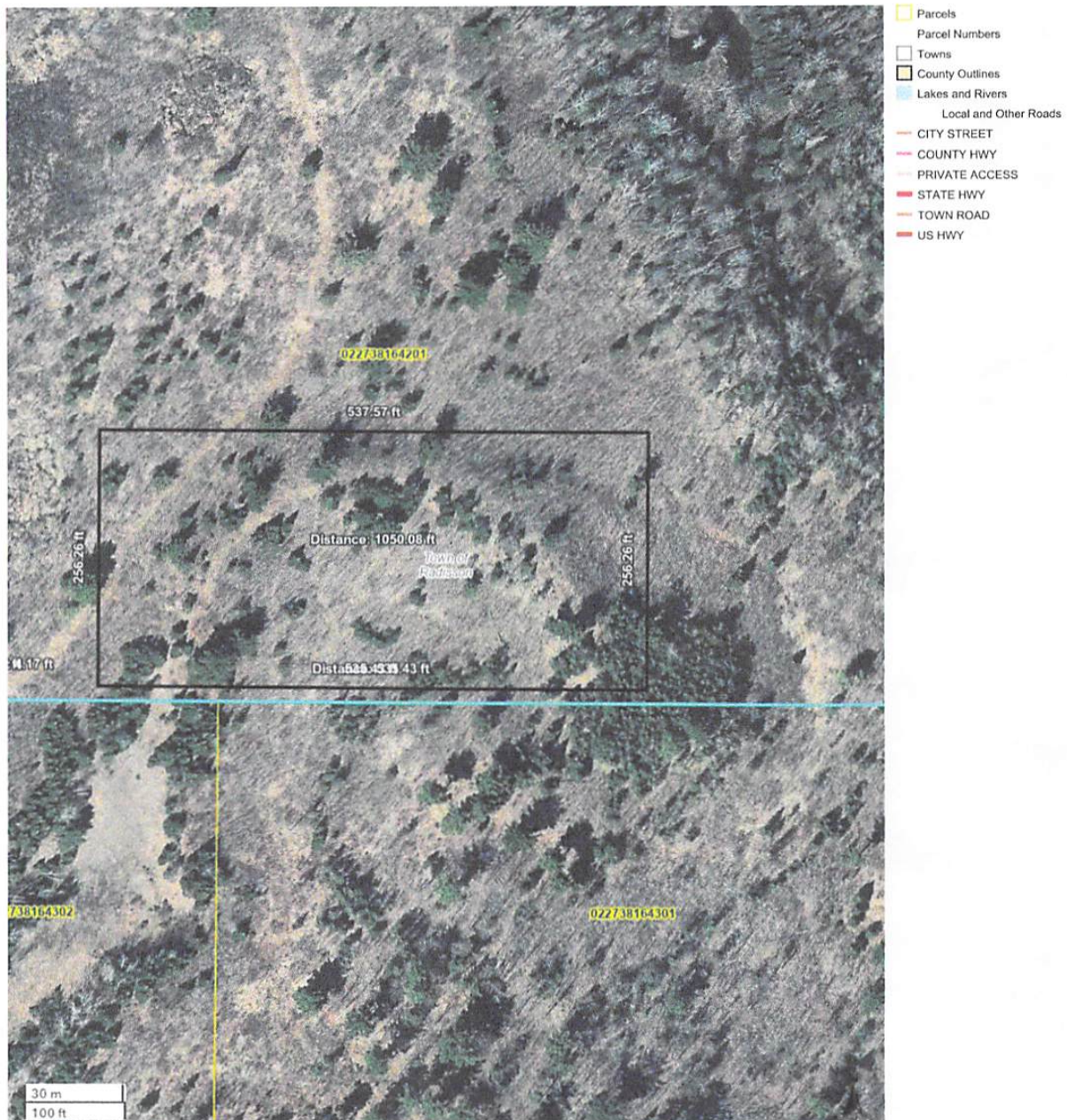
MINED MATERIALS WILL BE USED FOR PROJECTS SUCH AS PERSONAL, PRIVATE, RESIDENTIAL PROJECTS. COMMERCIAL STATE COUNTY + TOWNSHIPS UPON REQUESTS.

RECLAMATION PLAN:

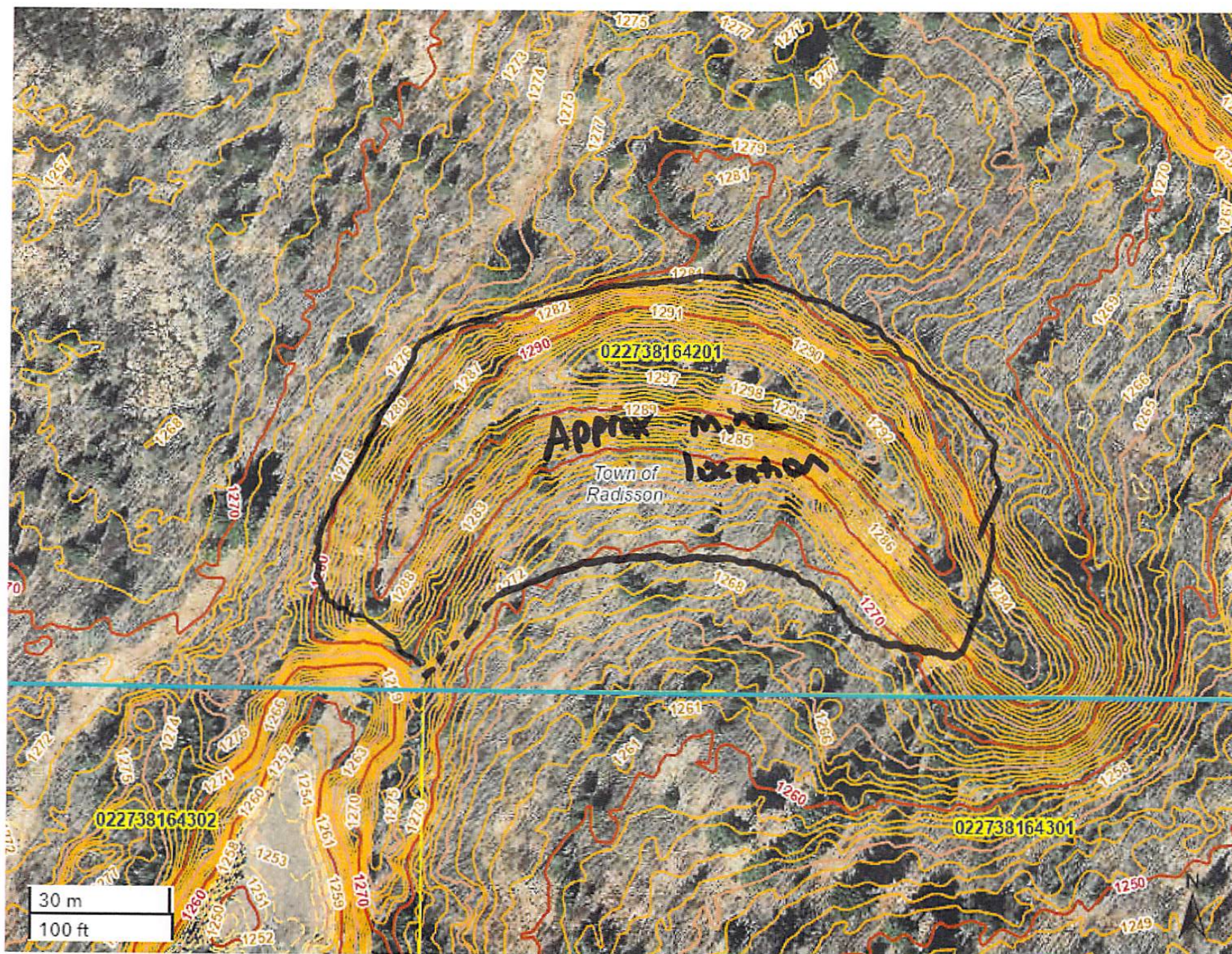
~~A RECLAMATION PLAN IS DEVELOPED AND APPROVED BY SAWYER COUNTY LAND WATER CONSERVATION DEPARTMENT.~~ *To be Submitted by owner*

MAINTANCE PLAN:

RUNOFF FROM PIT WILL BE INTERALLY DRAINED AT ALL TIMES IF NEEDED.



Date created: 2/29/2024
 Last Data Uploaded: 2/29/2024 6:55:52 AM
 Developed by
Schneider
 GEOSPATIAL



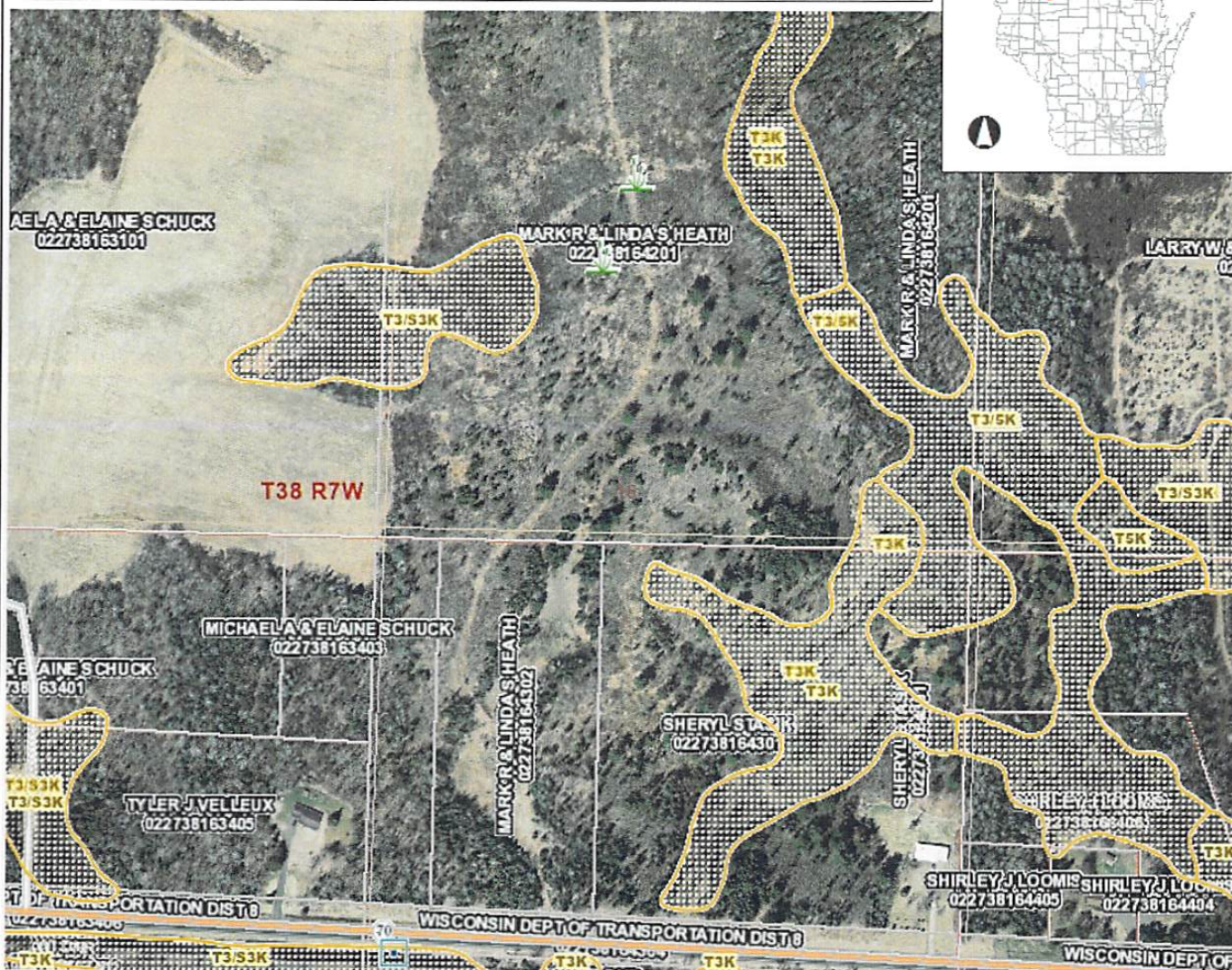


Surface Water Data Viewer Map



Legend

- 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
- Township
- Section
- Quarter-Quarter
- County Boundary
- Cities, Towns & Villages
 - City
 - Village
 - Civil Town



0.1 0 0.06 0.1 Miles

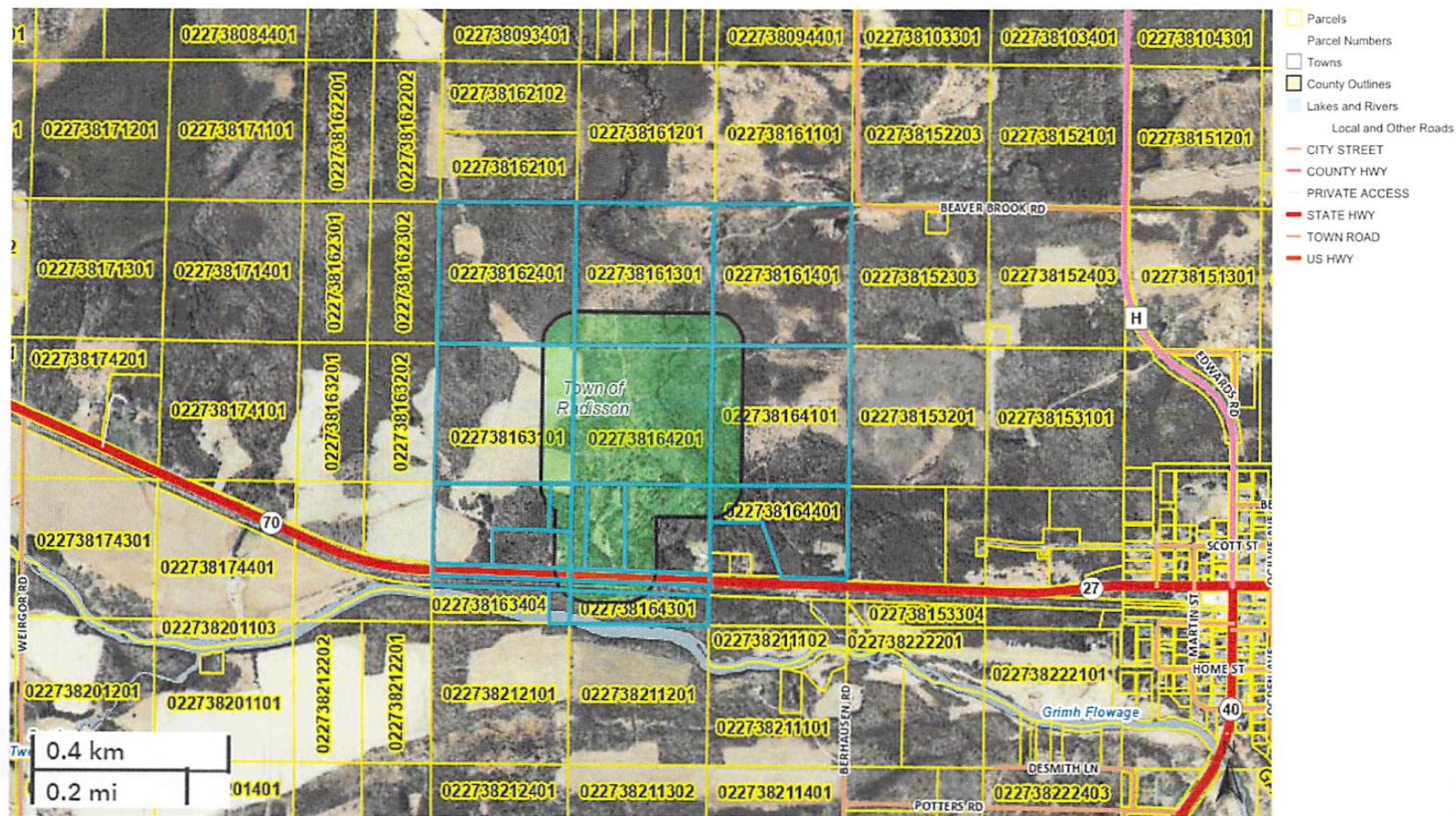
NAD_1983_HARN_Wisconsin_TM

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/>

Notes





Date created: 4/5/2024

Last Data Uploaded: 4/5/2024 8:17:05 AM

Developed by





Conditional Use Permit Request-Reclamation Plan STAFF REPORT

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

File: # CUP 24-010 Reclamation Plan

Applicant and Owner/Operator:

Mark & Linda Heath DBA Whiskey Ridge
PO Box 52
Radisson, WI 54867

Property Location & Legal Description:

Town of Radisson. The NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ & the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$; All in S16, T38N, R07W;
Parcel #'s 022-738-16-4201 & 022-738-16-4302; Tax ID's 22513 & 22515; 46.68 total acres;
Zoned Agricultural One (A-1).

Request: Permit issuance of the Reclamation Plan

Project History & Summary of Request

The applicant is requesting to open a new non-metallic mineral extraction on the property described above. Previously the public hearing for CUP 24-010 was for potential approval of the "Location & Operation" Per the "plan of operation" 3.46 acres of disturbance is proposed. The reclamation plan however would cover the entire lot. With that being said, the main area of gravel would be located on the higher elevations as shown on the topography maps attached. Extraction of gravel on the lower elevations would require additional testing as to ground water depths are anticipated at an elevation of approximately 1250'. Per the plan, the pit depth is not to exceed 25' and so stay above ground water elevation. 5,000-10,000 cubic yards of gravel are to be excavated from the site annually. Per the NR 135 requirements before approval can be granted for the conditional use operation process the regulatory authority being the County needs to approve the applicant's reclamation plan (attached).

The Sawyer County Zoning & Conservation Department has reviewed the "reclamation summary" and concludes that the plan is consistent with the standards specified in NR 135. With a post mining activity described as passive wildlife use with food plots.

The Sawyer County Zoning Committee, being the regulatory authority may approve, conditionally approve, or deny the reclamation plan.

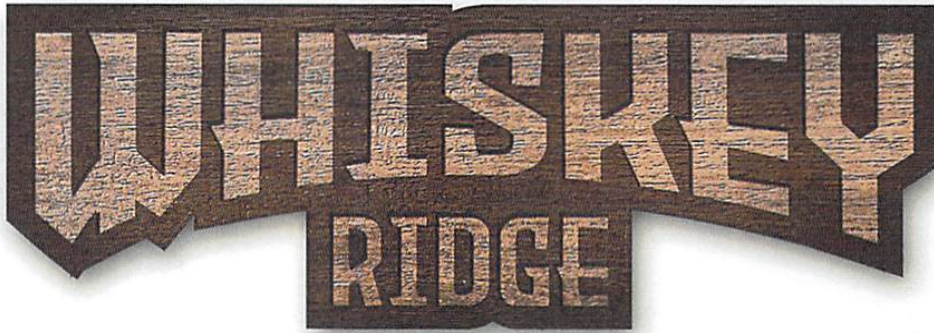
If the regulatory authority approves the reclamation plan subject to general compliance requirements of NR 135, the approval may not include conditions that are not related to the reclamation plan. Other conditions may be added during the public hearing process for the "location and plan of operation". One required condition of an approved reclamation plan shall be that the new mine obtain financial assurance pursuant to NR 135.40.

If the regulatory authority denies the reclamation plan it needs to have the findings of one the following:

- 1) The applicant has, after being given an opportunity to make corrections, failed to provide an adequate permit application, reclamation plan, financial assurance or any other submittal required by NR 135 or the applicable reclamation ordinance.
- 2) The proposed nonmetallic mining site cannot be reclaimed in compliance with the reclamation standards contained in the applicable reclamation ordinance, NR 135 or subch. I of ch. 295, Stats.
- 3) The applicant, or its agent, principal or predecessor has, during the course of nonmetallic mining in Wisconsin within 10 years of the permit application or modification request being considered shown a pattern of serious violations of this chapter or of federal, state or local environmental laws related to nonmetallic mining reclamation.

A denial shall be in writing and shall contain documentation of reasons for denial. The regulatory authority's decision to deny an application to issue a reclamation permit may be reviewed NR 135.30.

SAWYER COUNTY NR135 RECLAMATION PLAN



Created By: Mark Heath
March 2024

Contents

Reclamation Summary.....	1-3
Signed Certification	4
Operation and Maintenance plan.....	5-7
A Maps and Data	8-16
a. Plat Map	
b. Topographical Map	
c. Soil Map	
B Conservation Practice Standards.....	17-30
a. Sediment Bale Barrier	
b. Silt Fence	
c. Critical Area Planting and Job Sheets	
d. Mulching	
e. Erosion Control Blanket Information	

Whiskey Ridge Pit- Non- Metallic Mine Reclamation Plan March 2024

Owner/Operator: Mark Heath
Address: PO Box 52 Radisson, WI 54867
Phone: 715 492-0364
Pit name: Whiskey Ridge
Site Legal Description: S16 T38N R07W; PRT SESW
Mine Site: 5 acres

Purpose and planned excavation of mine area: The purpose of the mine is for production of gravel and fill sand. The total extent of the mine is shown on the site plan map. Excavation will be done in phases to limit the amount of exposed soil to reduce the possibility of erosion and sedimentation to surface water. Active excavation at the site should not exceed five acres at any given time. The total depth of excavation will be between 20' and 25' based on pit floor and slope face.

General Location: Whiskey Ridge Pit non-metallic mine is located in SE¼, SW¼, Section 16, Township 38N Range 07 W, in the Town of Radisson, Sawyer County, Wisconsin. The mine is approximately .94 miles west of the Village of Radisson.

Soil Type: The soil type at the site is a Pence sandy loam and a Magnor-Freeon complex. This is best described as unconsolidated glacial material that forms a stony sandy silt loam, with a 11 percent slope over the existing land.

Distribution, thickness, and type of topsoil: Thickness of topsoil is less than 8 inches with an abrupt wavy boundary.

Approximate elevation of groundwater: The approximate ground level elevation of the water table in this site is 20' below the land surface.

Location of existing surface waters and existing drainage patterns: The existing drainage pattern of the site is internally draining. This will continue to remain with the sloping and excavation. The pit will drain to the floor. There are no perennial water bodies close to the mine site. The closest water is a ephemeral stream about 500 feet to the east and the Couderay river is located .30 miles south. The existing drainage pattern can be seen on the topography maps.

Current biological resources, plant communities, and wildlife use at and adjacent to mine site: Biological and wildlife data was mainly determined by visual observations. The proposed mine site is a young northern hardwood forest consisting of mostly maple with a mix of oak, birch, and aspen trees. Wildlife usage is moderate in the forest for foraging and cover of the property. Main species present include rabbits, whitetail deer, wild turkey, black bear, ruffed grouse, various songbirds and smaller

mammals common to the area.

No threatened or endangered species were observed or known to inhabit the site.

Proposed post-mining land use: The proposed post-mining land use for the non-metallic mine site is a passive wildlife use with planted food plots. The proposed land use would be appropriate to the current local zoning of Forestry 1. Upon complete reclamation natural succession would convert the grassy meadow back to forested habitat.

BMP's to be employed before and during non-metallic mine operation: All run-off is planned to be contained within the pit. Total area of exposed soil will be limited to only an area large enough to allow for needed excavation. If the possibility for erosion outside the mine occurs, silt fencing or a sediment basin may be needed. Exposed soils should be seeded with a cover crop and seed mixture to quickly revegetate the site and stabilize the soils protecting from run-off and wind erosion. All operations will be done in a way that will minimize the production of noise, vibration, and/or dust. Best management practices will be used to minimize erosion and pollution of surface and ground water. Water should be applied to non-vegetated areas of the site to control dust during dry or windy conditions.

Topsoil removal, storage, stabilization, and conservation: Topsoil shall be removed prior to excavation of subsoil for each phase. Topsoil removal will be accomplished using bulldozers, front end loaders, and other necessary equipment with the goal of recovering as much of the existing topsoil as possible. Topsoil will be removed in a manner that minimizes the surface area exposed to erosion at any one time.

Topsoil that has been stripped from the site will be stockpiled on level ground and away from any slopes. Stockpiles should be located in an area where they will be easy to access and out of the way to keep double handling to a minimum. To help prevent erosion and weed growth stockpiled topsoil should be seeded. A cover crop of oats, barley, winter wheat, or winter rye should be used if the stockpile will be disturbed in less than six months. If a stockpile will not be disturbed for more than six months at a time a perennial seed mixture should be used (See Critical Area Seeding Attachment). If erosion is occurring to the stockpile, straw bale silt fencing should be placed around topsoil stockpile until it has been seeded and stabilized. See Straw Bale Silt Fencing attachment for proper installation and maintenance.

Interim Reclamation sufficient to qualify for the wavier of fees:

Sequential interim reclamation will be done so as to minimize the area impacted and to reduce the fees. Once a phase is completed and the area is stabilized the non-metallic mine operator will request of the Sawyer County Regulatory authority that the area be considered temporarily reclaimed for the purposes of reduction of fees. If an extended period of time is to pass between planned excavations interim reclamation will be done to reduce the amount of exposed area. Methods for interim reclamation are to be the same as for final reclamation.

Final Reclamation

Sloping and Grading: All slopes will be graded to a final slope of 3:1 horizontal to vertical or flatter. The floor of the mine will be graded to prevent ponding of water on the reclaimed surface. Resulting surfaces will be scarified prior to topsoil redistribution. Stockpiled topsoil will be evenly distributed over the entire site.

Revegetation: The areas will be seeded following the final grading and completion of each phase and all site preparation activities. A soil test should be taken before planting to determine the proper amount, if any of fertilizer and/or lime to be applied.

Seed will be applied to properly prepared soils at any time during the growing season when soil conditions are suitable. Seeding should not be carried out immediately following rain, when ground is too wet, too dry, or during windy conditions.

The seed mixture should be chosen from the Critical Area Seeding attachment that is suitable for the site conditions or D.O.T. #20 from the 1996 WI D.O.T. Standard Specification for Highway Construction manual which consist of 6% Kentucky Bluegrass, 24% Hard Fescue, 40% Tall Fescue, and 30% Perennial Ryegrass. D.O.T. mix #20 should be planted at 12 pounds per acre.

A cover crop of annual rye or oats should also be planted during the spring and summer. Winter wheat or winter rye should be planted as a cover crop after September 1. Seeding can be done using a broadcast seeder or grain drill. Cover crops should be planted at a rate of:

Annual rye – 5 pounds per acre

Oats – 48 pounds per acre

Winter Wheat – 90 pounds per acre

Winter Rye – 84000 pounds per acre

Mulching and Erosion Control: All slopes should be seeded and covered with mulch. To control erosion during reclamation of side slopes, topsoil should not be distributed over an area larger than what can be seeded and covered with mulch in a day. Mulch reduces run-off and erosion as well as conserves moisture and control weeds. See attached Mulching Standard for mulching options and proper application.

Quantifiable standards for revegetation adequate to show that a sustainable stand of revegetation has been established which will support the approved post-mining land use: One year after an area has been reclaimed the non-metallic mine operator will notify the Sawyer County Land and Water Conservation Department to request final reclamation approval. A representative of Sawyer County LWCD will determine adequate revegetation using percent

vegetative cover. Since a primary objective of this work is to stabilize the site it is important to provide a high degree of vegetative cover as quickly as possible. This will result in greater protection of the soil from the effects of raindrop impact, which will be absorbed by the vegetative "canopy". This protection translates into reduced erosion and sedimentation.

Any unacceptable areas are to be fixed by the operator and a return visit by a LWCD representative will determine if the site is acceptable and financial assurance can be released.

Note: All stockpiles must be removed and site vegetated before reclamation will be considered final.

The operator shall provide a signed certification that reclamation will be carried out in accordance with the reclamation plan. The operator shall also certify that the Best Management Practices are installed and maintained. The landowner and lessee, if different from the operator, shall also provide signed certification that they concur with the reclamation plan and will allow its implementation.

In the following situations, the landowner and lessee, if different from the mine operator, are not required to submit a written certification. The operator shall provide written evidence that the landowner and lessee, if different from the operator, have been provided with a written copy of the reclamation plan, and that:

- a. The mine operator has submitted a reclamation plan for an existing non-metallic mine in accordance with Sawyer County Non-Metallic Mining Reclamation Ordinance Section 12.20, or
- b. The operator has submitted a reclamation plan for a new or reopened mine in accordance with Sawyer County Non-Metallic Mining Reclamation Ordinance Section 12.30 which is located on land for which a lease agreement or memorandum of lease between the landowner and applicant was recorded prior to August 1, 2001 (NMMRO Section 13(6)).

I, Mark R Heath, (operator) certify that reclamation will be carried out in accordance with the reclamation plan and the required Best Management Practices are installed and maintained.

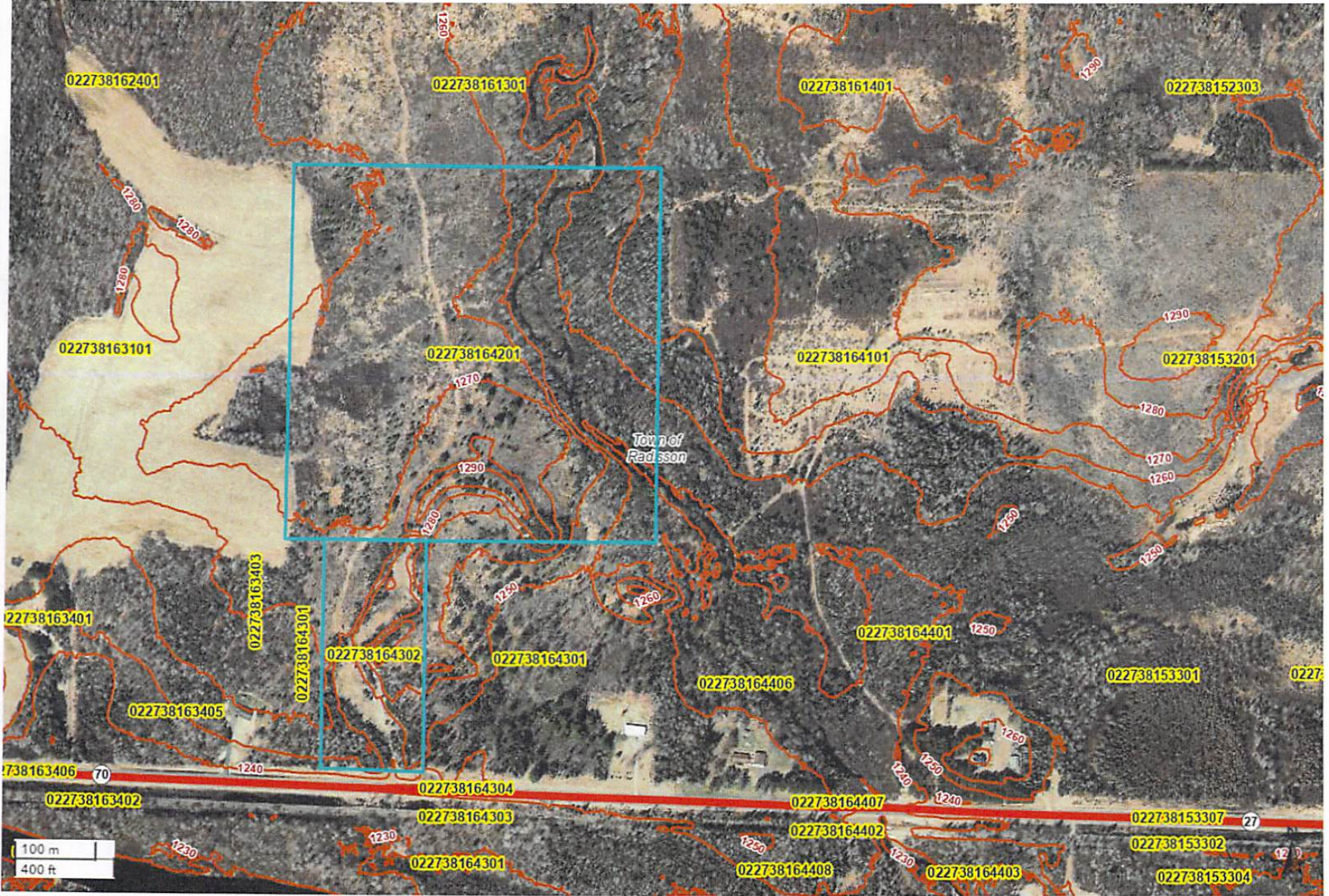
Mark R Heath
Operator Signature

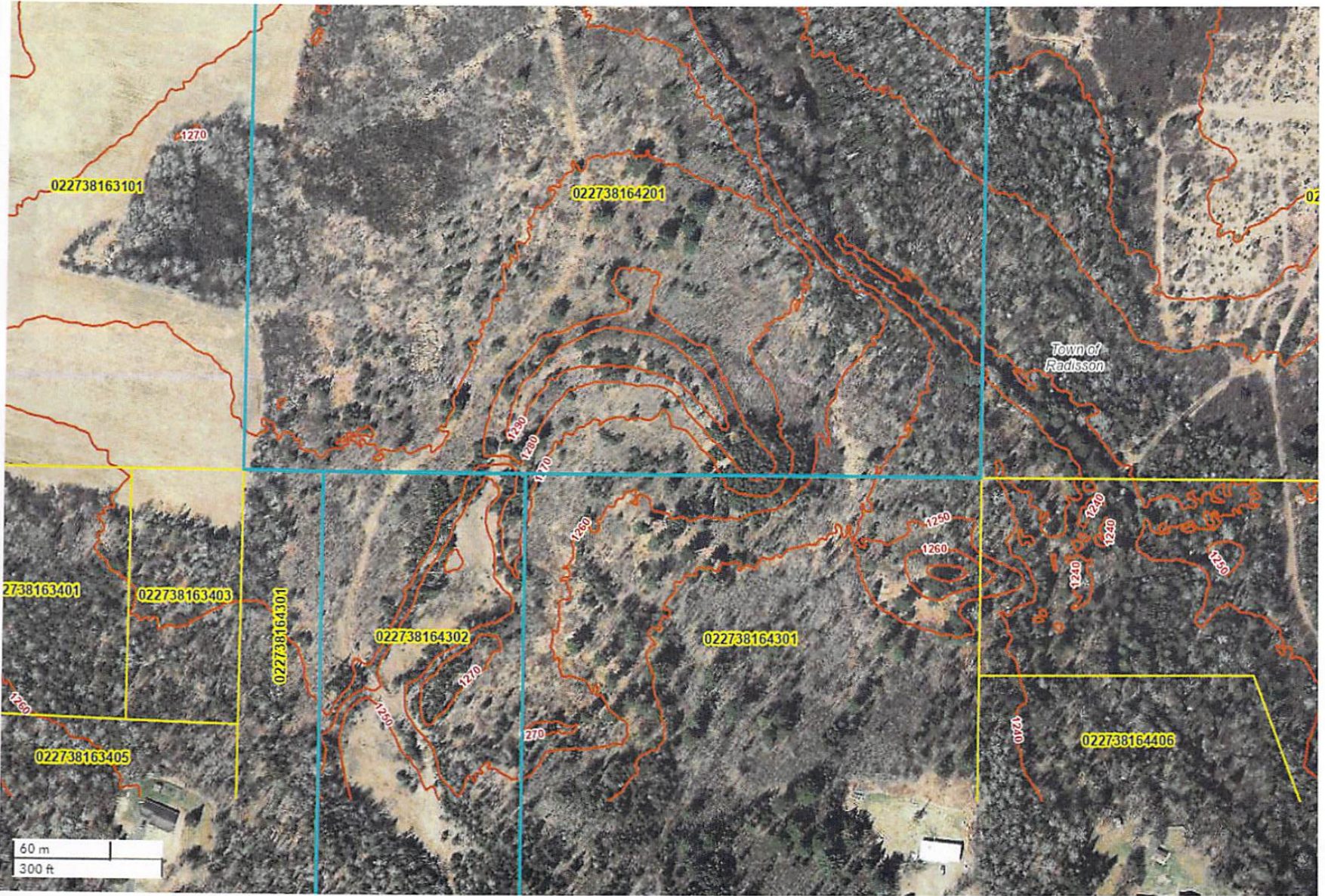
03/22/24
Date

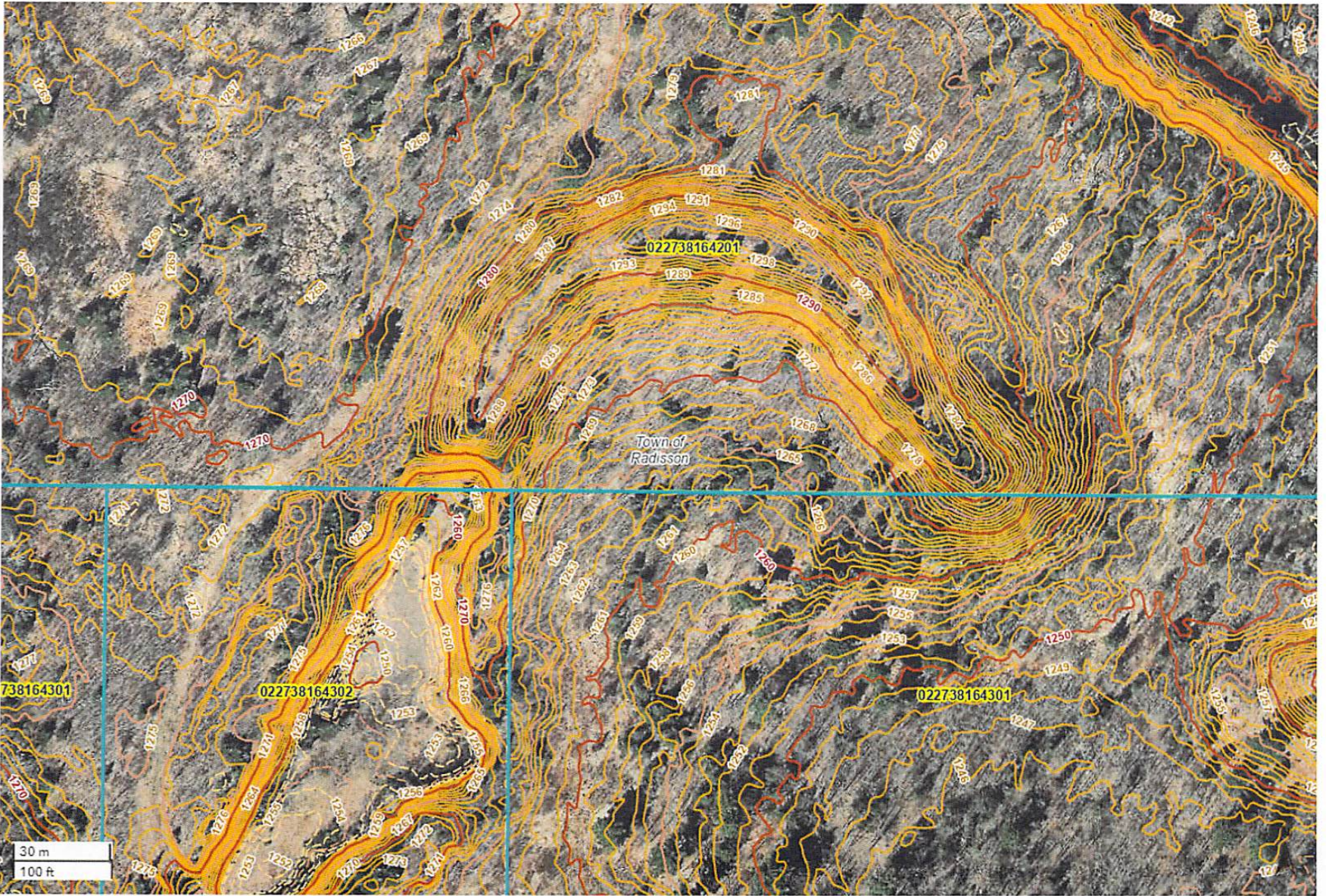
I, Mark R Heath, (landowner) certify that I have received a copy of the reclamation plan, read it and understand it. I further certify that I concur with the reclamation plan and will allow its implementation.

Mark R Heath
Owner Signature

03/22/24
Date







Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
215D	Pence sandy loam, 15 to 35 percent slopes	10.0	21.1%
457C	Freeon, very stony and Freeon silt loams, 6 to 15 percent slopes	0.7	1.4%
623A	Capitola muck, 0 to 2 percent slopes, very stony	2.4	5.1%
755A	Moppet, occasionally flooded-Fordum, frequently flooded complex, 0 to 3 percent slopes	1.6	3.3%
757B	Magnor-Freeon complex, 0 to 6 percent slopes, very stony	23.0	48.7%
766A	Moppet fine sandy loam, 0 to 3 percent slopes, occasionally flooded	9.7	20.5%
Totals for Area of Interest		47.3	100.0%



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

3/22/2024
Page 1 of 3

Soil Map—Sawyer County, Wisconsin
(Whiskey Ridge Pit)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Sawyer County, Wisconsin

Survey Area Data: Version 21, Sep 8, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 30, 2022—Sep 1, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

3/22/2024
Page 2 of 3

Hydrologic Soil Group: A
Ecological site: F090AY019WI - Dry Sandy Uplands
Forage suitability group: Low AWC, adequately drained
 (G090AY002WI)
Other vegetative classification: Low AWC, adequately drained
 (G090AY002WI), *Acer saccharum*-*Tsuga*/*Maianthemum* (ATM)
Hydric soil rating: No

Minor Components

Padus

Percent of map unit: 10 percent
Landform: Kames, eskers, hillslopes
Landform position (two-dimensional): Backslope, shoulder
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Ecological site: F090AY016WI - Loamy Upland
Other vegetative classification: Mod AWC, adequately drained
 (G090AY005WI), *Acer saccharum*-*Tsuga*/*Maianthemum* (ATM),
Acer saccharum-*Tsuga*/*Dryopteris* (ATD)
Hydric soil rating: No

Sayner

Percent of map unit: 5 percent
Landform: Hillslopes
Landform position (two-dimensional): Backslope, shoulder
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Ecological site: F090AY019WI - Dry Sandy Uplands
Other vegetative classification: Low AWC, adequately drained
 (G090AY002WI), *Pinus*/*Maianthemum*-*Vaccinium* (PMV), *Acer*
rubrum-*Quercus*/*Vaccinium* (ArQV)
Hydric soil rating: No

Pelissier

Percent of map unit: 2 percent
Landform: Eskers
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Ecological site: F090AY019WI - Dry Sandy Uplands
Other vegetative classification: Not suited, slopes > 30%
 (G000XY011WI), *Quercus*-*Acer rubrum*/*Epigaea* (QArE), *Acer*
rubrum-*Quercus*/*Vaccinium* (ArQV)

Sawyer County, Wisconsin

215D—Pence sandy loam, 15 to 35 percent slopes

Map Unit Setting

National map unit symbol: 2tnyz

Elevation: 590 to 1,870 feet

Mean annual precipitation: 27 to 36 inches

Mean annual air temperature: 37 to 46 degrees F

Frost-free period: 80 to 150 days

Farmland classification: Not prime farmland

Map Unit Composition

Pence and similar soils: 83 percent

Minor components: 17 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pence

Setting

Landform: Kames, eskers, hillslopes

Landform position (two-dimensional): Backslope, shoulder

Landform position (three-dimensional): Side slope

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Loamy glaciofluvial deposits over stratified sandy and gravelly outwash

Typical profile

A - 0 to 3 inches: sandy loam

E - 3 to 8 inches: sandy loam

Bs - 8 to 15 inches: gravelly sandy loam

2BC - 15 to 21 inches: gravelly coarse sand

2C - 21 to 79 inches: stratified sand to very gravelly coarse sand

Properties and qualities

Slope: 15 to 35 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat excessively drained

Capacity of the most limiting layer to transmit water (Ksat): High
(2.00 to 6.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0
mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 4.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6e

Sawyer County, Wisconsin

757B—Magnor-Freeon complex, 0 to 6 percent slopes, very stony

Map Unit Setting

National map unit symbol: 2v8dv

Elevation: 1,110 to 1,780 feet

Mean annual precipitation: 27 to 36 inches

Mean annual air temperature: 37 to 46 degrees F

Frost-free period: 80 to 150 days

Farmland classification: Prime farmland if drained

Map Unit Composition

Magnor, very stony, and similar soils: 40 percent

Freeon, very stony, and similar soils: 30 percent

Minor components: 30 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Magnor, Very Stony

Setting

Landform: Moraines, ground moraines, drumlins, disintegration moraines

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Base slope, talf

Down-slope shape: Concave, linear

Across-slope shape: Linear

Parent material: Loess and/or silty lacustrine deposits over dense sandy loam till

Typical profile

A - 0 to 4 inches: silt loam

E - 4 to 10 inches: silt loam

E/B - 10 to 17 inches: silt loam

B/E - 17 to 24 inches: silt loam

2Bt1 - 24 to 35 inches: sandy loam

2Bt2 - 35 to 44 inches: sandy loam

2BCd - 44 to 56 inches: sandy loam

2Cd - 56 to 79 inches: sandy loam

Properties and qualities

Slope: 0 to 6 percent

Surface area covered with cobbles, stones or boulders: 1.5 percent

Depth to restrictive feature: 39 to 59 inches to densic material

Drainage class: Somewhat poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Low to moderately low (0.01 to 0.06 in/hr)

Depth to water table: About 4 to 12 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0
mmhos/cm)

Available water supply, 0 to 60 inches: Moderate (about 7.2
inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6s

Hydrologic Soil Group: C/D

Ecological site: F090AY011WI - Moist Loamy Lowland

Forage suitability group: Mod AWC, high water table
(G090AY004WI)

Other vegetative classification: Mod AWC, high water table
(G090AY004WI), *Acer saccharum*-*Tsuga*/*Maianthemum* (ATM),
Acer saccharum/*Hydrophyllum* (AH), *Acer saccharum*/*Athyrium*
(AAt), *Acer saccharum*/*Viburnum* (AVb), *Acer saccharum*/
Caulophyllum-*Circaea* (ACaCi), *Acer saccharum*/
Hydrophyllum-(*Circaea*) (AH-Ci), *Acer saccharum*/*Viola*-
Osmorhiza (AViO), *Tsuga*/*Maianthemum*-*Coptis* (TMC)

Hydric soil rating: No

Description of Freeon, Very Stony

Setting

Landform: Moraines, ground moraines, drumlins, disintegration
moraines

Landform position (two-dimensional): Shoulder, backslope, summit,
footslope

Landform position (three-dimensional): Interfluvial, base slope, rise

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Loess and/or silty lacustrine deposits over dense
sandy loam till

Typical profile

A - 0 to 4 inches: silt loam

E - 4 to 10 inches: silt loam

E/B - 10 to 19 inches: silt loam

2B/E - 19 to 26 inches: sandy loam

2Bt - 26 to 45 inches: sandy loam

2BCd - 45 to 58 inches: sandy loam

2Cd - 58 to 79 inches: sandy loam

Properties and qualities

Slope: 0 to 6 percent

Surface area covered with cobbles, stones or boulders: 1.5 percent

Depth to restrictive feature: 39 to 59 inches to densic material

Drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water (Ksat): Low to
moderately low (0.01 to 0.06 in/hr)

Depth to water table: About 6 to 18 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0
mmhos/cm)

Available water supply, 0 to 60 inches: Moderate (about 6.9
inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6s

Hydrologic Soil Group: C/D

Ecological site: F090AY016WI - Loamy Upland

Forage suitability group: Mod AWC, adequately drained
(G090AY005WI)

Other vegetative classification: Mod AWC, adequately drained
(G090AY005WI), *Acer saccharum*-*Tsuga*/*Maianthemum* (ATM),
Acer saccharum/*Hydrophyllum* (AH), *Acer saccharum*/*Athyrium*
(AAt), *Acer saccharum*/*Caulophyllum*-*Circaea* (ACaCi), *Acer*
saccharum/*Viola*-*Osmorhiza* (AViO)

Hydric soil rating: No

Minor Components

Magnor

Percent of map unit: 13 percent

Landform: Moraines, ground moraines, drumlins, disintegration
moraines

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Base slope, tal

Down-slope shape: Concave, linear

Across-slope shape: Linear

Ecological site: F090AY011WI - Moist Loamy Lowland

Other vegetative classification: Mod AWC, high water table
(G090AY004WI), *Acer saccharum*-*Tsuga*/*Maianthemum* (ATM),
Acer saccharum/*Hydrophyllum* (AH), *Acer saccharum*/*Athyrium*
(AAt), *Acer saccharum*/*Viburnum* (AVb), *Acer saccharum*/
Caulophyllum-*Circaea* (ACaCi), *Acer saccharum*/
Hydrophyllum-(*Circaea*) (AH-Ci), *Acer saccharum*/*Viola*-
Osmorhiza (AViO), *Tsuga*/*Maianthemum*-*Coptis* (TMC)

Hydric soil rating: No

Freeon

Percent of map unit: 12 percent

Landform: Moraines, ground moraines, drumlins

Landform position (two-dimensional): Summit, backslope, shoulder,
footslope

Landform position (three-dimensional): Interfluv

Down-slope shape: Convex

Across-slope shape: Convex

Ecological site: F090AY016WI - Loamy Upland

Other vegetative classification: Mod AWC, adequately drained
(G090BY005WI), *Acer saccharum*-*Tsuga*/*Maianthemum* (ATM),
Acer saccharum/*Hydrophyllum* (AH), *Acer saccharum*/*Athyrium*
(AAt), *Acer saccharum*/*Caulophyllum*-*Circaea* (ACaCi), *Acer*
saccharum/*Viola*-*Osmorhiza* (AViO)

Hydric soil rating: No

Cebana

Percent of map unit: 3 percent

Landform: Ground moraines

Landform position (three-dimensional): Dip

Down-slope shape: Concave

Across-slope shape: Concave

Ecological site: F090AY006WI - Wet Loamy Lowland

Other vegetative classification: High AWC, high water table
(G090AY007WI)

Hydric soil rating: Yes

Capitola

Percent of map unit: 2 percent

Landform: Drainageways on ground moraines, depressions on
ground moraines

Landform position (three-dimensional): Dip

Down-slope shape: Concave, linear

Across-slope shape: Concave

Ecological site: F090AY006WI - Wet Loamy Lowland

Other vegetative classification: Mod AWC, high water table
(G090AY004WI), Not Assigned (wet mineral soils) (Nmin)

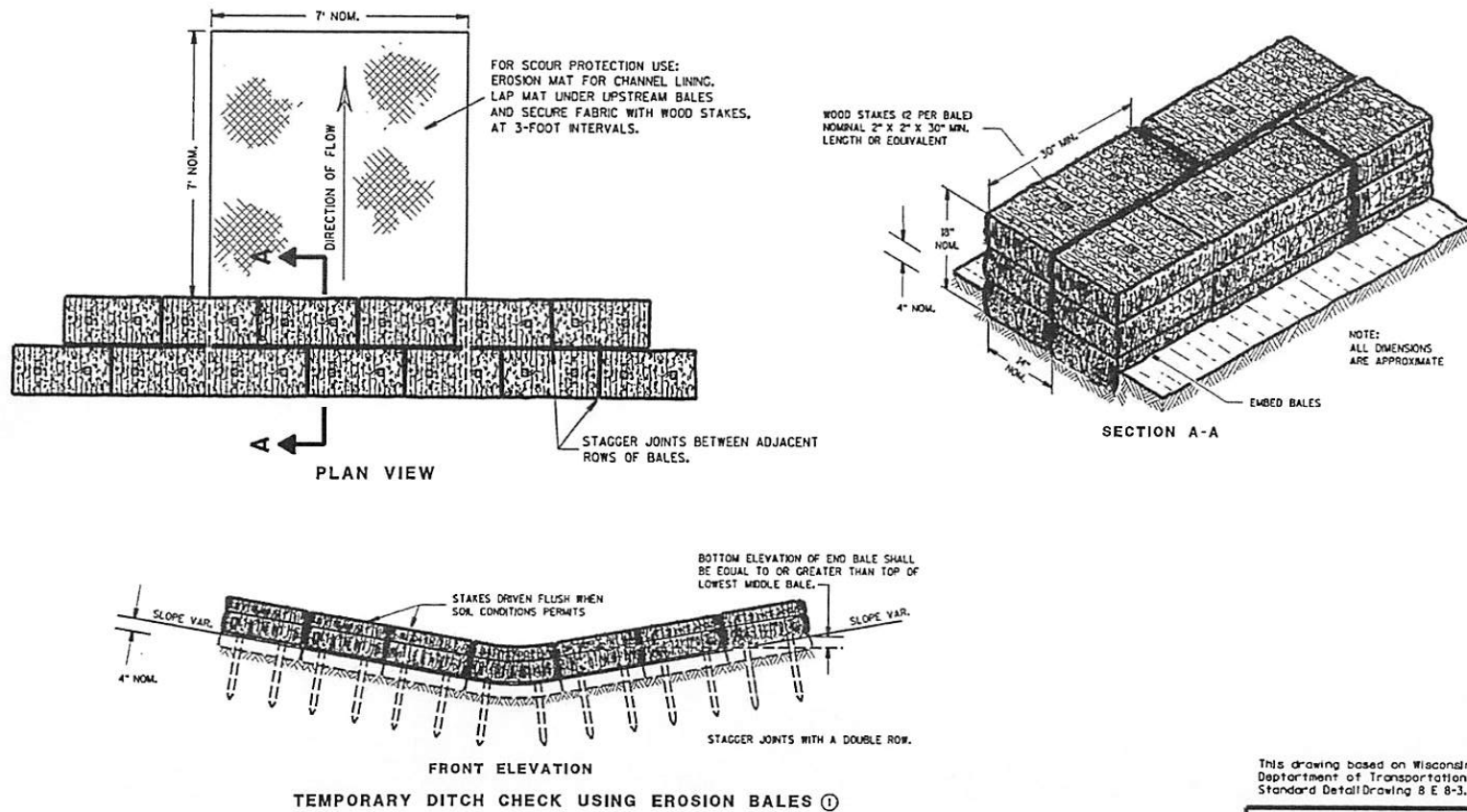
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Sawyer County, Wisconsin

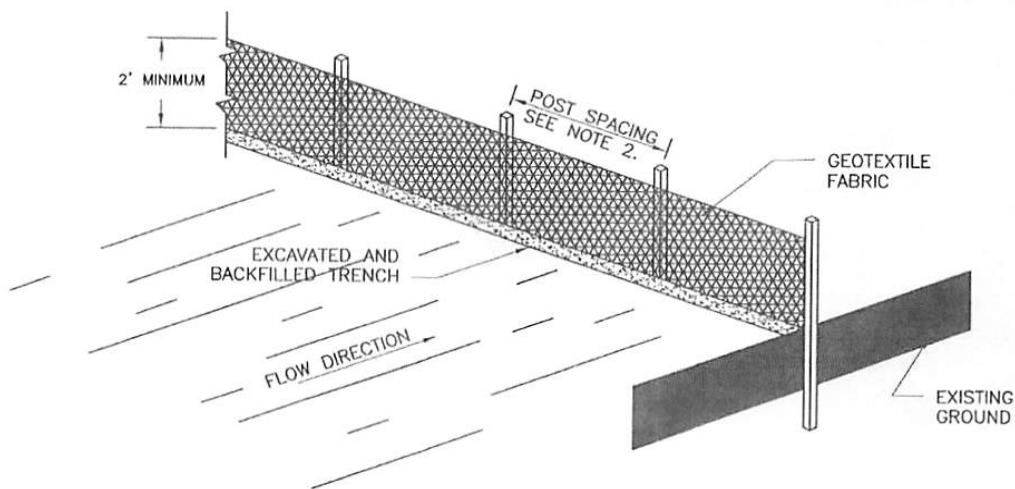
Survey Area Data: Version 21, Sep 8, 2023

Figure 1

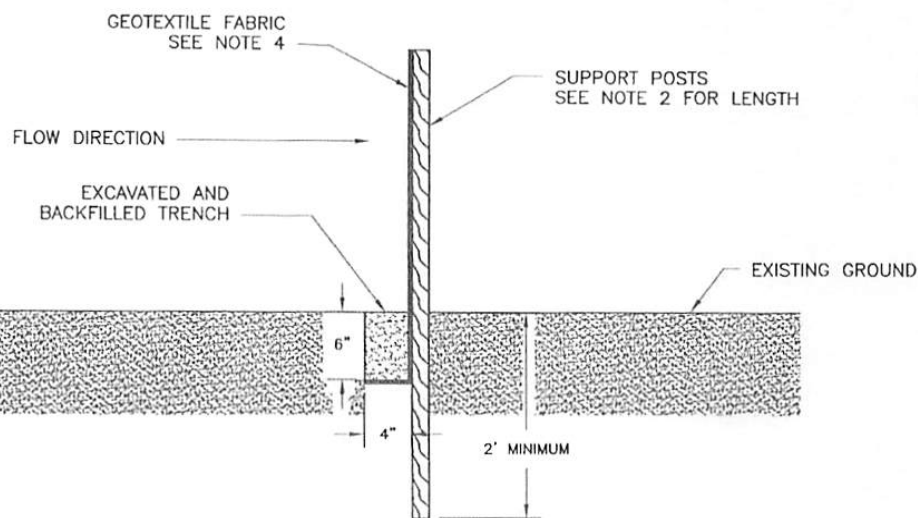


This drawing based on Wisconsin
Department of Transportation
Standard Detail Drawing 8 E 8-3.

**TYPICAL INSTALLATIONS OF
EROSION BALES / TEMPORARY
DITCH CHECKS**



ISOMETRIC VIEW



TYPICAL SECTION

ESTIMATED LENGTH
OF SILT FENCE _____

SEE SHEET _____ OF _____
FOR LOCATION

SAWYER COUNTY
ZONING
AND
CONSERVATION

SILT FENCE

CLIENT: _____
COUNTY: _____

Date _____
Designed: _____
Drawn: _____
Checked: _____
Approved: _____

Drawing Name _____
Date
12/11
Sheet of _____

NOTES:

1. THE GEOTEXTILE FABRIC SHALL BE PLACED IN THE EXCAVATED TRENCH, BACKFILLED, AND COMPACTED TO THE EXISTING GROUND SURFACE.
2. WOODEN SUPPORT POSTS SHALL BE A MINIMUM DIMENSION OF 1-1/8" x 1-1/8" AIR OR KILN DRIED OF HICKORY OR OAK AND 4 FEET LONG. STEEL POSTS SHALL BE STUDDED "TEE" OR "U" TYPE WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAL FOOT AND 5 FEET LONG. POST SPACING SHALL BE A MAXIMUM OF 8 FEET FOR WOVEN FABRIC AND 3 FEET FOR NON-WOVEN FABRIC.
3. THE GEOTEXTILE FABRIC SHALL BE ATTACHED DIRECTLY TO THE UPSLOPE SIDE OF WOODEN POSTS WITH 0.5 INCH STAPLES IN AT LEAST 3 PLACES, OR WITH WOODEN LATH AND NAILS. ATTACHMENT TO STEEL POSTS WILL BE BY WIRE FASTENERS OR 50 POUND PLASTIC TIE STRAPS ON THE UPSLOPE SIDE.
4. THE GEOTEXTILE FABRIC SHALL CONSIST OF EITHER WOVEN OR NON-WOVEN POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE, OR POLYVINYLIDENE CHLORIDE. NON-WOVEN FABRIC MAY BE NEEDLE PUNCHED, HEAT BONDED, RESIN BONDED, OR COMBINATIONS THEREOF. ALL FABRIC SHALL MEET THE FOLLOWING REQUIREMENTS:

<u>TEST REQUIREMENT</u>	<u>METHOD</u>	<u>VALUE *</u>
MINIMUM GRAB TENSILE STRENGTH IN THE MACHINE DIRECTION	ASTM D 4632	120 LBS.
MINIMUM GRAB TENSILE STRENGTH IN THE CROSS MACHINE DIRECTION	ASTM D 4632	100 LBS.
MAXIMUM APPARENT OPENING SIZE EQUIVALENT STANDARD SIEVE	ASTM D 4751	NO. 30
MINIMUM PERMITTIVITY	ASTM D 4491	0.05 SEC ⁻¹
MAXIMUM PERMITTIVITY	ASTM D 4491	0.135 SEC ⁻¹ OR 10 gpm/sq ft at 50 mm constant head.
MINIMUM ULTRAVIOLET STABILITY PERCENTAGE OF STRENGTH RETAINED AFTER 500 HOURS OF EXPOSURE	ASTM D 4355	70%

* ALL NUMERICAL VALUES REPRESENT MINIMUM/MAXIMUM AVERAGE ROLL VALUES. (FOR EXAMPLE, THE AVERAGE OF MINIMUM TEST RESULTS ON ANY ROLL IN A LOT SHOULD MEET OR EXCEED THE MINIMUM SPECIFIED VALUES.)

BILL OF MATERIALS

ITEM	QUANTITY
SUPPORT POSTS	_____
GEOTEXTILE	_____ FT.
FASTENERS	AS REQUIRED

CRITICAL AREA PLANTING

(Acre)
Code 342

Natural Resources Conservation Service
Conservation Practice Standard

I. Definition

Establishing permanent vegetation on sites that have or are expected to have high erosion rates, and on sites that have physical, chemical, or biological conditions that prevent the establishment of vegetation with normal practices.

II. Purposes

This practice may be applied as part of a conservation management system to support one or more of the following purposes.

- Stabilize and restore riparian areas.
- Stabilize stream and channel banks and shorelines.
- Stabilize areas with existing or expected high rates of soil erosion by water or wind.
- Rehabilitate and revegetate degraded sites that cannot be stabilized using normal establishment techniques.

III. Conditions Where Practice Applies

This practice applies to highly disturbed areas such as:

- active or abandoned surface mine sites,
- urban conservation sites,
- road construction areas,
- conservation practice construction sites,
- areas needing stabilization before or after natural disasters such as floods, tornados, and wildfires,
- eroded banks of natural channels, banks of newly constructed channels, and lake shorelines, and
- areas degraded by human activities.

IV. Federal, Tribal, State and Local Laws

Critical area planting practices shall comply with all federal, tribal, state and local laws, rules or regulations. The landowner and/or operator is responsible for securing required permits. This

standard does not contain the text of the federal, tribal, state or local laws.

V. Criteria

A. General Criteria Applicable To All Purposes.

1. Site Assessment

A site investigation shall be conducted to identify any physical, chemical, or biological conditions that could affect the successful establishment of vegetation. The site investigation shall include evaluation of: soil characteristics, soil fertility, slope, *aspect*¹, moisture regime, climatic patterns, proximity to natural plant community, and site history.

Areas to be planted will be cleared of unwanted materials and smoothed or shaped, if needed, to meet planting and landscaping purposes.

Compacted layers will be ripped and the soil re-firmed prior to seedbed preparation.

On tilled or disturbed sites, prepare a firm seedbed. The seedbed shall contain enough fine particles for uniform shallow coverage of seed and contact with moisture and nutrients. For details on seedbed preparation, refer to Wisconsin Agronomy Technical Notes 5, Establishing and Maintaining Native Grasses, Legumes, and Forbs; and 6, Establishing and Maintaining Introduced Grasses and Legumes.

2. Specie Selection and Seed Quality

Species selected for planting shall be suited to current site conditions, intended use, and be resistant to diseases and insects common to the site location.

Conservation Practice Standards are reviewed periodically and updated if needed. To obtain the current version of this standard, download it from the electronic Field Office Technical Guide, or contact the NRCS State Office or the Wisconsin Land and Water Conservation Association office at (800) 441-2677.

NRCS, WI
1/13

¹Words in the standard that are shown in italics are described in X. Definitions. The words are italicized the first time they are used in the text.

Selected species will have the capacity to achieve adequate density and vigor to stabilize the site within an appropriate period.

Native herbaceous or woody vegetation selected for planting shall be suitable for the site.

Species identified as restricted or prohibited by law shall not be planted.

Certified Seed shall be used, and seeding rates will be based on *Pure Live Seed* (PLS). Seed tag information such as purity and germination and any computations to adjust seeding rates must be submitted to document actual seeding rates. *Actual adjusted seeding rates* will be based on the equivalent of 100 percent PLS, determined by multiplying the percent purity by total percent germination.

Untested introduced and native grass and forb seed are not approved for planting.

When certified seed is unavailable or difficult to locate, *non-certified* seed can be used, after testing for varietal purity, germination, and other mechanical qualities, such as inert matter and other crop or weed seeds.

If more than 20 percent of legume seed is hard seed, increase the seeding rate for legumes by the percentage of hard seed.

Introduced and native legume seed shall be inoculated immediately prior to planting. Rhizobia inoculant shall be specific to the legume seeded. When more than one legume specie is used, each specie will be inoculated separately.

3. Seeding Periods

The specific date that provides the best chance for success will vary from south to north and from year to year with prevailing moisture and temperature conditions. Late summer seeding is generally riskier than spring seeding. Planting at either end of the allowable range is riskier than the middle of the range. Refer to Figure 1 for planting zones and Tables 1 and 2 for seeding dates.

Seeding outside of the recommended dates must be approved by the Area Resource Conservationist or State Agronomist.

Frost seeding is not an authorized seeding method when using this standard.

Dormant seeding can be used when planting introduced species. When using dormant seedlings in concentrated flow areas, the site must be mulched according to the engineering design (if applicable) and Wisconsin NRCS Field Office Technical Guide, Section IV, (WI FOTG) Conservation Practice Standard 484, Mulching.

4. Nutrient and Soil Amendment Requirements

When seeding *introduced species*, soil fertility and pH level will be amended to satisfy the needs of the plant species to be established. Fertilizer and lime recommendations will be determined by a soil test, and all nutrients will be applied following WI FOTG Standard 590, Nutrient Management. If no soil test is available, apply a minimum of 150 pounds of 20-10-10 fertilizer and 2 tons of 80-89 lime or equivalent per acre. Soil amendments may be waived at the discretion of a certified conservation planner. The basis for waiving the use of soil amendments shall be documented in the client's case file.

For establishment of *native species*, use of soil amendments are not required.

5. Seedbed Preparation

Prior to planting into cropland fields, verify that herbicides previously applied to the site will not "carry over" and damage the new seeding.

Site preparation shall be adequate to assure weed suppression and to promote germination and growth of the species planted.

Planting equipment type, use, and timing shall be appropriate for the site conditions, soil characteristics, and type of seeds (size, etc.) selected to assure uniform placement and germination.

Refer to Wisconsin Agronomy Technical Notes 5 and 6 for detailed guidance for specific situations.

6. Mulching, Temporary Cover, and Companion Crop

Mulching, temporary cover, and companion crops are vital practices utilized to support the establishment of a critical area planting. Temporary cover and companion crops suppress weed growth and limit soil erosion during the establishment period. Use depends on the site conditions, method of planting, and seed mixture.

For further details on mulching, temporary cover and companion crop recommendations, refer to Wisconsin Agronomy Technical Notes 5 and 6.

B. Criteria for Seed Mixture Development

Seeding rates are based on seeds per square foot of Pure Live Seeds. Refer to Tables 3 and 4 for common species and seeding rates.

Additional approved species for critical area planting can be found in Wisconsin Agronomy Technical Notes 5 and 6. Species not listed in the technical notes must be approved in advance by the State Agronomist.

a. Introduced Grass and Legume Plantings on Critical Sites

Custom and standard mixtures will comprise of at least 50 percent grass seed, consisting of at least 25 percent sod forming grass seed per square foot.

A minimum of 160 seeds per square foot is required for either a solid stand of grasses or a combination of grasses and legumes. Increase seeding rate by 15 percent when dormant seeding occurs.

Standard mixes listed in Table 5 will meet the minimum seed mixture criteria.

b. Native Herbaceous Plantings on Critical Sites

Native species are generally not recommended for critical area plantings due to their slow establishment and because they are clump grasses, not the preferred sod-

forming grasses. Native plantings are not permitted in concentrated flow channels.

- 1) A minimum of 60 seeds per square foot for solid native grass plantings is required.
- 2) For native grass and forb/legume mixtures, a minimum of 40 seeds per square foot of grass and a minimum of 20 seeds per square foot for the forb/legume component is required. The minimum of 20 forb/legume seeds per square foot is not required when the solid stand native grass mixture comprise of 60 grass seeds per square foot is utilized.

Canada/Virginia wildrye and sidecoats grama shall not exceed a maximum of 20 percent of the required grass seeds per square foot in custom seed mixtures.

C. Additional Criteria to Stabilize Stream Channel Banks and Shorelines

Wisconsin FOTG Standard 580, Streambank and Shoreline Protection, shall be used to stabilize the toe and/or bank hydrologic zones before vegetation establishment.

1. Bank and Channel Slopes

Identify, mark, and protect desirable existing vegetation during practice installation.

On sites with a disturbed soil profile, topsoil will be stockpiled and spread over areas to be planted as needed to meet planting and land shaping needs.

Channel side slopes shall be shaped to a stable slope to facilitate establishment and maintenance of desired vegetation.

Slopes steeper than 2H:1V shall not be stabilized using vegetation alone. A combination of vegetative and structural measures will be used on these slopes to ensure adequate stability.

Grazing shall be permanently excluded on high hazard sites, such as cut banks, areas of seepage or other potentially unstable areas.

2. Species Selection

Plant material used for this purpose shall:

- be adapted to the hydrologic zone into which they will be planted.
- be adapted and proven in the regions in which they will be used.
- when mature, produce plant communities that are compatible with those already existing in the area.
- protect the channel banks but not restrict channel capacity.

D. Additional Criteria to Stabilize Areas of Erosion By Wind and Water

1. The amount of plant biomass and cover needed to reduce wind and water erosion to the planned soil loss objective shall be determined using the current approved wind and/or water erosion prediction technology.
2. Do not use tillage where desirable vegetation is already present or where soil disturbance will increase the potential for erosion or cause sedimentation to environmentally sensitive areas.
3. Use a companion crop as added protection.

E. Additional Criteria to Rehabilitate and Revegetate Degraded Sites That Cannot Be Stabilized Using Normal Establishment Techniques

Slope Stabilization

1. On sites that are too steep for regular seeding equipment to operate, the use of hydroseeding and mechanically blown

mulch is recommended. For more information regarding hydroseeding, refer to Wisconsin Agronomy Technical Note 6.

2. Grade to a stable slope when shaping and eliminate all overfalls. For slopes steeper than 2H:1V, enhanced stabilization activities such as soil bioengineering may be required. These practice concepts shall follow approved design procedures located in the NRCS Engineering Field Handbook, Chapter 18.
3. The toe of the slope, or the outlet of the concentrated flow channel, shall be stable before attempting seeding on the slope.
4. Concentrated flow may need to be diverted from the critical area during the establishment period.
5. All gullies and deep rills will be filled and leveled during seedbed preparation.
6. A minimum of 4 inches of friable soil material or topsoil shall be added and mixed to exposed rocky, sandy, gravelly, shaley material, or extremely fine textured subsoil.
7. Sod placement shall be limited to areas that can naturally supply needed moisture or sites that can be irrigated during the establishment period.
8. Sod will be placed and anchored using techniques to ensure that it remains in place until established.

Figure 1
Planting Zones



Table 1
Seeding Date/Ranges for Native Mixtures and
Companion Crops

Zone	Spring Seeding
Northern	Thaw - 7/15
Central	Thaw - 6/30
Southern	Thaw - 6/30

Table 2
Seeding Date/Ranges for Introduced Grasses,
Legumes, and Companion Crops

Planting Zone	Spring	Late Summer	Dormant
North	5/1 - 6/15	7/15 - 8/10	11/1 - Freeze up
Central	4/15 - 6/1	8/1 - 8/21	11/1 - Freeze up
South	4/1 - 5/15	8/7 - 8/29	11/1 - Freeze up

VI. Considerations

Additional recommendations relating to design that may enhance the use of, or avoid problems with, this practice but are not required to ensure its basic conservation functions are as follows.

- A. Minimize activities which disturb wildlife during the primary nesting season May 15 through August 1.
- B. Consider seeding at a lower rate and making 2 passes to ensure uniform coverage. Check seed boxes regularly to ensure even distribution.
- C. Heavy traffic and/or compacted soil areas may need special site preparation prior to seeding.
- D. Sprigs, root stocks, crowns, cones, culms, and sod may be considered where appropriate to accelerate the establishment of cover.
- E. Woody shrubs or trees may be used only after initial stabilization. Plant in accordance with the purpose of the planting. See WI FOTG Standards 612, Tree/Shrub Planting; and 580, Streambank and Shoreland Protection. Also see NRCS Engineering Field Handbook, Chapter 16, Streambank and Shoreline Protection and Chapter 18, Soil Bioengineering for Upland Slope Protection.
- F. Consider using carriers such as vermiculite, sawdust, and soybean meal to increase volume and weight for uniform seed distribution.
- G. Consider limited or no use of herbicides one year prior to seeding. If herbicides must be used, ensure there is no potential for carryover and follow label recommendations. Follow WI FOTG Standard 595, Integrated Pest Management, for pesticide use and safety.
- H. Consider sodding to establish vegetation on steep slopes. For further details on this special erosion control measure, refer to Wisconsin Agronomy Technical Note 6.
- I. Consider establishing a buffer of trees and/or grasses next to intermittent or perennial streams.
- J. Consider planting native vegetation and/or local *genotypes* when restoring riparian corridors to its pre-settlement conditions.
- K. High seed counts per square foot much above the recommended minimums may lead to excessive competition and poor establishment of some species. Seeds per square foot should not exceed 25 percent of the minimum requirement, with the exception of mixtures designed for wet mesic and wet sites.
- L. Consider the use of *soil bioengineering* techniques to arrest and prevent slope failures and erosion. For approved design procedures, refer to Chapter 18 of the NRCS Engineering Field Handbook (EFH).
- M. Consider alternatives to reduce or eliminate the delivery of sediment and associated pollutants into the riparian zone by implementing upland treatment practices.

VII. Plans and Specifications

Prepare plans and specifications for each field or management unit according to the Criteria and Operation and Maintenance sections of this standard. Specifications shall describe the requirements for applying this practice to meet the intended purpose using the appropriate specification and/or job sheets. The following elements shall be addressed in the plan, as applicable, to meet the intended purpose.

- Site preparation.
- Fertilizer application.
- Methods of seeding/planting.
- Selection of species.
- Analysis of seed quality.
- Seeding rate (adjusted based on pure live seed calculations).
- Target number of plants per square foot after emergence.
- Mulching (if applicable).
- Temporary cover (if applicable).
- Companion crop (if applicable).
- Weed control activities during the establishment period.

Specifications shall be recorded using Wisconsin Job Sheets 134, How to Establish and Maintain Introduced Grasses and Legumes; and 135, How to Establish and Maintain Native Grasses, Forbs, and Legumes.

VIII. Operation and Maintenance

- A. Noxious weeds and other undesirable species must be controlled at all sites. During the first year, mow plantings at 14 to 21-day intervals or when weeds are 12-14 inches high and before the development of mature seed. Mowing height

should be 4 inches for introduced and 7 inches for native plants. Small grain companion crops should be mowed at boot stage and prior to heading. Spot spraying or hand pulling may be needed for some invasive species such as thistles and purple loosestrife.

- B. Sites may require on-going periodic maintenance consisting of mowing, burning, or herbicide treatment.
- C. Sites should be inspected periodically to ensure site stabilization objectives are being met.

IX. References

- Curtis, J. T. 1959. The Vegetation of Wisconsin: an ordination of plant communities. University of Wisconsin Press, Madison, Wisconsin.
- Henderson, R. A. 1995. Plant Species Composition of Wisconsin Prairies: An Aid to Selecting Species for Plantings and Restorations Based Upon University of Wisconsin-Madison Plant Ecology Laboratory Data. Wisconsin Department of Natural Resources Technical Bulletin No. 188.
- Ladd, D. and Oberle, F. 1995. Tallgrass Prairie Wildflowers, A Field Guide. The Nature Conservancy.
- Nichols, S. and Entine, L. 1976. Prairie Primer. University of Wisconsin - Extension, publication G2736.
- Packard, S. and Mutel, C. 1997. The Tallgrass Restoration Handbook for Prairies, Savannas and Woodlands. Society for Ecological Restoration.
- Rock, H. W. 1971. Prairie Propagation Handbook. Boerner Botanical Gardens.
- USDA, NRCS, National Engineering Handbook, Part 650, Engineering Field Handbook.
- USDA, NRCS, Wisconsin Field Office Technical Guide (FOTG), Section IV, Practice Standards and Specifications.
- USDA, NRCS, Wisconsin Agronomy Technical Note 5, Establishing and Maintaining Native Grasses, Forbs, and Legumes.
- USDA, NRCS, Wisconsin Agronomy Technical Note 6, Establishing and Maintaining Introduced Grasses and Legumes.
- USDA, NRCS, Wisconsin Job Sheet 134, How to Establish and Maintain Introduced Grasses and Legumes.

X. Definitions

Actual Adjusted Seeding Rates (V.A.2.) – an increase in seeds per square foot or pounds per acre, when the PLS is less than 100 percent.

Aspect (V.A.1.) – The exposure of the site to direct sunlight, prevailing winds, and other factors that influence plant growing conditions. For example, a north slope tends to be cooler and moister while a south-facing slope tends to be drier and warmer.

Soil Bioengineering (VI.L.) – Practice of combining mechanical, biological, and ecological concepts to arrest and prevent shallow slope failures and erosion.

Certified Seed (V.A.2.) – Seed that meets the standards established by the designated official seed certifying agency for the purpose of ensuring species/variety, species/varietal purity and mechanical quality. The Wisconsin Crop Improvement Association is the official seed certifying agency for Wisconsin.

Genotype (VI.J.) – A group of individual plants which share a specified genetic makeup. For example, all big bluestem plants that are genetically adapted to grow and mature in the climatic conditions found in the driftless region could be considered a genotype.

Introduced Species (V.A.4.) – Plant species that historically were not native to North America and were brought here from other parts of the world, for example, smooth brome grass and alfalfa.

Native Species (V.A.4.) – Plants species that historically would have been found growing in North America such as big bluestem or green needle-grass.

Non-Certified Seed (V.A.2.) – Seed that is grown, processed, tested and labeled for species/variety and mechanical quality factors, but is not certified by an official seed certifying agency.

Pure Live Seed (PLS) (V.A.2.) – PLS is a means of expressing seed quality, based on the percentage of seed in a seed lot that is both pure and viable. PLS is calculated by multiplying the percentage of total viable seed (germination + hard seed + dormant seed) by the percentage of pure seed divided by 100.

Untested Seed (V.A.2.) – Seed that has no assurances of testing for species/variety and mechanical quality, i.e., species/variety purity, inert matter, other crop or weed seeds and germination potential. Untested seed legally cannot be labeled.

Table 3
Common Species and Seeding Rates for Critical Area Plantings

Common Name	Scientific Name	Moisture Regime	Single Species Seeding Rate (PLS) Lbs./Ac.	Seeds/Lb.	Seeds/Square Ft./Lb./Ac.
Native Grasses					
Big Bluestem ¹	<i>Andropogon gerardii</i> ¹	D, DM, M, WM	11	165,000	3.8
Canada Wild Rye	<i>Elymus canadensis</i>	DM, M, WM	12	83,200	1.9
Indian Grass ¹	<i>Sorghastrum nutans</i> ¹	D, DM, M, WM, W	10	192,000	4.4
Little Bluestem	<i>Schizachyrium scoparium</i>	D, DM, M	8	240,000	5.5
Prairie June Grass	<i>Koeleria macrantha</i> ^{1, 2}	D, DM, M	0.5	2,308,672	53
Sideoats Grama	<i>Bouteloua curtipendula</i>	D, DM, M	8	127,000	2.9
Switch Grass ¹	<i>Panicum virgatum</i> ¹	D, DM, M, WM, W	7	389,000	8.9
Virginia Wild Rye	<i>Elymus virginicus</i>	M, WM, W	17	67,200	1.5
Introduced Grasses					
Chewings Red Fescue ²	<i>Festuca rubra</i> L. ssp. <i>fallax</i> ²	D, DM, M	5	350,000	8
Creeping Red Fescue ^{1, 2}	<i>Festuca rubra</i> ^{1, 2}	DM, M, WM	5	350,000	8
Festulolium	<i>Festuca x Lolium</i>	DM, M, WM	10	227,000	5.2
Italian or Annual Ryegrass	<i>Lolium perenne</i> L. ssp. <i>multiflorum</i>	DM, M, WM	20	227,000	5.2
Kentucky Bluegrass ^{1, 2}	<i>Poa pratensis</i> ^{1, 2}	D, DM, M, WM, W	8	2,177,000	50
Orchard Grass	<i>Dactylis glomerata</i> L.	D, DM, M, WM	10	653,000	15
Perennial Ryegrass	<i>Lolium perenne</i>	DM, M, WM	20	227,000	5.2
Redtop ^{1, 2}	<i>Agrostis gigantea</i> ²	M, WM, W	4	4,990,000	114.5
Smooth Bromegrass ^{1, 2}	<i>Bromus inermis</i> ^{1, 2}	D, DM, M, WM	20	136,000	3.1
Tall Fescue	<i>Schedonorus arundinaceus</i>	D, DM, M, WM	12	227,000	5.2
Timothy	<i>Phleum pratense</i>	DM, M, WM, W	8	1,230,000	28.2
Legumes					
Alfalfa	<i>Medicago sativa</i>	D, DM, M	12	219,000	5.0
Alsike Clover	<i>Trifolium hybridum</i>	M, WM, W	3	680,000	15.6
Birdsfoot trefoil	<i>Lotus corniculatus</i>	DM, M, WM, W	7	375,000	8.6
Red Clover	<i>Trifolium pratense</i>	DM, M, WM	10	275,000	6.3
White Ladino Clover	<i>Trifolium repens</i>	DM, M, WM	3	871,650	20

¹ Species approved for seeding individually at the recommended Pure Stand Rates based on Pure Live Seeds (PLS) depending on the erosiveness of the site.

It is required that at least 50% of the seeds per square foot of mixtures planted to introduced and native species on critical areas are composed of grasses, and 25% of the seeds per square foot are sod-forming grasses for introduced species.

If more than 20% of the legume seed is hard seed, increase the seeding rate for legumes by the percent of hard seed.

Seeds per square foot for a particular specie can be calculated by multiplying the number of seeds per pound of the specie by the rate of the specie in pound(s) per acre divided by 43,560 square feet.

² Sod-forming grass plants.

Table 4
Seeding Chart for Native Grass Species

Common Name	Scientific Name	Percent of Mixture	Pure Stand Seeding Rate	Seeds per Square Foot
Big Bluestem	<i>Andropogon gerardii</i>	0-100	11 lbs/ac	42
Canada Wildrye	<i>Elymus canadensis</i>	0-20	12 lbs/ac	23
Indian grass	<i>Sorghastrum nutans</i>	0-100	10 lbs/ac	44
Little Bluestem	<i>Schizachyrium scoparium</i>	0-20	8 lbs./ac	44
Sidecoats Grama	<i>Bouteloua curtipendula</i>	0-20	8 lbs/ac	23
Switchgrass	<i>Panicum virgatum</i>	0-100	7 lbs/ac	63
Virginia Wild Rye	<i>Elymus virginicus</i>	0-20	17 lbs/ac	26
Prairie June Grass	<i>Koeleria macrantha</i>	0-20	0.5 lbs/ac	26
Hairy Grama	<i>Bouteloua hirsuta</i>	0-25	1 lb/ac	26

Canada Wild Rye, Virginia Wild Rye and Sidecoats Grama when combined will not comprise of more than 20% of the total grass seeds per square foot. Pure stand seeding rates for Big Bluestem and Indiangrass must be increased by 5 lbs/acre to meet the minimum seeds per square foot as required by this standard. Refer to Table 3 for suggested moisture regimes per specie.

342-10

Table 5
Seeding Mixtures Suitable for Critical Area Plantings

Seed Calculator Code*	Moisture Regimes	Common Name	Scientific Name	Seeding Rate in lb/ae PLS	Seeding Rate in Seeds/Ft ² PLS	Capacity Retardance	Type of Site**
342-1	Dry-Mesic and Mesic Sites	Smooth Bromegrass	Bromus inermis	10	31	B	EB, WW, CSB
		Creeping Red Fescue	Festuca rubra	3	24		
		Alfalfa	Medicago sativa	3	15		
		Red Clover	Trifolium pratense	3	19		
		Kentucky bluegrass	Poa pratensis	1.5	75		
342-2	Dry-Mesic and Mesic Sites***	Smooth Bromegrass	Bromus inermis	15	47	B	EB, WW
		Alfalfa	Medicago sativa	7	35		
		Timothy	Phleum pratense	3	85		
342-3	Dry-Mesic and Mesic Sites	Kentucky bluegrass	Poa pratensis	1	50	B	CSB, EB, WW
		Smooth Bromegrass	Bromus inermis	10	31		
		Timothy	Phleum pratense	2	56		
		Tall Fescue	Schedonorus arundinacea	2	10		
		Perennial Ryegrass	Lolium perenne	5	26		
342-4	Dry-Mesic and Mesic Sites	Smooth Bromegrass	Bromus inermis	20	62	B	EB, WW, CSB
		Creeping Red Fescue	Festuca rubra	5	40		
		Alfalfa	Medicago sativa	8	40		
		Red Clover	Trifolium pratense	4	25		
342-5	Dry-Mesic and Mesic Sites	Smooth Bromegrass	Bromus inermis	30	93	B	EB, WW, CSB
		Alfalfa	Medicago sativa	14	70		
342-6	Dry-Mesic, Mesic, and Wet Mesic Sites	Smooth Bromegrass	Bromus inermis	7	22	B	CSB, EB, WW
		Timothy	Phleum pratense	2	56		
		Creeping Red Fescue	Festuca rubra	1	8		
		Kentucky Bluegrass	Poa pratensis	1	50		
		Perennial Ryegrass	Lolium perenne	3	16		
		Red Clover	Trifolium pratense	3	19		
342-7	Mesic Sites***	Smooth Bromegrass	Bromus inermis	7	22	B	EB, WW
		Creeping Red Fescue	Festuca rubra	2	16		
		Kentucky bluegrass	Poa pratensis	3	150		
		Birdsfoot trefoil	Lotus corniculatus	2	17		
342-8	Mesic Sites***	Smooth Bromegrass	Bromus inermis	15	47	B	WW, EB
		Creeping Red Fescue	Festuca rubra	2	16		
		Kentucky Bluegrass	Poa pratensis	2	100		
342-9	Mesic Sites***	Kentucky Bluegrass	Poa pratensis	3	150	C	WW, EB
		Creeping Red Fescue	Festuca rubra	4	32		
		Perennial Ryegrass	Lolium perenne	10	52		
342-10	Mesic Sites	Smooth Bromegrass	Bromus inermis	14	43	B	EB, WW, CSB
		Timothy	Phleum pratense	3	85		
		Red Clover	Trifolium pratense	3	19		
		Perennial Ryegrass	Lolium perenne	4	21		
342-11	Mesic Sites	Smooth Bromegrass	Bromus inermis	32	99	B	EB, WW
		Creeping Red Fescue	Festuca rubra	8	64		
342-12	Mesic Sites	Kentucky bluegrass	Poa pratensis	4	200	C	EB, WW
		Creeping Red Fescue	Festuca rubra	3	24		

Seed Calculator Code*	Moisture Regimes	Common Name	Scientific Name	Seeding Rate in lb/ac PLS	Seeding Rate in Seeds/Ft ² PLS	Capacity Retardance	Type of Site**
342-13	Mesic Sites	Smooth Bromegrass	Bromus inermis	14	43	B	EB, WW, CSB
		Timothy	Phleum pratense	4	113		
		Red Clover	Trifolium pratense	3	19		
342-14	Mesic Sites	Smooth Bromegrass	Bromus inermis	15	47	B	EB, WW, CSB
		Timothy	Phleum pratense	3.5	99		
		Alsike Clover	Trifolium hybridum	2	32		
342-15	Mesic Sites	Smooth Bromegrass	Bromus inermis	15	47	B	EB, WW
		Timothy	Phleum pratense	3.5	99		
		Birdsfoot trefoil	Lotus corniculatus	3	26		
342-16	Wet Mesic Sites	Tall Fescue	Schedonorus arundinacea	5	26	B	CSB, EB, WW
		Timothy	Phleum pratense	3	85		
		Perennial Ryegrass	Lolium perenne	3	16		
		Red Clover	Trifolium pratense	3	19		
		Smooth Bromegrass	Bromus inermis	6	19		
		Kentucky Bluegrass	Poa pratensis	2	100		
342-17	Wet Mesic Sites	Redtop	Agrostis gigantea	1	115	C	WW, CSB, EB
		Timothy	Phleum pratense	3	85		
		Red Clover	Trifolium pratense	5	32		
342-18	Wet Mesic Sites	Timothy	Phleum pratense	3	85	B	WW, CSB, EB
		Perennial Ryegrass	Lolium perenne	3	16		
		Red Clover	Trifolium pratense	3	19		
		Smooth Bromegrass	Bromus inermis	6	19		
		Kentucky Bluegrass	Poa pratensis	2	100		
342-19	Wet Mesic Sites	Redtop	Agrostis gigantea	1	115	C	WW, CSB, EB
		Timothy	Phleum pratense	1	28		
		Red Clover	Trifolium pratense	4	25		
		Kentucky Bluegrass	Poa pratensis	2	100		
342-20	Wet Sites***	Redtop	Agrostis gigantea	2	229	C	WW
		Alsike Clover	Trifolium hybridum	2	31		
		Kentucky Bluegrass	Poa pratensis	2	100		
342-21	Wet Mesic Sites	Redtop	Agrostis gigantea	3	344	C	WW
		Alsike Clover	Trifolium hybridum	3	47		

*These codes represent the mixtures used in the Wisconsin Seed Calculator.

**EB = Embankments; WW = Waterways; CSB = Channel and Streambanks

***Mixtures can be used on other site descriptions when not listed.



How to Establish and Maintain Native Grasses, Forbs, and Legumes

Wisconsin Job Sheet 135

Natural Resources Conservation Service (NRCS)

Wisconsin

Landowner: _____ Tract: _____

If you are receiving financial assistance for completing this planting, refer to your agreement for any additional requirements or restrictions.

PURPOSE

This job sheet describes methods to establish and maintain native grasses, forbs, and legumes and applies to the following practice:

- ☐ Conservation Cover (327)
- ☐ Critical Area Planting (342)
- ☐ Forage and Biomass Planting (512)

Native species can be used to accomplish one or more of the following:

- Reduce soil erosion.
- Enhance pollinator and wildlife habitat.
- Increase forage supply during periods of low production.
- Produce feedstock for biofuel or energy production.
- Improve soil, water, and air quality.

For additional recommendations, refer to Wisconsin NRCS Agronomy Technical Note 5, Establishing and Maintaining Native Grasses, Forbs, and Legumes, at <http://www.wi.nrcs.usda.gov/technical/technotes.html>.



SPECIES SELECTION AND SEED QUALITY

1. Species and cultivars must be selected based upon the adaptation to site conditions, including appropriate moisture regime, climatic conditions, soil conditions, and landscape position.
2. Select species based on growth characteristics, fertility requirements, disease resistance, compatibility with other species, and the intended use of the seeding.
3. Mixtures must meet all requirements of the Wisconsin weed laws. Species identified as restricted or prohibited by law shall not be planted.
4. Seed must be of high quality and meet the requirements of the Wisconsin seed laws for certification. If certified seed is not available, non-certified seed may be used as long as the seed is tested for purity and germination by a testing laboratory following Association of Official Seed Analysts (AOSA) procedures. If you plan to use untested seed, prior approval must be granted from NRCS before planting.
5. Native species are not recommended in concentrated flow areas due to their slow establishment and growth characteristics.
6. If one or more of the species in the mix consists of more than 20 percent hard seed, the seeding rate for the species must be increased by the percent of hard seed.
7. Legume seeds must be inoculated prior to planting.

SEEDING PERIODS AND RATES

1. Seeding rates and species are provided on the attached seeding plan. Rates are based upon Pure Live Seed (PLS). In order to determine PLS, the seed must be tested for purity and germination. If you are receiving financial assistance for this practice, any changes to the species or rates listed in the seeding plan must be approved before seed is purchased.
2. Permanent, perennial vegetative cover will be established within the recommended seeding dates as shown on the attached seeding plan. When it is not possible to seed during the recommended seeding dates, a temporary cover will be required to reduce erosion until the seeding can be completed.
3. Frost Seeding. The frost seeding period in Wisconsin typically ranges from February to mid-March but may vary from year to year depending on the weather. Frost seeding is allowed only during the active freezing and thawing cycle and can be completed on fields where good seed-to-soil contact can be obtained. Do not frost seed on fields with solid ice or snow cover greater than 2 inches. Seeding rates must be increased by 15 percent. Refer to your seeding plan to determine if frost seeding is allowed for your situation.
4. Dormant Seeding. Dormant seeding occurs late in the fall when the soil temperature is cool enough to prevent germination until the following spring. This type of seeding provides greater risk of failure due to variability in weather and often has reduced yields. Seeding rates must be increased by 15 percent when seeding during this time period. Refer to your seeding plan to determine if dormant seeding is allowed for your situation.

FERTILIZER AND LIME REQUIREMENTS

For establishment of native species, soil testing and application of soil amendments is not a requirement.

SEEDING METHODS

Conventional Seeding

Conventional seeding includes preparing a firm seedbed by using tillage and packing equipment. The seed is broadcasted on the soil surface and incorporated by secondary tillage or packing tools.

Some native seeds are fluffy, light, and chaffy which require agitators in the seed boxes on the drill for the seed to flow uniformly. When possible, seed should be sorted according to size and shape and placed in the appropriate seed boxes to ensure uniform distribution across the field.

Seed can also be broadcast by using air seeders, fertilizer spreaders, or other types of rotary or drop seeder implements. When a small amount of seed is being applied over a large area, a carrier should be mixed with the seed. Carriers such as pelletized lime, fertilizer, cracked corn, saw dust, vermiculite, etc., may be used.

The seedbed should contain enough fine soil particles to provide uniform shallow coverage of the seed as well as contact with moisture and nutrients. It is important to have a firm seedbed. As a minimum, cultipack or roll before and after seeding. When walking on a properly prepared seedbed, the depth of your footprints should not exceed $\frac{1}{4}$ inch. Do not use heavy, no-till type drills to seed on conventionally prepared seedbeds. Heavy drills tend to sink into the soil and seeding depth will be difficult to control. Do not plant seed deeper than $\frac{1}{4}$ inch.

No-Till Seeding

No-till planting is the planting of grasses and/or forbs in the absence of tillage. No-till can be used to establish new seedlings on land previously in row crops or existing sod. As with conventional seeding, seed placement should be no deeper than $\frac{1}{4}$ inch. A drill equipped for no-till planting must be used to obtain proper seeding depth unless the ground is soft enough to allow consistent penetration of disk openers of a conventional drill.

Herbicides are often necessary when using no-till methods of establishment. When using herbicides, be sure to read and follow all label directions.

No-Till Planting Into Crop Residue

Residue should be uniformly distributed over the field from the previous year's harvest. It is often preferred to plant new seedlings into soybean stubble when using a no-till drill. No-tilling into large amounts of non-fragile residue such as corn stalks and small grain residue may reduce germination and seedling vigor. For spring weed control, use a nonselective herbicide to kill weeds prior to planting. Be careful not to select a herbicide that will have carryover or residual effects on your new seeding.

No-Till Planting Into Existing Sod

No-till planting can be used to completely renovate existing sod. In order to prepare a good seedbed for no-tilling into existing sod, plant litter and existing growth must be removed or altered prior to applying nonselective herbicides. Options to remove or reduce existing cover include mowing, burning, haying, or grazing.

- **Mowing:** Mow the site using a rotary mower or flail chopper to a height of 3 inches. Mowing equipment should uniformly distribute the mowed plant material over the field surface.
- **Burning:** Conduct a prescribed burn according to the requirements outlined in the burn plan. The burn plan must address safety concerns and document the appropriate timing for the burn.
- **Haying:** Mechanically harvest vegetation from the site the year before the planned seeding. The timing of the hay harvest should be planned to minimize the amount of re-growth that will occur prior to herbicide application.
- **Grazing:** Timing and duration of grazing must be intensive enough to significantly reduce the existing vegetative cover. If possible, begin the grazing at a time of the year when the standing vegetation is green and growing to increase the palatability and feed value of the forage which will result in a more uniform removal of the vegetation.

After the existing plant litter is altered or removed, allow plants to actively re-grow before applying a nonselective herbicide. Be aware of herbicides that may have carryover or residual effects. Timing of herbicide applications usually occurs in the spring before plants flower or early fall to actively growing plants. Herbicide applications in the fall often have greater efficacy, but air temperature should be above 50° F to improve plant uptake.

Interseeding

Interseeding includes any stand modification that maintains some vegetative component of the original stand. Interseeding is a good way to improve existing stands that lack plant diversity. It is **NOT** recommended to seed native species along with or into existing stands of introduced grasses/legumes (bromegrass, fescue, alfalfa, etc.). Introduced species are too competitive with the slower establishing native species. Any existing stands of

introduced species should be terminated prior to seeding native species.

For interseeding native species, existing plant growth and litter will need to be reduced, and the same options used for no-tilling into existing sod can be used. In addition, limited tillage can be used to suppress the existing cover.

- **Limited Tillage:** Limited tillage may also be used to suppress the existing stand. Fields can be tilled to a depth of 3 to 5 inches and should expose at least 50 percent of the soil surface. Careful consideration should be used when using limited tillage due to potential erosion concerns or the potential to encourage additional weed growth due to soil disturbance.

After reducing plant growth, herbicides can be used to suppress, not eliminate, vegetation prior to interseeding. One must consider the current types of plants in the field (grasses vs. broadleaves) and which species you want to suppress. In addition, current field conditions and timing of application must be considered before selecting a herbicide.

A drill equipped for no-till planting must be used to obtain proper seeding depth unless limited tillage is used to prepare the seedbed. In this case, seed may be broadcast or drilled. Use a cultipacker or roll the seedbed before and after seeding when tillage is used.

TEMPORARY COVER AND COMPANION CROPS

Temporary Cover

Temporary cover is required when seed or planting stock is not available, the normal planting period has passed, or where herbicide carryover is likely. A temporary cover will typically not be necessary on those areas where at least 50 percent of the ground is covered with either crop residue or vegetative cover.

Temporary cover crops must be clipped or terminated prior to seedhead emergence or before planting permanent cover.

Temporary Cover			
Species	Rate (lbs. or bu. / acre)		Seeding Dates
	No Herbicide Carryover	Triflazine Carryover Likely	
Forage Sorghum	½ bu.		5/15 - 7/15
Sorghum-Sudangrass Hybrid	1 bu.		
Sudangrass	1 bu.		
Winter Wheat	120 (2 bu.)	Not recommended	8/1 - 10/15
Winter Cereal Rye	112 (2 bu.)	Not recommended	
Oats	64 (2 bu.)	Not recommended	
Annual Ryegrass	20 lbs.	Not recommended	4/1 - 9/1

Companion Crops

Companion crops can be used to reduce the amount of erosion on critical sites, suppress weeds, and provide added protection for permanent perennial vegetation seeded during the first year of planting. Refer to your seeding plan to determine if companion crops are recommended for your situation.

OPERATION AND MAINTENANCE

Weed control during establishment is critical to ensure survival of the new stand. Mowing, herbicide application, or grazing may be used alone or in combination to control weeds before they go to seed. Graze or mow the existing stand at a height of 7 inches before weeds go to seed. If grazing the stand, be cautious of selective grazing where animals do not uniformly graze the stand. Be careful not to mow or graze when the soil is wet to avoid damage to seedlings. If residue will be left on the field, do not allow the vegetation to grow too high prior to mowing, otherwise excessive residue may accumulate and smother seedlings. Additional treatment may be needed every 3 to 4 weeks throughout the growing season until the stand becomes established. If using herbicides, be sure to follow all label directions.

Once the permanent vegetation is established, control noxious weeds or invading woody vegetation by spot mowing, spraying with herbicides, grazing, burning, or other methods appropriate for the site. To maximize wildlife benefits, mow before May 15 or after August 1 to protect nesting birds and provide cover.

Please note: If you are receiving financial assistance for this seeding, certain methods and timing of maintenance may not be allowed. Refer to your contract agreement for specific guidance.

CONSERVATION RESERVE PROGRAM (CRP) REQUIREMENTS

CRP rules allow the cover to be managed throughout the year to control weeds or woody vegetation UNTIL the cover is determined to be established (typically within the first 3 years of the contract).

Once the cover is established, no disturbance is allowed during the primary nesting season recorded in the CRP contract (May 15 through August 1). Spot clipping or spot spraying may be done during the primary nesting season with prior approval from the local Farm Service Agency (FSA) County Committee.

Any haying or grazing of CRP must be approved by the Farm Service Agency in advance.

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USDA-NRCS

April 2013

Wisconsin Job Sheet 135



How to Establish and Maintain Introduced Grasses and Legumes

Wisconsin Job Sheet 134

Natural Resources Conservation Service (NRCS)

Wisconsin

Landowner: _____ Tract: _____

If you are receiving financial assistance for completing this planting, refer to your agreement for any additional requirements or restrictions.

PURPOSE

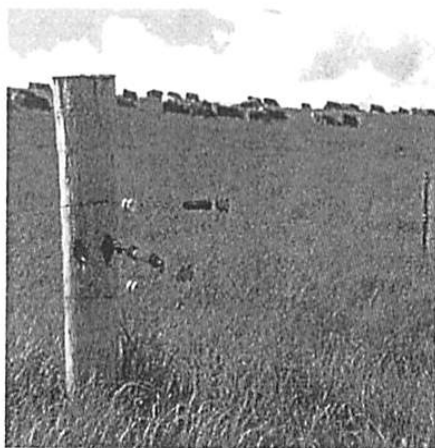
This job sheet describes methods to establish and maintain introduced grasses and legumes and applies to the following practice:

- ☐ Conservation Cover (327)
- ☐ Critical Area Planting (342)
- ☐ Forage and Biomass Planting (512)

Introduced grasses and legumes can be used to accomplish one or more of the following:

- Stabilize areas with existing or expected high rates of soil erosion.
- Enhance pollinator and wildlife habitat.
- Improve forage production and livestock health.
- Improve soil, water, and air quality.

For additional recommendations, refer to Wisconsin NRCS Agronomy Technical Note 6, Establishing and Maintaining Introduced Grasses and Legumes, located at <http://www.wi.nrcs.usda.gov/technical/technotes.html>.



SPECIES SELECTION AND SEED QUALITY

1. Species and cultivars must be selected based upon the adaptation to site conditions, including appropriate moisture regime or forage suitability group, climatic conditions, soil conditions, and landscape position.
2. Select species based on growth characteristics, fertility requirements, disease resistance, compatibility with other species, and the intended use of the seeding.
3. Mixtures must meet all requirements of the Wisconsin weed laws. Species identified as restricted or prohibited by law shall not be planted.
4. Seed must be of high quality and meet the requirements of the Wisconsin seed laws for certification. If you plan to use untested seed, prior approval must be granted from NRCS before planting. If certified seed is not available, non-certified seed may be used as long as the seed is tested for purity and germination by a testing laboratory following Association of Official Seed Analysts (AOSA) procedures.
5. If one or more of the species in the mix consists of more than 20 percent hard seed, the seeding rate for the species must be increased by the percent of hard seed.
6. Legume seeds must be inoculated prior to planting.

SEEDING PERIODS AND RATES

1. Seeding rates and species are provided on the attached seeding plan. Rates are based upon Pure Live Seed (PLS). In order to determine PLS, the seed must be tested for purity and germination. If you are receiving financial

assistance for this practice, any changes to the species or rates listed in the seeding plan must be approved before seed is purchased.

2. Permanent, perennial vegetative cover will be established within the recommended seeding dates as shown on the attached seeding plan. When it is not possible to seed during the recommended seeding dates, a temporary cover will be required to reduce erosion until the seeding can be completed.
3. **Frost Seeding.** The frost seeding period in Wisconsin typically ranges from February to mid-March but may vary from year to year depending on the weather. Frost seeding is allowed only during the active freezing and thawing cycle and can be completed on fields where good seed-to-soil contact can be obtained. Do not frost seed on fields with solid ice or snow cover greater than 2 inches. Seeding rates must be increased by 15 percent. Refer to your seeding plan to determine if frost seeding is allowed for your situation.
4. **Dormant Seeding.** Dormant seeding occurs late in the fall when the soil temperature is cool enough to prevent germination until the following spring. This type of seeding provides greater risk of failure due to variability in weather and often has reduced yields. Seeding rates must be increased by 15 percent when seeding during this time period. Refer to your seeding plan to determine if dormant seeding is allowed for your situation.

FERTILIZER AND LIME REQUIREMENTS

Forage and Biomass Planting (512)

If you are planting hayland or pasture, soil tests no older than 4 years must be taken according to UW Extension Publication A2100, Sampling Soils for Testing. You will need at least one sample for every 5 acres or less, and the samples must be analyzed at a Wisconsin certified soil testing laboratory. Any recommendations for fertilizer or lime will be applied based on UW Extension Publication A2809, Nutrient Application Guidelines for Field, Vegetable and Fruit Crops.

Conservation Cover (327) or Critical Area Planting (342)

When following either of these standards, you can choose to take a soil test using the procedure listed above or follow a general recommendation. If you choose not to obtain a soil test, a general recommendation of 150 pounds per acre of a 20-10-10 fertilizer and a minimum of 2 tons per acre of 80-89 lime may be used. Under certain conditions, fertilizer and/or lime requirements may be waived.

SEEDING METHODS

Conventional Seeding

Conventional seeding includes preparing a firm seedbed by using tillage and packing equipment. The seed is broadcasted on the soil surface and incorporated by secondary tillage or packing equipment.

When using a drill, seed should be sorted according to size and shape and placed in the appropriate seed boxes to ensure uniform distribution across the field.

Seed can also be broadcast by using air seeders, fertilizer spreaders, or other types of rotary or drop seeder implements. When a small amount of seed is being applied over a large area, a carrier should be mixed with the seed. Carriers such as pelletized lime, fertilizer, cracked corn, saw dust, vermiculite, etc., maybe used.

The seedbed should contain enough fine soil particles to provide uniform shallow coverage of the seed as well as contact with moisture and nutrients. It is important to have a firm seedbed. As a minimum, cultipack or roll before and after seeding. When walking on a properly prepared seedbed, the depth of your footprints should not exceed ¼ inch. Do not use heavy, no-till type drills to seed on conventionally prepared seedbeds. Heavy drills tend to sink into the soil and seeding depth will be difficult to control. Do not plant seed deeper than ¼ inch.

No-Till Seeding

No-till planting is the planting of grasses and/or legumes in the absence of tillage. No-till can be used to establish new seedings on land previously in row crops or existing sod. As with conventional seeding, seed placement should be no deeper than ¼ inch. A drill equipped for no-till planting must be used to obtain proper seeding depth unless the ground is soft enough to allow consistent penetration of disk openers of a conventional drill.

Herbicides are often necessary when using no-till methods of establishment. When using herbicides, be sure to read and follow all label directions.

No-Till Planting Into Crop Residue

Residue should be uniformly distributed over the field from the previous year's harvest. It is often preferred to plant new seedlings into soybean stubble when using a no-till drill. No-tilling into large amounts of non-fragile residue such as corn stalks and small grain residue may reduce germination and seedling vigor. For spring weed control, use a nonselective herbicide to kill weeds prior to planting. Be careful not to select a herbicide that will have carryover or residual effects on your new seeding.

No-Till Planting Into Existing Sod

No-till planting can be used to completely renovate existing sod. In order to prepare a good seedbed for no-tilling into existing sod, plant litter and existing growth must be removed or altered prior to applying nonselective herbicides. Options to remove or reduce existing cover include mowing, burning, haying, or grazing.

- **Mowing:** Mow the site using a rotary mower or flail chopper to a height of 3 inches. Mowing equipment should uniformly distribute the mowed plant material over the field surface.
- **Burning:** Conduct a prescribed burn according to the requirements outlined in the burn plan. The burn plan must address safety concerns and document the appropriate timing for the burn.
- **Haying:** Mechanically harvest vegetation from the site the year before the planned seeding. The timing of the hay harvest should be planned to minimize the amount of re-growth that will occur prior to herbicide application.
- **Grazing:** Timing and duration of grazing must be intensive enough to significantly reduce the existing vegetative cover. If possible, begin the grazing at a time of the year when the standing vegetation is green and growing to increase the palatability and feed value of the forage which will result in a more uniform removal of the vegetation.

After the existing plant litter is altered or removed, allow plants to actively re-grow before applying a nonselective herbicide. Be aware of herbicides that may have carryover or residual effects. Timing of herbicide applications usually occurs in the spring before plants flower or early fall to actively-growing plants. Herbicide applications in the fall often have

greater efficacy, but air temperature should be above 50° F to improve plant uptake.

Interseeding

Interseeding includes any stand modification that maintains some vegetative component of the original stand. Interseeding is a good way to improve existing stands that lack plant diversity or have low-yielding forage species. Existing plant growth and litter will need to be reduced, and the same options used for no-tilling into existing sod can be used. In addition, limited tillage can be used to suppress the existing cover.

- **Limited Tillage:** Limited tillage may also be used to suppress the existing stand. Fields can be tilled to a depth of 3 to 5 inches and should expose at least 50 percent of the soil surface. Careful consideration should be used when using limited tillage due to potential erosion concerns or the potential to encourage additional weed growth due to soil disturbance.

After reducing plant growth, herbicides can be used to suppress, not eliminate, vegetation prior to interseeding. One must consider the current types of plants in the field (grasses vs. broadleaves) and which species you want to suppress. In addition, current field conditions and timing of application must be considered before selecting a herbicide.

A drill equipped for no-till planting must be used to obtain proper seeding depth unless limited tillage is used to prepare the seedbed. In this case, seed may be broadcast or drilled. Use a cultipacker or roll the seedbed before and after seeding when tillage is used.

TEMPORARY COVER AND COMPANION CROPS

Temporary Cover

Temporary cover is required when seed or planting stock is not available, the normal planting period has passed, or where herbicide carryover is likely. A temporary cover will typically not be necessary on those areas where at least 50 percent of the ground is covered with either crop residue or vegetative cover.

Temporary cover crops must be clipped or terminated prior to seedhead emergence or before planting permanent cover.

Temporary Cover			
Species	Rate (lbs. or bu. / acre)		Seeding Dates
	No Herbicide Carryover	Triazine Herbicide Carryover Likely	
Forage Sorghum	½ bu.		5/15 - 7/15
Sorghum-Sudangrass Hybrid	1 bu.		
Sudangrass	1 bu.		
Winter Wheat	120 (2 bu.)	Not recommended	8/1 - 10/15
Winter Cereal Rye	112 (2 bu.)	Not recommended	
Oats	64 (2 bu.)	Not recommended	4/1 - 9/1
Annual Ryegrass	20 lbs.	Not recommended	4/1 - 9/1

Companion Crops

Companion crops can be used to reduce the amount of erosion on critical sites, suppress weeds, and provide added protection for permanent perennial vegetation seeded during the first year of planting. If the seeding is not used for hayland purposes, the companion crop must be mowed before seedhead emergence. Second and subsequent mowings may be necessary when re-growth provides competition to new plantings. Mowing should only remove the growth above the developing seedlings. Companion crops seeded late summer in most cases will not require clippings prior to the first killing frost unless the growing season is prolonged. Refer to your seeding plan to determine if companion crops are recommended for your situation.

OPERATION AND MAINTENANCE

Weed control during establishment is critical to ensure survival of the new stand. Mowing, herbicide application, or grazing may be used alone or in combination to control weeds before they go to seed. Graze or mow the existing stand at a height of 4 to 6 inches before weeds go to seed. If grazing the stand, be cautious of selective grazing where animals do not uniformly graze the stand. Be careful not to mow or graze when the soil is wet to avoid damage to seedlings. If residue will be left on the field, do not allow the vegetation to grow too high prior to mowing; otherwise, excessive residue may accumulate and smother seedlings. Additional treatment may be needed every 3 to 4 weeks

throughout the growing season until the stand becomes established. If using herbicides, be sure to follow all label directions.

Once the permanent vegetation is established, control noxious weeds or invading woody vegetation by spot mowing, spraying with herbicides, grazing, burning, or other methods appropriate for the site. To maximize wildlife benefits, mow before May 15 or after August 1 to protect nesting birds and provide cover.

Please note: If you are receiving financial assistance for this seeding, certain methods and timing of maintenance may not be allowed. Refer to your contract agreement for specific guidance.

CONSERVATION RESERVE PROGRAM (CRP) REQUIREMENTS

CRP rules allow the cover to be managed throughout the year to control weeds or woody vegetation UNTIL the cover is determined to be established (typically within the first 3 years of the contract).

Once the cover is established, no disturbance is allowed during the primary nesting season recorded in the CRP contract (May 15 through August 1). Spot clipping or spot spraying may be done during the primary nesting season with prior approval from the local Farm Service Agency (FSA) County Committee.

Any haying or grazing of CRP must be approved by the Farm Service Agency in advance.

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MULCHING

(Acre)
Code 484

Natural Resources Conservation Service
Conservation Practice Standard

I. Definition

Applying plant residues, or other suitable materials produced off site to the land surface.

II. Purpose

This practice may be applied as part of a conservation management system to support one or more of the following purposes:

- conserve soil moisture,
- moderate soil temperature,
- provide erosion control,
- suppress weed growth,
- facilitate the establishment of vegetative cover,
- improve soil condition, and
- reduce airborne particulates.
- Reduce energy use associated with irrigation.

III. Conditions Where Practice Applies

This practice applies to all lands where mulches are needed. This practice may be used alone or in combination with other practices.

IV. Federal, Tribal, State, and Local Laws

Users of this standard shall comply with applicable federal, tribal, state and local laws, rules, regulations or permit requirements governing mulching. This standard does not contain the text of federal, tribal, state, or local laws.

V. Criteria

A. General Criteria Applicable to All Purposes

The type of mulching material selected should be based on cost, time of year, soils, percent slope, anticipated runoff velocities, and landscape position.

If the area to be mulched is to be seeded, see Wisconsin NRCS Field Office Technical Guide (FOTG) Section IV, Standard 342, Critical Area

Planting, for seedbed preparation, lime, fertilizer, and seeding requirements.

Mulch shall consist of either natural and/or artificial materials such as plant residue (including cereal grain straw, grass hay, wood chips, bark and wood fiber), byproducts, gravel, plastic, fabric, or other equivalent materials of sufficient dimension (depth or thickness) and durability to achieve the intended effect for the required time period.

1. Criteria for Site Preparation

Soil surface shall be prepared prior to the application of the mulch material in order to achieve desired purpose and to ensure optimum contact between soil and mulch. All areas to be mulched shall be reasonably smooth and free of rills, gullies, and debris.

Concentrated flow sources above the site where mulch is applied shall be diverted, or mulch designed to withstand anticipated runoff velocities shall be used.

2. Criteria for Materials

Mulch material shall be relatively free of disease, pesticides, chemicals, noxious weed seeds, and other pests and pathogens.

3. Criteria for Application

Criteria for mulch application applies to both seeded and unseeded areas.

Mulch shall be applied immediately after seeding or after final grading for unseeded areas.

The mulch material shall be evenly applied.

Manufactured mulches should be applied according to the manufacturer's specifications.

Crimping (disking), wood cellulose fiber, tackifiers, netting, pinning, or other acceptable methods of anchoring will be used if needed to hold the mulch in place. Criteria are described in V.B. Mulch Anchoring Methods.

4. Mulch Application Rate

Straw and hay mulch shall be applied at the rate of 1½ to 2 tons per acre. This application results in a layer of 6 to 7 stems, 1 to 2 inches thick and shall provide a minimum 70% ground cover. Some soil surface can be seen after the application.

Wood chips or wood bark shall be applied at the rate of 6 to 9 tons per acre to achieve a minimum of 80 percent ground cover.

Wood cellulose fiber mulch, applied with a hydroseeder, shall be applied at the rate of 1,500 to 2,000 pounds per acre. Apply a tackifier when the slope exceeds 3 to 1.

Long-fibered wood cellulose shall be applied at the rate of ¾ to 1½ tons per acre.

Corncocks shall be applied at the rate of 5 tons per acre.

Gravel shall be applied approximately 2 inches deep and shall consist of pieces ¾ to 2 inches in diameter and shall achieve a minimum of 90 percent ground cover.

5. Fiber Blankets and Mats

Erosion control products manufactured from wood fiber, straw, or paper are intended for use in high water velocity conditions. Design and install according to the manufacturer's instructions.

B. Criteria for Mulch Anchoring Methods

1. Mulch Anchoring Tool or Disk (Serrated Blades)

Apply mulch and pull a mulch anchoring tool over soil surface immediately following the mulch application. Use equipment with serrated straight disks spaced 6 to 10 inches or other suitable equipment approved by the Natural Resources Conservation Service (NRCS). Operate as close to the contour as possible. Mulch material should be

imbedded into the soil surface 2 to 3 inches. Use on areas where concentrated flow velocity is less than 4 feet per second.

2. Wood Cellulose Fiber

Apply wood cellulose fiber with a hydromulcher immediately after spreading mulch. Reduce straw or hay mulch applications to 3,000 pounds per acre and apply 750 pounds of wood fiber per acre over the surface of the straw or hay in combination with a nontoxic, biodegradable tackifier. Use on areas without concentrated flow.

3. Tackifier or Binder Material

Apply tackifier or binder material with suitable equipment by spraying product directly into the mulch as it is applied. Rate of application shall be according to manufacturer's recommendations. Material shall be nontoxic to plant life. Use only on areas without concentrated flow.

Follow the manufacturer's recommendations on mixing and temperature control. The mulch materials and tackifier shall be blown from a machine and uniformly deposited over the area in one operation.

The machine used for placement of mulch shall blow or eject by constant air stream a controlled amount of straw or hay. It shall also introduce into the air stream a spray of asphalt or similar product.

Mulch materials shall not contain moisture in excess of that which will permit uniform feeding through the machine.

4. Polypropylene Plastic or Jute Netting

Use netting on areas without concentrated flow or where concentrated flow velocity is less than 4 feet per second. Prior to recommending the use of netting, evaluate the potential for reptiles or other wildlife to become entrapped by the net. If a risk is identified, select a 100% degradable net (WI DOT Class I Type A, Class II Type C), or an alternative mulch anchoring method.

Apply netting over the mulch application and staple according to manufacturer's recommendations.

On slopes, mats and nets may be run either up and down or cross slope. In areas of concentrated flow, mats and nets shall be laid parallel to the direction of flow and spread evenly without stretching to allow maximum contact with the soil. Adjacent edges should be overlapped a minimum of 3 inches with the adjoining mats or nets. Staples of 11 gauge or heavier will be used to hold the mats and nets in place. Staples shall be U-shaped with a 1-inch crown. Staple length shall be determined based on soil condition.

Soil Condition	Staple Length
Highly compacted soils	6 inches
Friable soils	8 inches
Loose or sandy soils	10 inches

Lay downstream blankets first, working upstream. The netting side of the blanket shall be on the top side after installation. Mat and net edges and middles will be stapled according to manufacturer's recommendations.

5. Peg and Twine

After mulching, divide the area into blocks approximately one square yard in size. Drive 4 to 6 pegs per block to within 2 to 3 inches of the soil surface. Anchor mulch by stretching twine between pegs in a crisscross pattern on each block. Secure twine around each peg with two or more turns. Drive pegs flush with soil surface to allow mowing. Use on areas without concentrated flow.

6. Pinning

Cut mulch into soil surface with square edge spade or a dull disk. Make cuts in contour rows. Use on small areas without concentrated flow.

7. Soil

Small areas of mulch can be lightly covered with soil. The soil shall be free of stones and debris, and distributed over the mulch in a thin uniform layer. Use on small areas without concentrated flow.

8. Trenching or Weights

Bury edge of plastic in a trench 6 inches deep. Compact the soil over plastic in the trench. Use stones to hold plastic down in other places as needed. Use on small areas without concentrated flow.

C. Additional Criteria to Conserve Soil Moisture and/or Reduce Energy Use Associated with Irrigation

Mulch material applied to the soil surface shall cover at least 60 percent of the soil surface to reduce potential evaporation.

D. Additional Criteria Applicable to Moderate/Modify Soil Temperature

Nonporous, clear, infrared transmissible, and dark-colored material shall be used to raise soil and ambient air temperature below the mulch. Light-colored material will be used to cool soil and ambient soil temperature below the mulch. The mulch shall be applied to the desired soil and air temperature below the mulch can be achieved.

The material should be sufficient thickness to persist for the period of time required for the temperature modification.

The percent coverage shall be 100 percent over the area treated.

E. Additional Criteria Applicable to Control Weed Growth

Mulches applied around growing plants or prior to seedling development shall provide 100 percent ground cover. Thickness of the mulch shall be adequate to prevent emergence of targeted weeds. Use colored or infrared transmissible (IRT) plastic when plastic mulch is used.

F. Additional Criteria to Suppress Weed Growth

The thickness of mulch will be determined by the size and growth characteristics of the plant being mulched. Mulches shall be kept clear of the stems of plants where disease is likely to occur. Mulches applied around growing plants or prior to weed seedling development shall have 100 percent ground cover. Thickness of the mulch shall be adequate to prevent emergence of targeted weeds. Plastic mulches may be used.

G. Additional Criteria to Establish Vegetative Cover

Mulch shall be applied at a rate that achieves a minimum of 70 percent ground cover to provide protection from erosion and runoff and yet allow adequate light and air penetration to the seedbed to ensure proper germination and emergence.

H. Additional Criteria to Improve Soil Condition

Apply mulch materials with a carbon to nitrogen ratio (C:N) less than 30:1 so that soil nitrogen is not immobilized by soil biota. Do not apply mulch with C:N less than 20:1 to an area of designed flow in watercourses.

Use the Soil Conditioning Index to assess soil quality impacts and to determine the type and rate of the mulching material.

VI. Considerations

Additional recommendations relating to design that may enhance the use of, or avoid problems with, this practice but are not required to ensure its basic conservation functions are as follows.

- A. Consider mulching disturbed areas that will not have additional construction activity for 60 days, or completed sites that will not be permanently seeded for periods of 60 days or longer.
- B. Consider application of mulch immediately after a precipitation event or watering to conserve soil moisture. Ensure soil under shallow rooted crops is moist, as these crops require a constant supply of moisture.
- C. Consider anchoring straw or hay mulch or keep mulch moist to prevent blowing in wind-prone areas.
- D. Consider the impact of mulch materials with a high water holding capacity and/or high impermeability to water droplets which may reduce the water availability to plants.
- E. Consider the potential impact of fine-textured mulches (e.g., rice hulls) which allow less oxygen penetration than coarser materials. Fine-textured mulches should be applied in a layer no thicker than 2 inches.
- F. Consider the potential of organic materials with C:N ratios of less than 20:1 to release excess nitrate to adjoining surface waters.

- G. Consider the potential for mulch to provide habitat for beneficial insects and provide pest suppression.

- H. Consider the mulch color impact on plant growth. Clear mulches allow profuse weed growth and may negate the benefits of soil warming. Black mulches provide effective weed control. Wavelength selective (IRT) plastic provides the soil warming characteristics of clear mulch with the weed control ability of black mulch.

- I. Consider the potential for runoff from low permeability mulches (e.g., plastic) which may increase concentrated flow and erosion on un-mulched areas.

- J. Consider potential toxic allelopathic effects that mulch material may have on other organisms. Animal and plant pest species contained in the mulch may be incompatible with the intended use.

- K. Consider the potential for increased pathogenic activity within the applied mulch material.

- L. Consider the potential for mulch to cause disease and pest problems. Keep mulch 3 to 6 inches away from plant stems and crowns where an identified risk is present. Additional weed control may be needed around the plant base area.

- M. Consider the potential for deep mulch to provide nesting habitat for ground-burrowing rodents that can chew extensively on tree trunks and/or tree roots. Use of a light mulch applied after the first cold weather may prevent rodents from nesting.

- N. Consider the potential impacts of mulch material on aquatic environments due to changes in water chemistry or as waterborne debris.

- O. Consider the use of biodegradable staples in locations where wire staples are determined to be a risk.

VII. Plans and Specifications

Specifications shall be prepared for each site and purpose and recorded using approved specification sheets, job sheets, technical notes, narrative statements in the conservation plan, or other acceptable documentation.

Documentation shall include the following:

- purpose of the mulch;
- type of mulch material used;
- percent cover and/or thickness of mulch material;
- rate of mulch application (tons/acre, lbs/square foot);
- timing of application;
- site preparation;
- listing of netting, tackifiers, or method of anchoring; and
- operation and maintenance.

VIII. Operation and Maintenance

Mulched areas will be periodically inspected, and mulch shall be reinstalled or repaired as needed to accomplish the intended purpose.

Evaluate the effectiveness of the mulch (application, amount of cover provided, durability, etc.) and adjust the management or type of mulch to better meet the intended purpose(s).

Removal or incorporation of mulch materials as necessary after use shall be consistent with the intended purpose and site conditions.

Operation of equipment near and on the site shall not compromise the intended purpose of the mulch.

Prevent or repair any fire damage to the mulch material.

Properly collect and dispose of artificial mulch material after intended use.

Monitor and control undesirable weeds in mulched areas.

IX. References

USDA, NRCS Wisconsin Field Office Technical Guide (FOTG), Section I, Erosion Prediction, Revised Universal Soil Loss Equation (RUSLE2).

Toy, T.J., and G.R. Foster. (Ed.) 1998. Guidelines for the use of the Revised Universal Soil Loss Equation (RUSLE) Version 1.06 on mined lands, construction sites, and reclaimed lands. USDI, OSMR.

USDA, NRCS. 2002. National Agronomy Manual. 190-V. Washington, D.C.

ASTM Designation: D 977, Standard Specification for Emulsified Asphalt

Wisconsin Department of Transportation, Erosion Control Product Acceptability Lists (PAL): Erosion Mats, Class I Type A, Class II Type C; Tackifiers. <http://www.dot.wisconsin.gov/business/cnrgscrv/docs/pal.pdf>

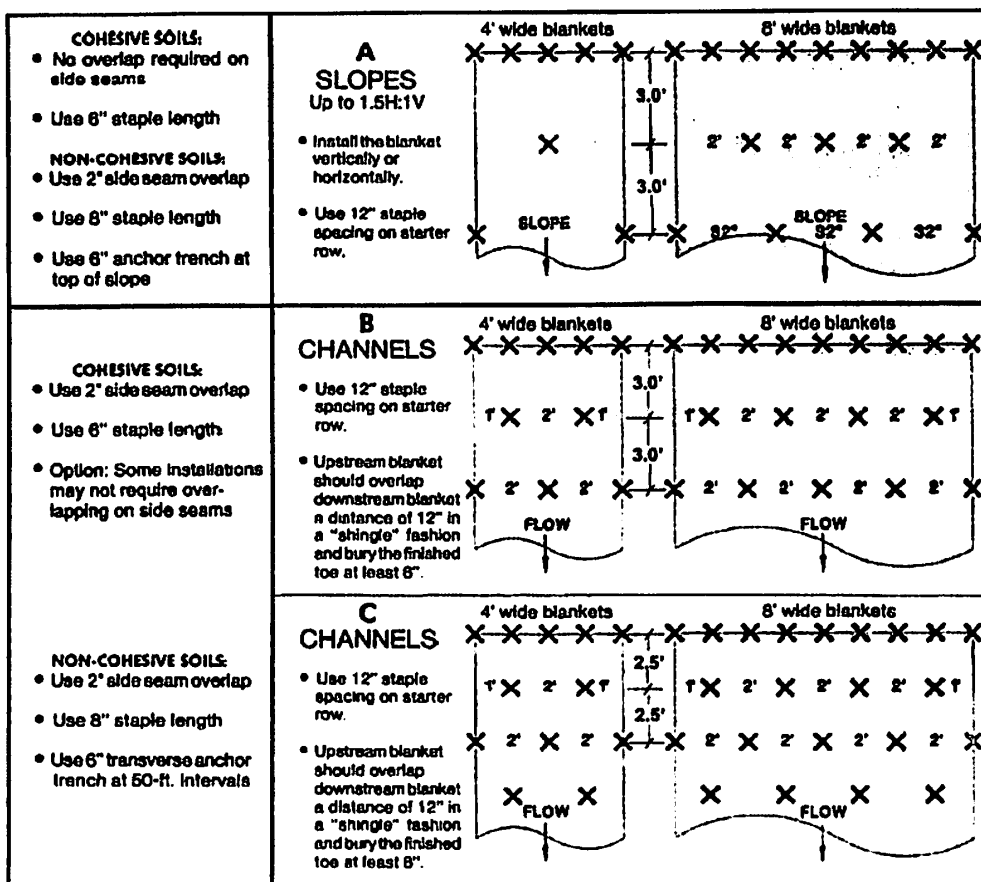
Erosion control blanket installation instructions

SLOPES

Product	Staple Diagram		Staples		Seam Overlap		Installation	
Soils	Cohesive	Non-Cohesive	Cohesive	Non-Cohesive	Cohesive	Non-Cohesive	Cohesive	Non-Cohesive
Curlex I	A	A	D	E	--	F	H	I
Curlex II	A	A	D	E	--	F	H	I
QuickGrass	A	A	D	E	--	F	H	I

CHANNELS

Product	Staple Diagram		Staples		Seam Overlap (with flow direction)	
Soils	Cohesive	Non-Cohesive	Cohesive	Non-Cohesive	Cohesive	Non-Cohesive
Curlex I	B	B	D	E	G	G
Curlex II	B	B	D	E	G	G
QuickGrass	B	B	D	E	G	G
Curlex III	C	C	D	E	G	G



D = 6x1x6 11 ga. wire **E** = 8x2x8 11 ga. wire **F** = 2" **G** = 6" **H** = Start 3' over grade break **I** = Start 3' over grade break & trench



County Subdivision Plat Request STAFF REPORT

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

File: # Aspen Grove

Applicant:

Lee Gorud

Surveyor:

Jesse Susan

Property Location & Legal Description:

Town of Hayward. SW $\frac{1}{4}$ of the NE $\frac{1}{4}$; S20, T41N, R09W; Parcel #010-941-20-1301; 40.0 total acres; Zoned Agricultural- One (A-1).

Purpose of Request:

Public Hearing for a preliminary plat review. As part of the County Subdivision Plat Request the applicant is seeking to submit for a plat consisting of 7 total lots.

As per the Sawyer County Subdivision Ordinance:

PRELIMINARY PLAT

The subdivider shall submit to the County Zoning Administration, the County Surveyor, the Town Board and those agencies having the authority to object to the plat under the provisions of Chapter 236 of the Statutes, one copy each of the preliminary plat based upon an existing boundary survey by a Registered Land Surveyor.

The preliminary plat shall show clearly the existing conditions of the proposed subdivision and of the adjoining sites including data on covenants, physical features, slopes over 12%, bodies of water, public access (minimum of 66 feet in width), wetland areas, areas subject to periodic flooding, and soil conditions, available community facilities, structures, utilities, easements, road locations and status (public, private) recorded covenants, lot widths, depths and lot area.

The proposed layout shall be shown on a topographic map at a scale of one (1) inch equals 100 feet having contours at vertical intervals of not more than two (2) feet where the slope of the ground surface is less than 10%, and of not more than five (5) feet where the slope of the ground surface is 10% or more and shall identify the improvements (grading, tree planting, paving, installation of facilities, and dedication of land) which the subdivider proposes to make and shall

indicate when the improvements will be provided.

In those instances where contour maps are deemed unnecessary for the purpose of reviewing all or a portion of the land included in the proposed subdivision, the Zoning Administrator or Deputy Zoning Administrator may waive or modify the contour mapping requirement. Any proposed restrictive covenants for the land involved shall be stated.

The Zoning Administrator or Deputy Zoning Administrator and the town shall reject, approve or conditionally approve the preliminary plat within 90 (236.11) days as provided by Statute. The preliminary plat was received on March 12, 2024. After such zoning and town review and approval, the Zoning Administration will place the preliminary plat map on the agenda for the next available public hearing for preliminary review by the Zoning Committee. Plats submitted for Zoning Committee review may, at the discretion of the Zoning Committee, comply with all provisions for public notification and department fees as for an application for a conditional use.

***The Zoning Administrator has Conditionally Approved the Preliminary Plat and all Plats have been deemed necessary to comply with provisions for public notification as for an application for a conditional use with applicable fees.**

The subdivider shall comply with Section 6.0 (Roads) before the final plat is approved by the Zoning Committee. **This will be addressed as part of the Final Plat Submission.**

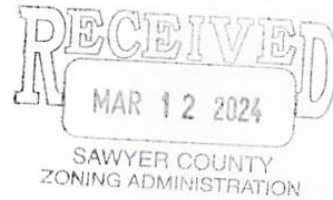
Where the Zoning Committee finds that additional information relative to a problem or concern posed by the proposed subdivision is needed, the Zoning Committee shall have the authority to request such information from the subdivider. Such additional information may include, but is not limited to soil 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, prior to lot development will need to submit 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.



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:

GORD Capital, LLC
906 WEST SHORE DRIVE
MADISON, WI 53715

Phone: 608-220-3230

Email: Lgord2@gmail.com

Property description including Parcel Number:

SW 1/4, NE 1/4, Section 20, T41N, R9W
010941201301, Map ID# 12273, 40 JOYAL ASHES
Zoned A-1 Agricultural One

Permit desired for:

Seven Lot Subdivision PLAT - 'Aspen Grove'

Lee R. Gord

Owner Print & Sign 3-12-24

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:

N/A

Fee: \$350.00

Gravel Pit renewal \$300.00

Date of Public Hearing: May 17, 2024

Rev January 2023

Real Estate Sawyer County Property Listing

Today's Date: 3/12/2024

Property Status: Current
Created On: 2/6/2007 7:55:21 AM

Description Updated: 4/15/2020

Tax ID: 12273
PIN: 57-010-2-41-09-20-1 03-000-000010
Legacy PIN: 010941201301
Map ID: .3.1
Municipality: (010) TOWN OF HAYWARD
STR: S20 T41N R09W
Description: SWNE
Recorded Acres: 40.000
Lottery Claims: 0
First Dollar: Yes
Zoning: (A-1) Agricultural One
ESN: 444

Tax Districts Updated: 2/6/2007

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

Recorded Documents Updated: 4/15/2020

WARRANTY DEED
Date Recorded: 9/25/2017 [408851](#)
WARRANTY DEED
Date Recorded: 11/21/2001 [295883](#) WD776/407
EASEMENT AGREEMENT
Date Recorded: 11/1/2001 [295369](#)

Ownership Updated: 9/26/2017

GORUD CAPITAL LLC

MADISON WI

Billing Address:

GORUD CAPITAL LLC
906 WEST SHORE DR
MADISON WI 53715

Mailing Address:

GORUD CAPITAL LLC
906 WEST SHORE DR
MADISON WI 53715

Site Address * indicates Private Road

10710N GORUD RD	HAYWARD 54843
10714N GORUD RD	HAYWARD 54843
10716N GORUD RD	HAYWARD 54843
10720N GORUD RD	HAYWARD 54843
10782N GORUD RD	HAYWARD 54843

Property Assessment Updated: 11/9/2015

2024 Assessment Detail

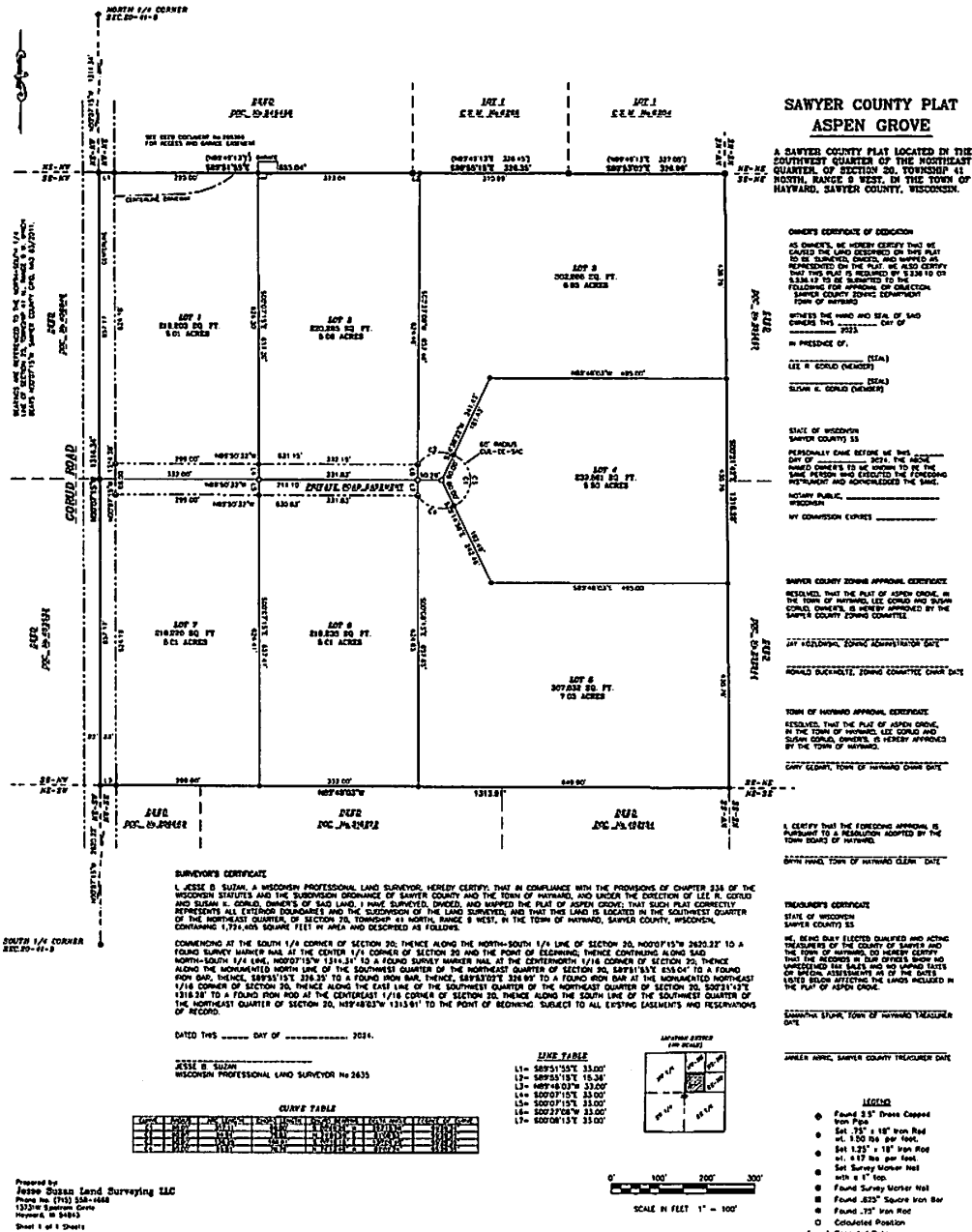
Code	Acres	Land	Imp.
G1-RESIDENTIAL	5.000	32,000	112,800
G6-PRODUCTIVE FOREST	35.000	59,500	0

2-Year Comparison

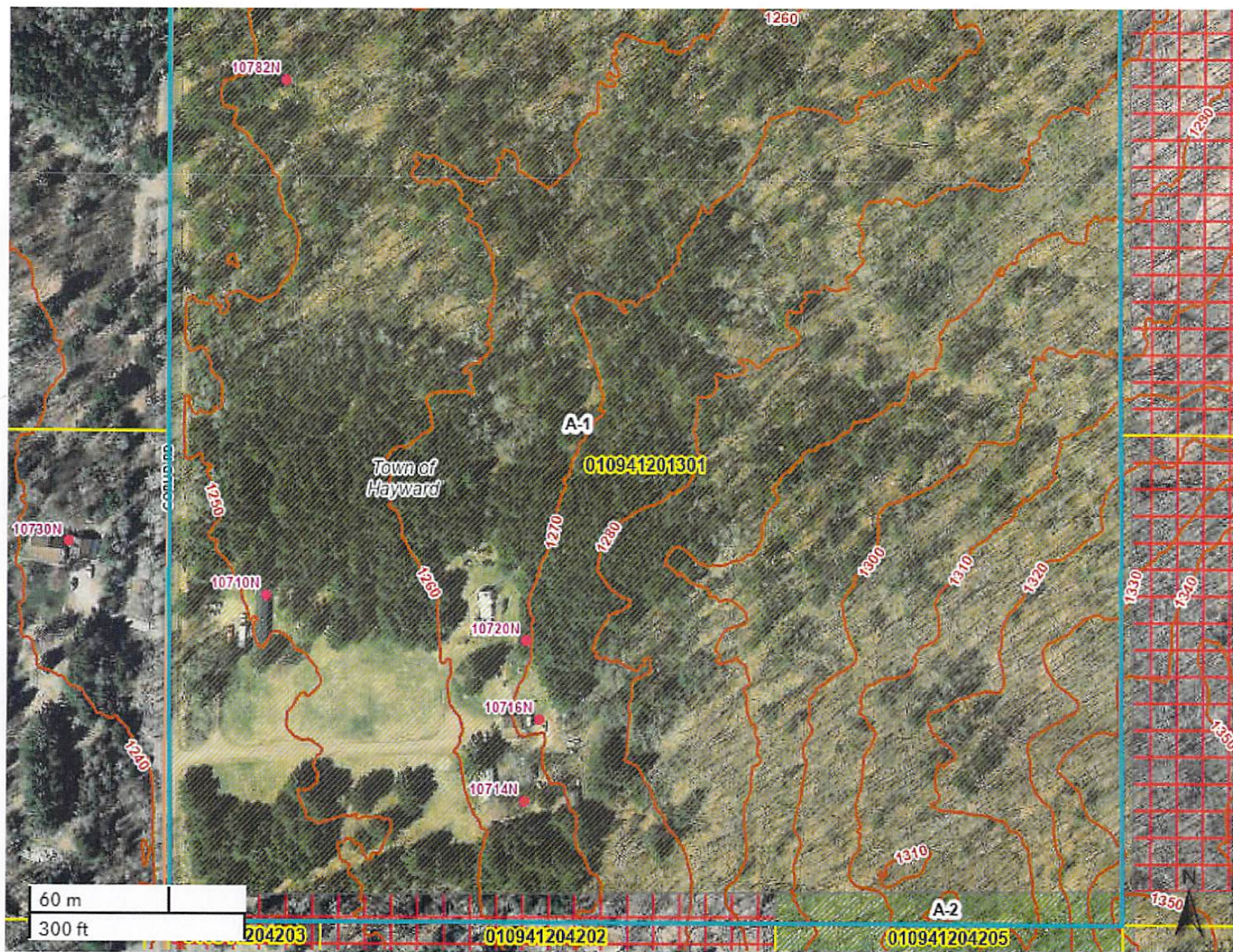
	2023	2024	Change
Land:	91,500	91,500	0.0%
Improved:	112,800	112,800	0.0%
Total:	204,300	204,300	0.0%

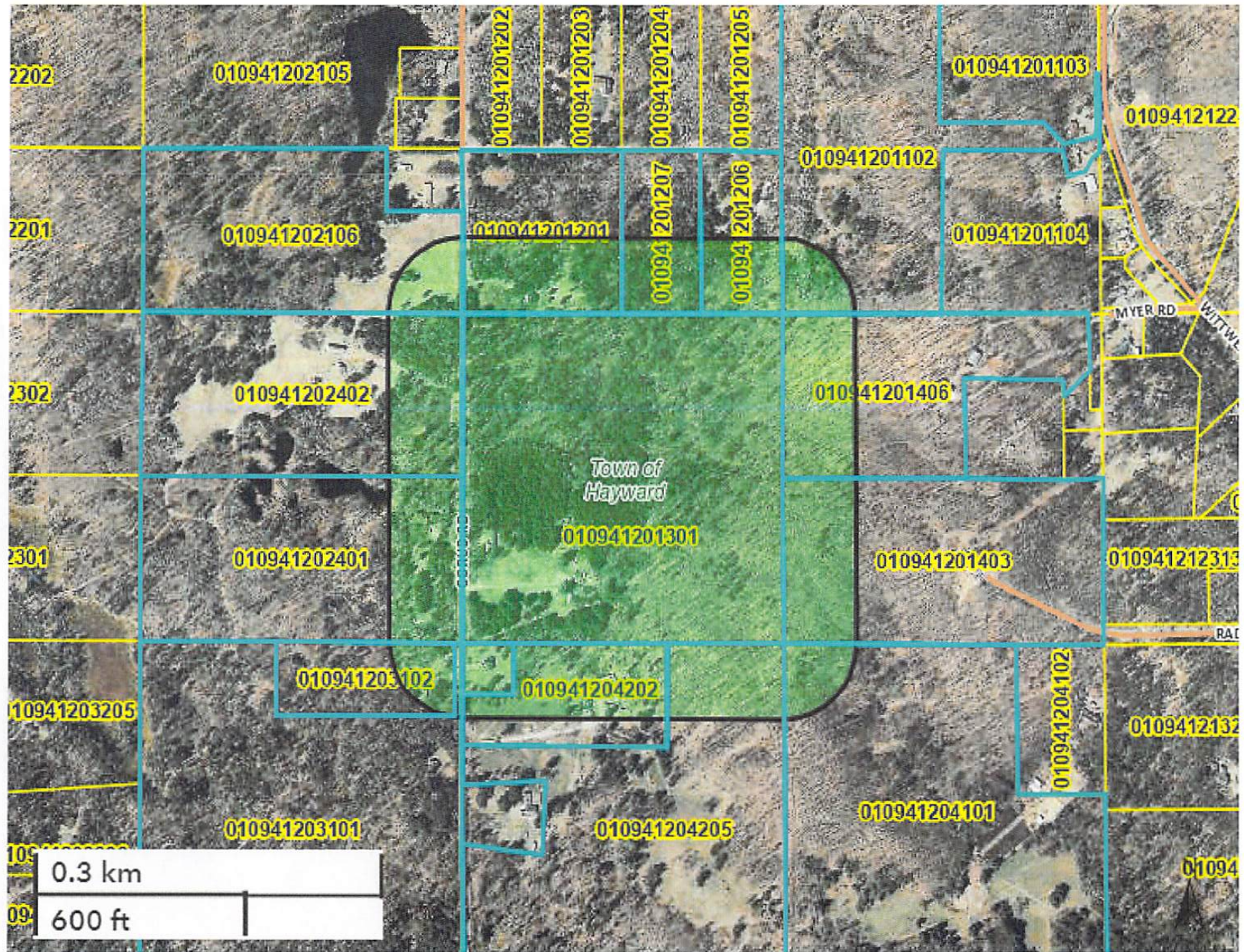
Property History

N/A











County Subdivision Plat Request STAFF REPORT

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

File: # The Preserve – Phase 1

Applicant:

The Preserve at MBF, LLC – Jeremy Hill

Surveyor:

Todd Goold

Property Location & Legal Description:

Town of Hayward. Legal descriptions included on Prelim Plat Map and property listing information pages attached with this staff report

Purpose of Request:

Public Hearing for a preliminary plat review. As part of the County Subdivision Plat Request the applicant is seeking to submit for a plat consisting of 22 lots including 3 additional outlots. This request is for phase 1 only.

As per the Sawyer County Subdivision Ordinance:

PRELIMINARY PLAT

The subdivider shall submit to the County Zoning Administration, the County Surveyor, the Town Board and those agencies having the authority to object to the plat under the provisions of Chapter 236 of the Statutes, one copy each of the preliminary plat based upon an existing boundary survey by a Registered Land Surveyor.

The preliminary plat shall show clearly the existing conditions of the proposed subdivision and of the adjoining sites including data on covenants, physical features, slopes over 12%, bodies of water, public access (minimum of 66 feet in width), wetland areas, areas subject to periodic flooding, and soil conditions, available community facilities, structures, utilities, easements, road locations and status (public, private) recorded covenants, lot widths, depths and lot area.

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installation of facilities, and dedication of land) which the subdivider proposes to make and shall indicate when the improvements will be provided.

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



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:

The Preserve at MBF, LLC
16271W Miller Road
Hayward, WI. 54843

- PHASE 1

Phone: 715.558.2964

Email: jeremy@hilloconstruction.net

Property description including Parcel Number:

S1/4 NW1/4 - NW1/4, SW1/4 - NW1/4 & S1/4 NE1/4 - NE1/4, NW1/4 - NE1/4, SE1/4 - NE1/4,
NW1/4 - SE1/4 T41N - 08W

TOWN OF HAYWARD

Permit desired for:

SUBDIVISION FOR 22 LOTS PARCEL #'s SEE ATTACHED as "the
Preserve - Phase I" including 3 out lots

Jeremy Hill

[Signature]

Owner Print & Sign

Owner Print & Sign

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

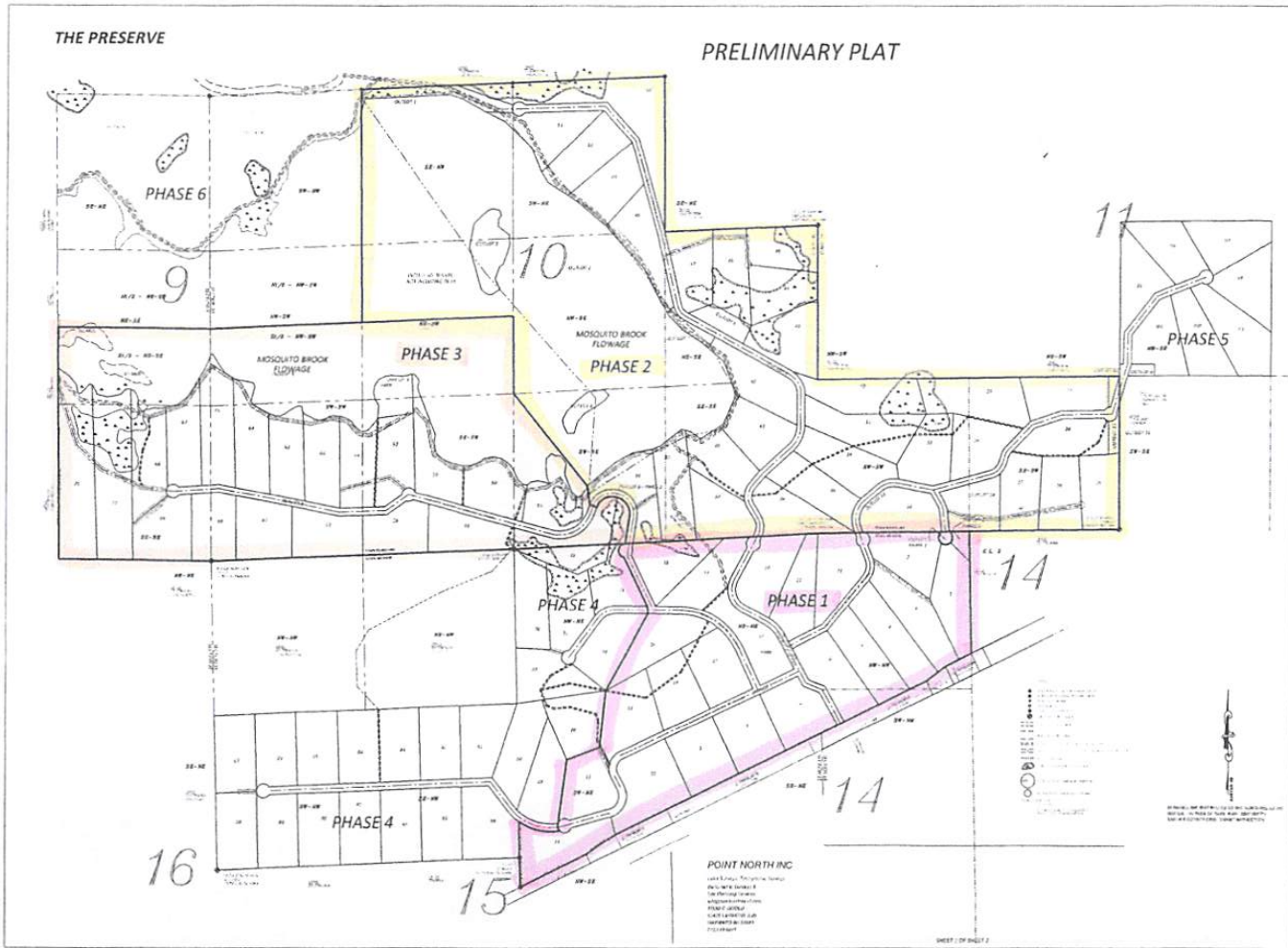
Name, Address, Phone & Email of Agent or Buyer:

Fee: \$350.00

Date of Public Hearing:

Gravel Pit renewal \$300.00

Rev January 2023

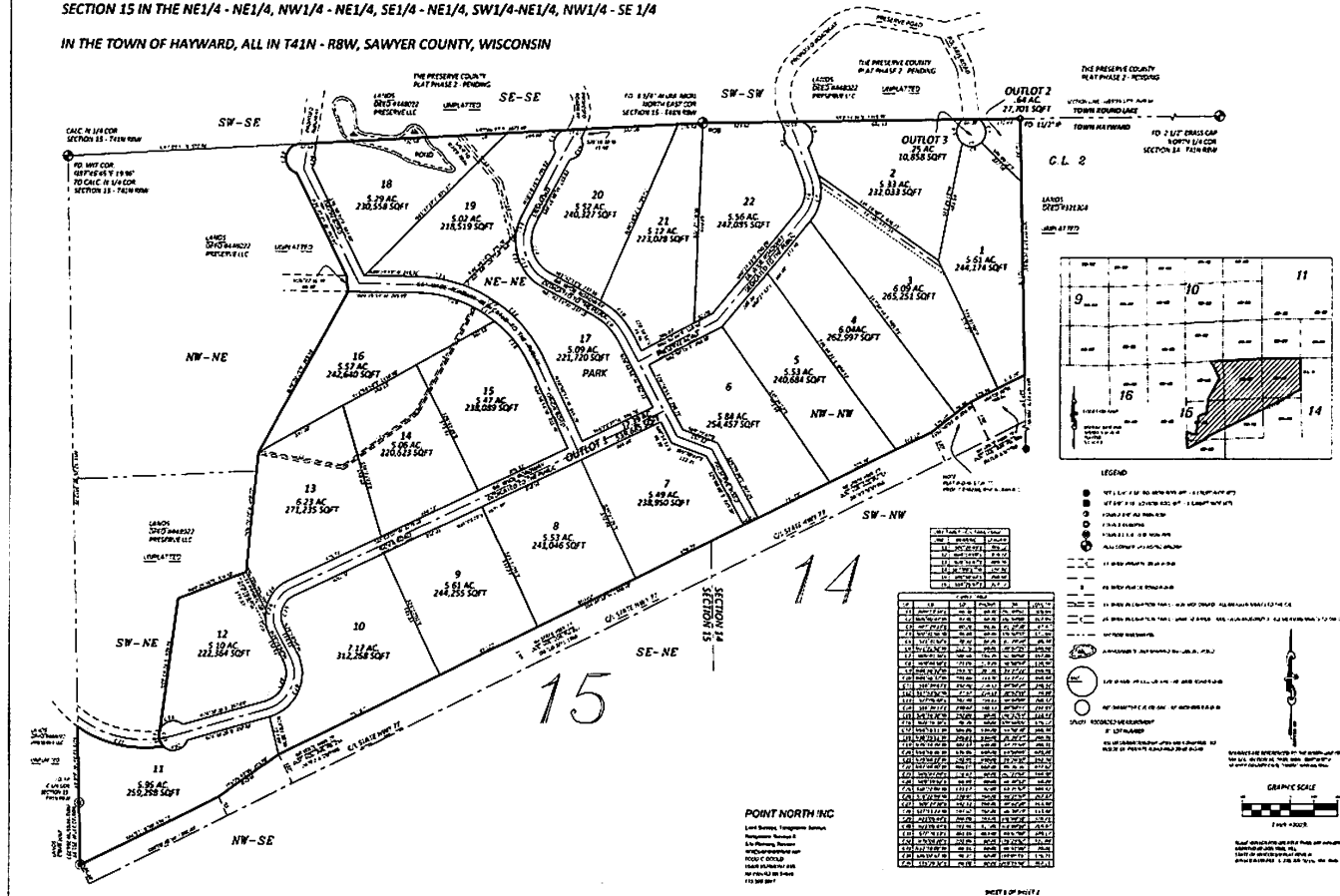


**THE PRESERVE - PHASE 1
A SAWYER COUNTY PLAT**

LOCATED IN SECTION 14 IN THE NW1/4 - NW1/4, SW1/4 - NW1/4 AND
SECTION 15 IN THE NE1/4 - NE1/4, NW1/4 - NE1/4, SE1/4 - NE1/4, SW1/4 - NE1/4, NW1/4 - SE 1/4

IN THE TOWN OF HAYWARD, ALL IN T41N - RBW, SAWYER COUNTY, WISCONSIN

PRELIMINARY PLAT



PRELIMINARY PLAT

IN THE TOWN OF HAYWARD, ALL IN T41N - R8W, SAWYER
COUNTY, WISCONSIN

CERTIFICATES

SURVEYORS

1000

OWNERS / BANK

TOWNSHIP

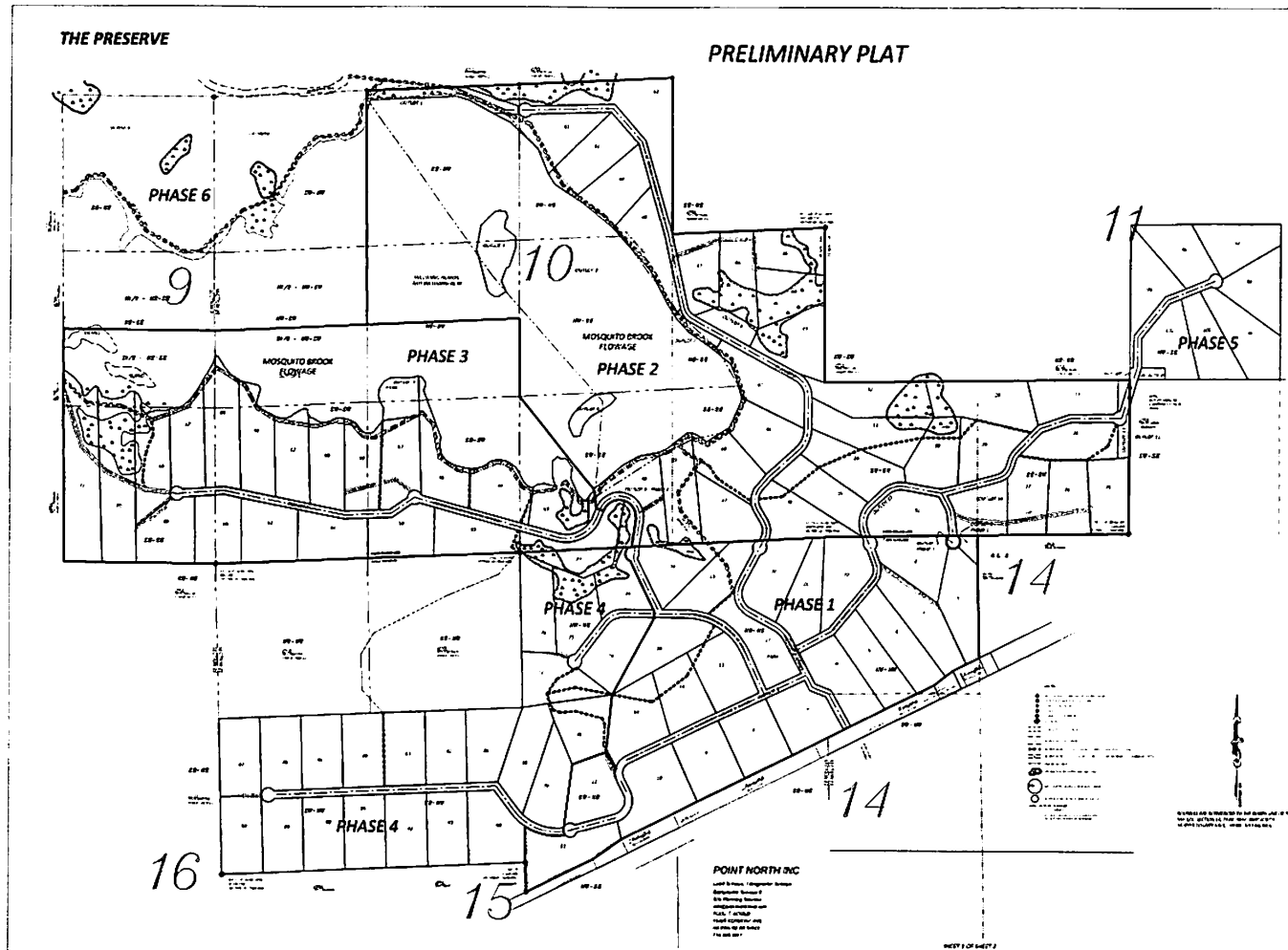
INSTR 2010

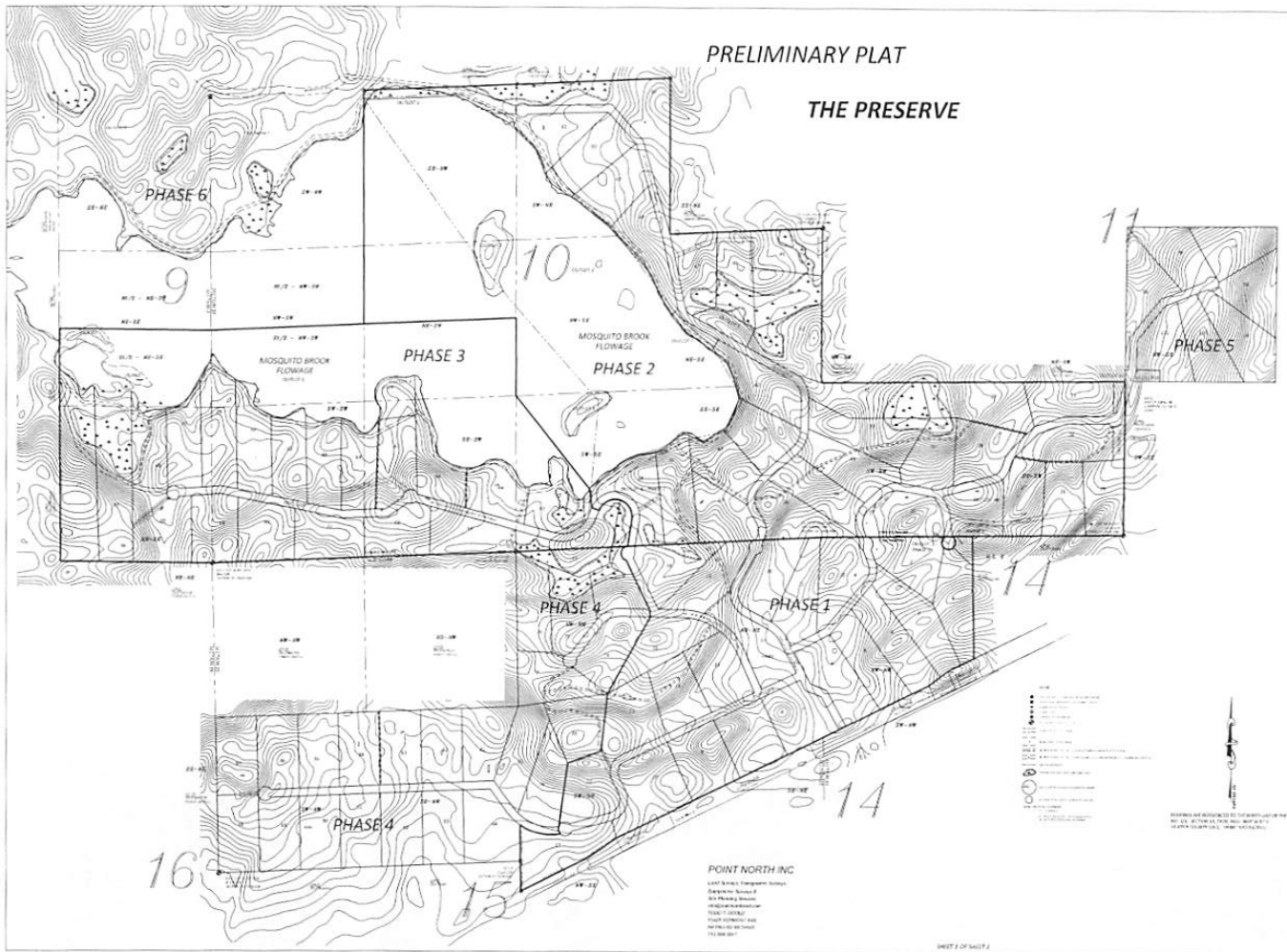
SAWYER COUNTY

PAGE / OF PAGE

THE PRESERVE

PRELIMINARY PLAT



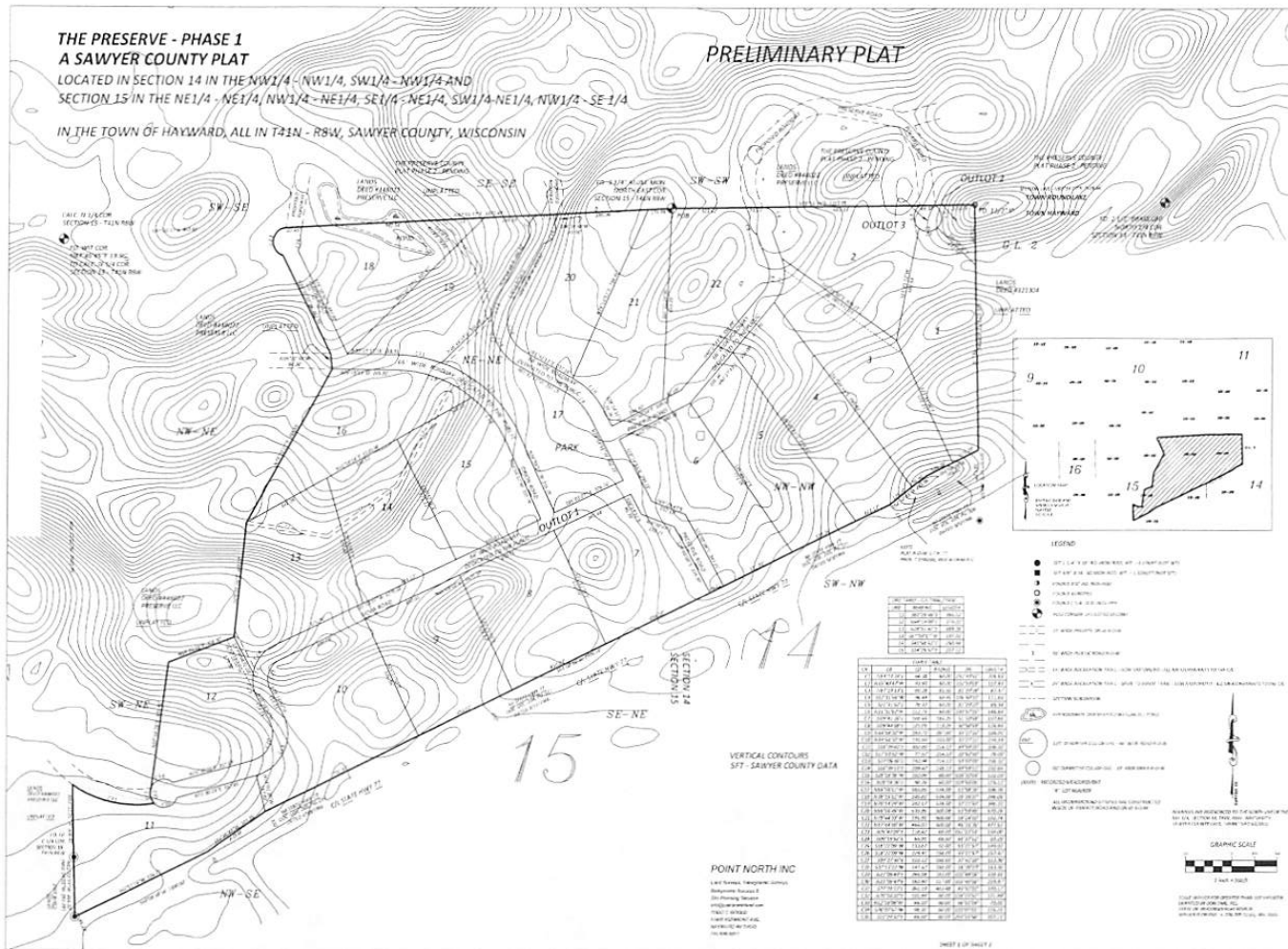


**THE PRESERVE - PHASE 1
A SAWYER COUNTY PLAT**

LOCATED IN SECTION 14 IN THE NW1/4 - NW1/4, SW1/4 - NW1/4 AND
SECTION 15 IN THE NE1/4 - NE1/4, NW1/4 - NE1/4, SE1/4 - NE1/4, SW1/4 - NE1/4, NW1/4 - SE1/4

IN THE TOWN OF HAYWARD, ALL IN T41N - R8W, SAWYER COUNTY, WISCONSIN

PRELIMINARY PLAT



Real Estate Sawyer County Property Listing

Today's Date: 4/23/2024

Property Status: Current

Created On: 2/6/2007 7:55:19 AM

**Description**

Updated: 4/1/2024

Tax ID:	10896
PIN:	57-010-2-41-08-14-2 02-000-000010
Legacy PIN:	010841142201
Map ID:	.61
Municipality:	(010) TOWN OF HAYWARD
STR:	S14 T41N R08W
Description:	PRT NWNW
Recorded Acres:	38.100
Calculated Acres:	38.405
Lottery Claims:	0
First Dollar:	No
Zoning:	(RR1) Residential/Recreational One
ESN:	444

**Tax Districts**

Updated: 2/6/2007

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

**Recorded Documents**

Updated: 4/1/2024

WARRANTY DEED	
Date Recorded: 1/8/2024	448022
MFL WITHDRAWAL ORDER	
Date Recorded: 3/18/2024	448950
MFL ORDER	
Date Recorded: 11/16/2015	398625
QUIT CLAIM DEED	
Date Recorded: 1/14/2015	393980
PERSONAL REPRESENTATIVES DEED	
Date Recorded: 12/30/2014	393774
WARRANTY DEED	
Date Recorded: 5/2/1994	241549

**Ownership**

Updated: 2/20/2024

PRESERVE AT MBF LLC	HAYWARD WI
----------------------------	------------

Billing Address:

PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

Mailing Address:

PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

**Site Address** * indicates Private Road

N/A

**Property Assessment**

Updated: 6/16/2016

2024 Assessment Detail

Code	Acres	Land	Imp.
W5-MFL OPEN - AFTER 2004	38.100	64,800	0

2-Year Comparison

	2023	2024	Change
Land:	64,800	64,800	0.0%
Improved:	0	0	0.0%
Total:	64,800	64,800	0.0%

**Property History**

N/A

Real Estate Sawyer County Property Listing

Today's Date: 4/23/2024

**Description**

Updated: 4/1/2024

Tax ID:	10898
PIN:	57-010-2-41-08-14-2 03-000-000010
Legacy PIN:	010841142301
Map ID:	.7.1
Municipality:	(010) TOWN OF HAYWARD
STR:	S14 T41N R08W
Description:	PRT SWNW
Recorded Acres:	3.000
Calculated Acres:	3.264
Lottery Claims:	0
First Dollar:	No
Zoning:	(RR1) Residential/Recreational One
ESN:	444

**Tax Districts**

Updated: 2/6/2007

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

**Recorded Documents**

Updated: 4/1/2024

WARRANTY DEED	
Date Recorded: 1/8/2024	448022
MFL WITHDRAWAL ORDER	
Date Recorded: 3/18/2024	448950
MFL ORDER	
Date Recorded: 11/16/2015	398625
QUIT CLAIM DEED	
Date Recorded: 1/14/2015	393980
PERSONAL REPRESENTATIVES DEED	
Date Recorded: 12/30/2014	393774
WARRANTY DEED	
Date Recorded: 5/2/1994	241549

Property Status: Current

Created On: 2/6/2007 7:55:19 AM

**Ownership**

Updated: 2/20/2024

PRESERVE AT MBF LLC HAYWARD WI**Billing Address:**

PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

Mailing Address:

PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

**Site Address** * indicates Private Road

N/A

**Property Assessment**

Updated: 6/16/2016

2024 Assessment Detail

Code	Acres	Land	Imp.
W5-MFL OPEN - AFTER 2004	3.000	6,000	0

2-Year Comparison	2023	2024	Change
Land:	6,000	6,000	0.0%
Improved:	0	0	0.0%
Total:	6,000	6,000	0.0%

**Property History**

N/A

Real Estate Sawyer County Property Listing

Today's Date: 4/23/2024

Property Status: Current

Created On: 2/6/2007 7:55:19 AM

**Description**

Updated: 4/1/2024

Tax ID:	10955
PIN:	57-010-2-41-08-15-1 01-000-000010
Legacy PIN:	010841151101
Map ID:	.1.1
Municipality:	(010) TOWN OF HAYWARD
STR:	S15 T41N R08W
Description:	NENE
Recorded Acres:	40.000
Calculated Acres:	40.298
Lottery Claims:	0
First Dollar:	No
Zoning:	(F-1) Forestry One
ESN:	444

**Tax Districts**

Updated: 2/6/2007

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

**Recorded Documents**

Updated: 4/1/2024

WARRANTY DEED	
Date Recorded: 1/8/2024	448022
MFL WITHDRAWAL ORDER	
Date Recorded: 3/18/2024	448950
MFL ORDER	
Date Recorded: 11/16/2015	398625
QUIT CLAIM DEED	
Date Recorded: 1/14/2015	393980
PERSONAL REPRESENTATIVES DEED	
Date Recorded: 12/30/2014	393774
QUIT CLAIM DEED	
Date Recorded: 3/26/2002	298970

**Ownership**

Updated: 2/20/2024

PRESERVE AT MBF LLC HAYWARD WI

Billing Address:	Mailing Address:
PRESERVE AT MBF LLC	PRESERVE AT MBF LLC
15988 US HWY 63	15988 US HWY 63
HAYWARD WI 54843	HAYWARD WI 54843

**Site Address** * indicates Private Road

N/A

**Property Assessment**

Updated: 6/16/2016

2024 Assessment Detail

Code	Acres	Land	Imp.
W5-MFL OPEN - AFTER 2004	40.000	66,600	0

2-Year Comparison	2023	2024	Change
Land:	66,600	66,600	0.0%
Improved:	0	0	0.0%
Total:	66,600	66,600	0.0%

**Property History**

N/A

Real Estate Sawyer County Property Listing

Today's Date: 4/23/2024

Property Status: Current

Created On: 2/6/2007 7:55:19 AM

**Description**

Updated: 4/1/2024

Tax ID:	10959
PIN:	57-010-2-41-08-15-1 04-000-000010
Legacy PIN:	010841151401
Map ID:	.4.1
Municipality:	(010) TOWN OF HAYWARD
STR:	S15 T41N R08W
Description:	PRT SENE
Recorded Acres:	21.600
Calculated Acres:	19.911
Lottery Claims:	0
First Dollar:	No
Zoning:	(F-1) Forestry One
ESN:	444

**Tax Districts**

Updated: 2/6/2007

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

**Recorded Documents**

Updated: 4/1/2024

WARRANTY DEED	
Date Recorded: 1/8/2024	<u>448022</u>
MFL WITHDRAWAL ORDER	
Date Recorded: 3/18/2024	<u>448950</u>
MFL ORDER	
Date Recorded: 11/16/2015	<u>398625</u>
QUIT CLAIM DEED	
Date Recorded: 1/14/2015	<u>393980</u>
PERSONAL REPRESENTATIVES DEED	
Date Recorded: 12/30/2014	<u>393774</u>
WARRANTY DEED	
Date Recorded: 5/2/1994	<u>241549</u>

**Ownership**

Updated: 2/20/2024

PRESERVE AT MBF LLC HAYWARD WI**Billing Address:**

PRESERVE AT MBF LLC
 15988 US HWY 63
 HAYWARD WI 54843

Mailing Address:

PRESERVE AT MBF LLC
 15988 US HWY 63
 HAYWARD WI 54843

**Site Address** * indicates Private Road

N/A

**Property Assessment**

Updated: 6/16/2016

2024 Assessment Detail

Code	Acres	Land	Imp.
W5-MFL OPEN - AFTER 2004	21.600	36,700	0

2-Year Comparison	2023	2024	Change
Land:	36,700	36,700	0.0%
Improved:	0	0	0.0%
Total:	36,700	36,700	0.0%

**Property History**

N/A

Real Estate Sawyer County Property Listing

Today's Date: 4/23/2024

Property Status: Current

Created On: 2/6/2007 7:55:19 AM

**Description**

Updated: 4/1/2024

Tax ID:	10956
PIN:	57-010-2-41-08-15-1 02-000-000010
Legacy PIN:	010841151201
Map ID:	.2.1
Municipality:	(010) TOWN OF HAYWARD
STR:	S15 T41N R08W
Description:	NWNE
Recorded Acres:	40.000
Calculated Acres:	40.085
Lottery Claims:	0
First Dollar:	No
Zoning:	(F-1) Forestry One
ESN:	444

**Tax Districts**

Updated: 2/6/2007

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

**Recorded Documents**

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WARRANTY DEED	
Date Recorded: 1/8/2024	<u>448022</u>
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Date Recorded: 3/18/2024	<u>448950</u>
MFL ORDER	
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Date Recorded: 1/14/2015	<u>393980</u>
PERSONAL REPRESENTATIVES DEED	
Date Recorded: 12/30/2014	<u>393774</u>
QUIT CLAIM DEED	
Date Recorded: 3/26/2002	<u>298970</u>

**Ownership**

Updated: 2/20/2024

PRESERVE AT MBF LLC HAYWARD WI**Billing Address:**

PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

Mailing Address:

PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

**Site Address** * indicates Private Road

N/A

**Property Assessment**

Updated: 6/16/2016

2024 Assessment Detail

Code	Acres	Land	Imp.
W5-MFL OPEN - AFTER 2004	40.000	62,200	0

2-Year Comparison	2023	2024	Change
Land:	62,200	62,200	0.0%
Improved:	0	0	0.0%
Total:	62,200	62,200	0.0%

**Property History**

N/A

Real Estate Sawyer County Property Listing

Today's Date: 4/23/2024

Property Status: **Current**
Created On: 8/4/2020 12:50:26 PM



Description

Updated: 4/1/2024

Tax ID:	43872
PIN:	57-010-2-41-08-15-1 03-000-000040
Legacy PIN:	010841151304
Map ID:	
Municipality:	(010) TOWN OF HAYWARD
STR:	S15 T41N R08W
Description:	PRT SWNE & PRT NWSE
Recorded Acres:	38.000
Calculated Acres:	0.000
Lottery Claims:	0
First Dollar:	No
Zoning:	(F-1) Forestry One
ESN:	444



Tax Districts

Updated: 8/4/2020

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



Recorded Documents

Updated: 4/1/2024

WARRANTY DEED	
Date Recorded: 1/8/2024	448022
MFL WITHDRAWAL ORDER	
Date Recorded: 3/18/2024	448950
AFFIDAVIT OF CORR CSM	
Date Recorded: 8/19/2020	425808
CERTIFIED SURVEY MAP	
Date Recorded: 6/18/2020	424481
MFL ORDER	
Date Recorded: 11/16/2015	398625
QUIT CLAIM DEED	
Date Recorded: 1/14/2015	393980
PERSONAL REPRESENTATIVES DEED	
Date Recorded: 12/30/2014	393774
QUIT CLAIM DEED	
Date Recorded: 3/26/2002	298970

Child History Record Count: 3 -

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

[Tax ID: 10994](#) [Pin: 57-010-2-41-08-15-4 02-000-000010](#) [Leg. Pin: 010841154201](#) [Map ID: .14.1](#)

[Tax ID: 10957](#) [Pin: 57-010-2-41-08-15-1 03-000-000010](#) [Leg. Pin: 010841151301](#) [Map ID: .3.1](#)

[Tax ID: 43867](#) [Pin: 57-010-2-41-08-15-1 03-000-000030](#) [Leg. Pin: 010841151303](#)

43872 This Parcel [↑ Parents](#) [↓ Children](#)



Ownership

Updated: 2/20/2024

PRESERVE AT MBF LLC	HAYWARD WI
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Billing Address:

PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

Mailing Address:

PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843



Site Address * indicates Private Road

N/A



Property Assessment

Updated: 5/5/2021

2024 Assessment Detail

Code	Acres	Land	Imp.
G6-PRODUCTIVE FOREST	0.240	400	0
W5-MFL OPEN - AFTER 2004	37.760	64,200	0

2-Year Comparison

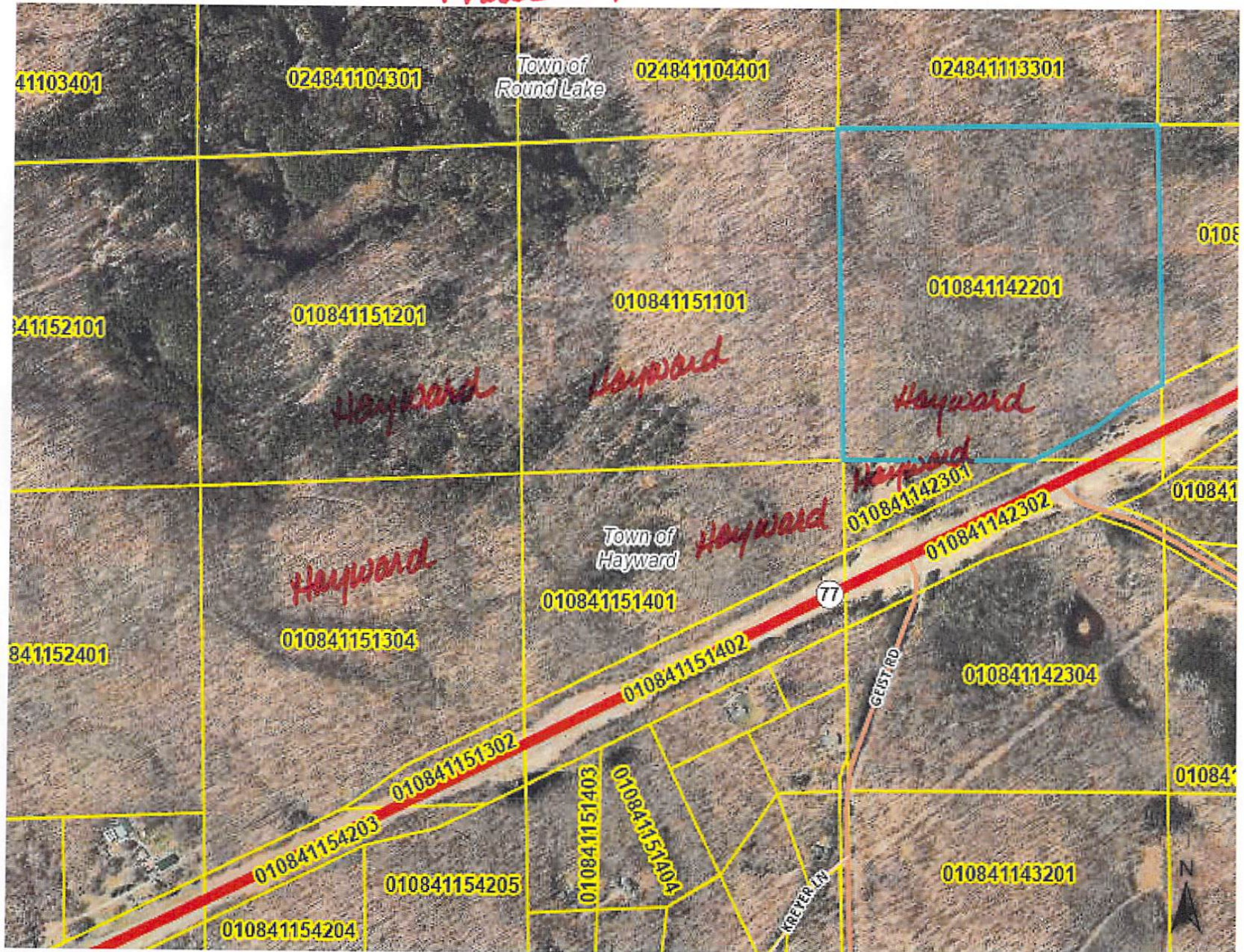
	2023	2024	Change
Land:	64,600	64,600	0.0%
Improved:	0	0	0.0%
Total:	64,600	64,600	0.0%



Property History

Parent Properties	Tax ID
57-010-2-41-08-15-1 03-000-000030	43867

Phase # 1



The Preserve – Proposed Protective Covenants. Jeremy Hill. 4/23/24

- 1. No subdivision of lots**
- 2. One dwelling unit per lot. Structures allowed are single family homes. Multiple homes not allowed.**
- 3. All building plans, site plan, and exterior colors shall be subject to review by HOA board prior to construction.**
- 4. Noise ordinance – noise to be kept to a minimum**
- 5. Exterior lighting shall be downlights, or those type to preserve a dark sky. Exterior lighting subject to HOA review if complaints are lodged.**
- 6. Building setbacks from all lot lines shall be: Homes -- 30' from side lot lines, and 75' from roads and community trails, and 75' from Mosquito Brook Flowage. Garages – 20' from side lot line.**
- 7. 50' vegetative buffer to remain along Mosquito Brook Flowage, all wetlands, community trails, and all roads, with the exception of a viewing corridor, not to exceed 20' wide, and kept to a minimum of clearing.**
- 8. Lot access to come off of development's roads, and not the county highway or county property.**
- 9. All home types are allowed except not trailer homes/mobile homes.**
- 10. Exterior colors shall be natural colors, and shall blend with the environment**
- 11. Area cleared for home/yard/pole barn to be no more than ½ acre**
- 12. Pole barns shall be limited to 2400sf and 25' in height, and shall be natural colors to blend with the forest.**
- 13. Vehicles – no abandoned, unlicensed, inoperable, or junked vehicles, debris piles, or other unattractive items. No semi-truck parking or travel other than household deliveries.**
- 14. Completion of exterior of buildings shall be completed within 12 months of excavation start.**
- 15. All roads and private trails are accessible by all residents and guests of The Preserve.**
- 16. No commercial activity allowed, other than those specifically approved by the HOA.**
- 17. No burning of household garbage or debris, other than woody debris from the lot itself.**
- 18. Any damage caused to roads, facilities, or neighboring properties to be remedied within 10 days.**
- 19. All property owners shall be assessed the same fees for trail maintenance, regardless of location.**
- 20. No lot owner shall grant public easement to county property through their lots, to prevent atv/snowmobile traffic through the development.**
- 21. No signage or displays to be posted on the roads or highways, other than normal realty-type sized signs.**
- 22. All motorized vehicles other than automobiles are subject to a 10 mph speed limit on development roads**
- 23. Animals allowed are dogs, cats, and chickens. No other farm animals.**
- 24. Boathouses are not allowed.**
- 25. Covenants shall Continue in perpetuity**



County Subdivision Plat Request STAFF REPORT

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

File: # The Preserve – Phase 2

Applicant:

The Preserve at MBF, LLC – Jeremy Hill

Surveyor:

Todd Goold

Property Location & Legal Description:

Town of Round Lake. Legal descriptions included on Prelim Plat Map and property listing information pages attached with this staff report

Purpose of Request:

Public Hearing for a preliminary plat review. As part of the County Subdivision Plat Request the applicant is seeking to submit for a plat consisting of 30 lots including 12 additional outlots. This request is for phase 2 only.

As per the Sawyer County Subdivision Ordinance:

PRELIMINARY PLAT

The subdivider shall submit to the County Zoning Administration, the County Surveyor, the Town Board and those agencies having the authority to object to the plat under the provisions of Chapter 236 of the Statutes, one copy each of the preliminary plat based upon an existing boundary survey by a Registered Land Surveyor.

The preliminary plat shall show clearly the existing conditions of the proposed subdivision and of the adjoining sites including data on covenants, physical features, slopes over 12%, bodies of water, public access (minimum of 66 feet in width), wetland areas, areas subject to periodic flooding, and soil conditions, available community facilities, structures, utilities, easements, road locations and status (public, private) recorded covenants, lot widths, depths and lot area.

The proposed layout shall be shown on a topographic map at a scale of one (1) inch equals 100 feet having contours at vertical intervals of not more than two (2) feet where the slope of the ground surface is less than 10%, and of not more than five (5) feet where the slope of the ground surface is 10% or more and shall identify the improvements (grading, tree planting, paving,

installation of facilities, and dedication of land) which the subdivider proposes to make and shall indicate when the improvements will be provided.

In those instances where contour maps are deemed unnecessary for the purpose of reviewing all or a portion of the land included in the proposed subdivision, the Zoning Administrator or Deputy Zoning Administrator may waive or modify the contour mapping requirement. Any proposed restrictive covenants for the land involved shall be stated.

The Zoning Administrator or Deputy Zoning Administrator and the town shall reject, approve or conditionally approve the preliminary plat within 90 (236.11) days as provided by Statute. The preliminary plat was received on April 17, 2024. After such zoning and town review and approval, the Zoning Administration will place the preliminary plat map on the agenda for the next available public hearing for preliminary review by the Zoning Committee. Plats submitted for Zoning Committee review may, at the discretion of the Zoning Committee, comply with all provisions for public notification and department fees as for an application for a conditional use.

***The Zoning Administrator has Conditionally Approved the Preliminary Plat and all Plats have been deemed necessary to comply with provisions for public notification as for an application for a conditional use with applicable fees.**

The subdivider shall comply with Section 6.0 (Roads) before the final plat is approved by the Zoning Committee. **This will be addressed as part of the Final Plat Submission.**

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, prior to lot development will need to submit 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.



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:

The Preserve at MBF LLC Phase 2
16271 W Miller Road
Hayward, WI. 54843

Phone: 715-558-2964

Email: jeremy@hillconstruction.NET

Property description including Parcel Number:

SE 1/4 - NW 1/4 SW 1/4 - NE 1/4 N 1/2 - NE 1/4 - SW 1/4 - NW 1/4 - SE 1/4, NE 1/4 - SE 1/4 -
SE 1/4, PART OF SW 1/4 - SE 1/4 S. 10, &
SW 1/4 - SW 1/4, SE 1/4 - SW 1/4 - S. 11, T41N - R8W, TOWN OF ROUND LAKE

Permit desired for:

SUBDIVISION ~~FOR~~ 30 lots including 12 outlots as "The
preserve - phase 2"

Jeremy Hill

Owner Print & Sign

Owner Print & Sign

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

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

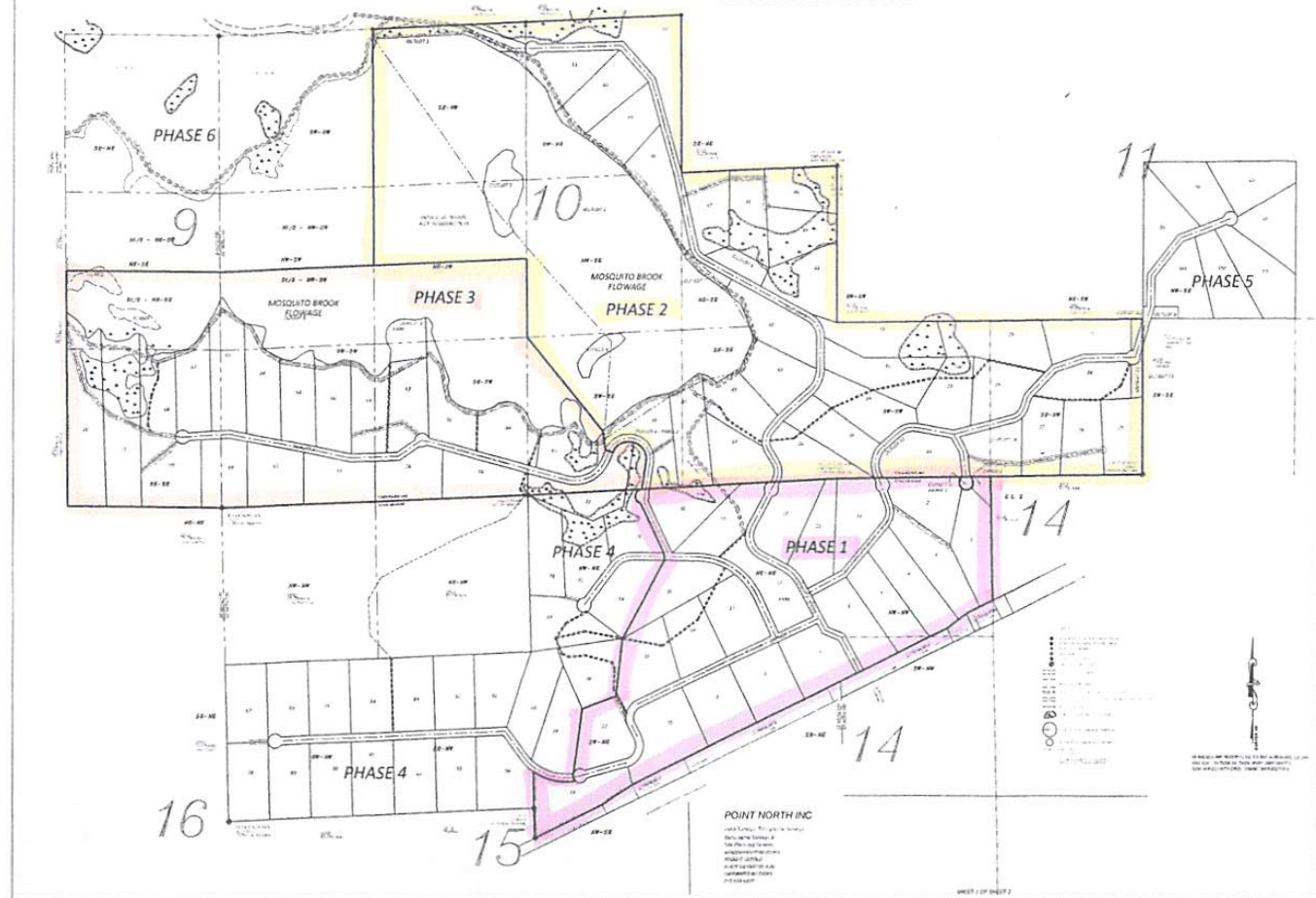
Fee: \$350.00

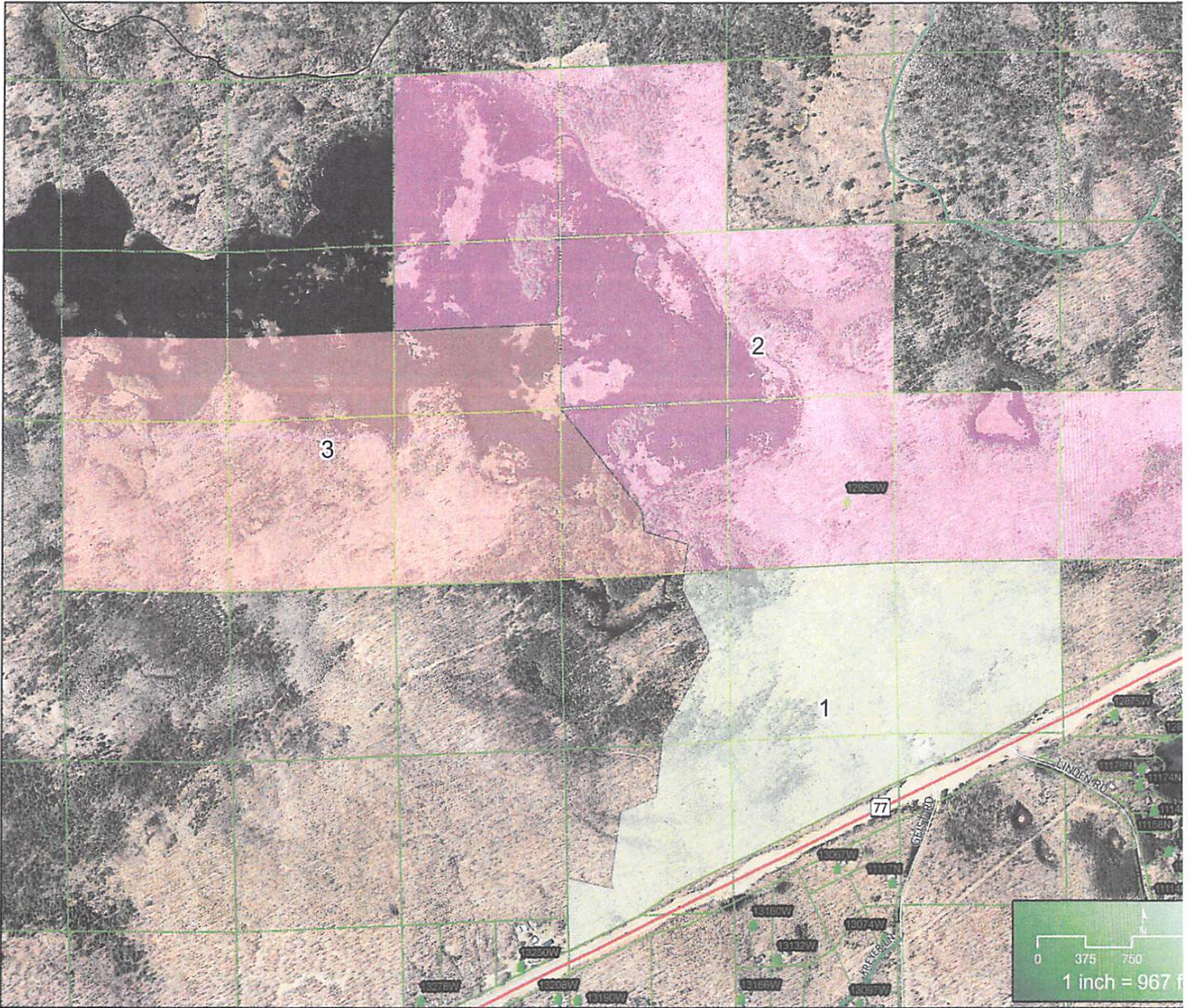
Date of Public Hearing:

Gravel Pit renewal \$300.00

Rev January 2023

PRELIMINARY PLAT



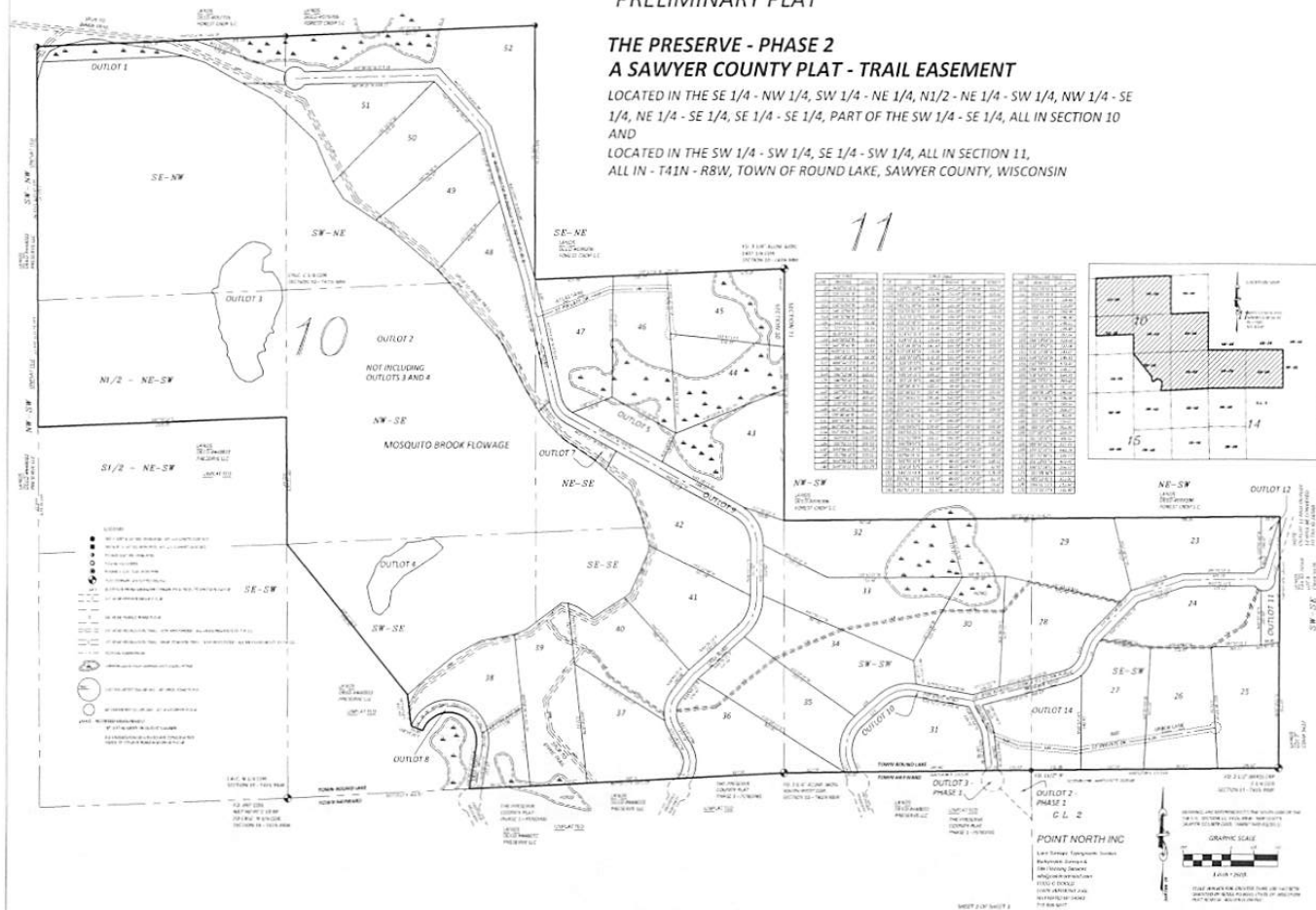


LOCATED IN THE SE 1/4 - NW 1/4, SW 1/4 - NE 1/4, N1/2 - NE 1/4 - SW 1/4, NW 1/4 - SE 1/4, NE 1/4 - SE 1/4, SE 1/4 - SE 1/4, PART OF THE SW 1/4 - SE 1/4, ALL IN SECTION 10 AND
LOCATED IN THE SW 1/4 - SW 1/4, SE 1/4 - SW 1/4, ALL IN SECTION 11,
ALL IN - T41N - R8W, TOWN OF ROUND LAKE, SAWYER COUNTY, WISCONSIN

Page 115 of 151

THE PRESERVE - PHASE 2
A SAWYER COUNTY PLAT - TRAIL EASEMENT

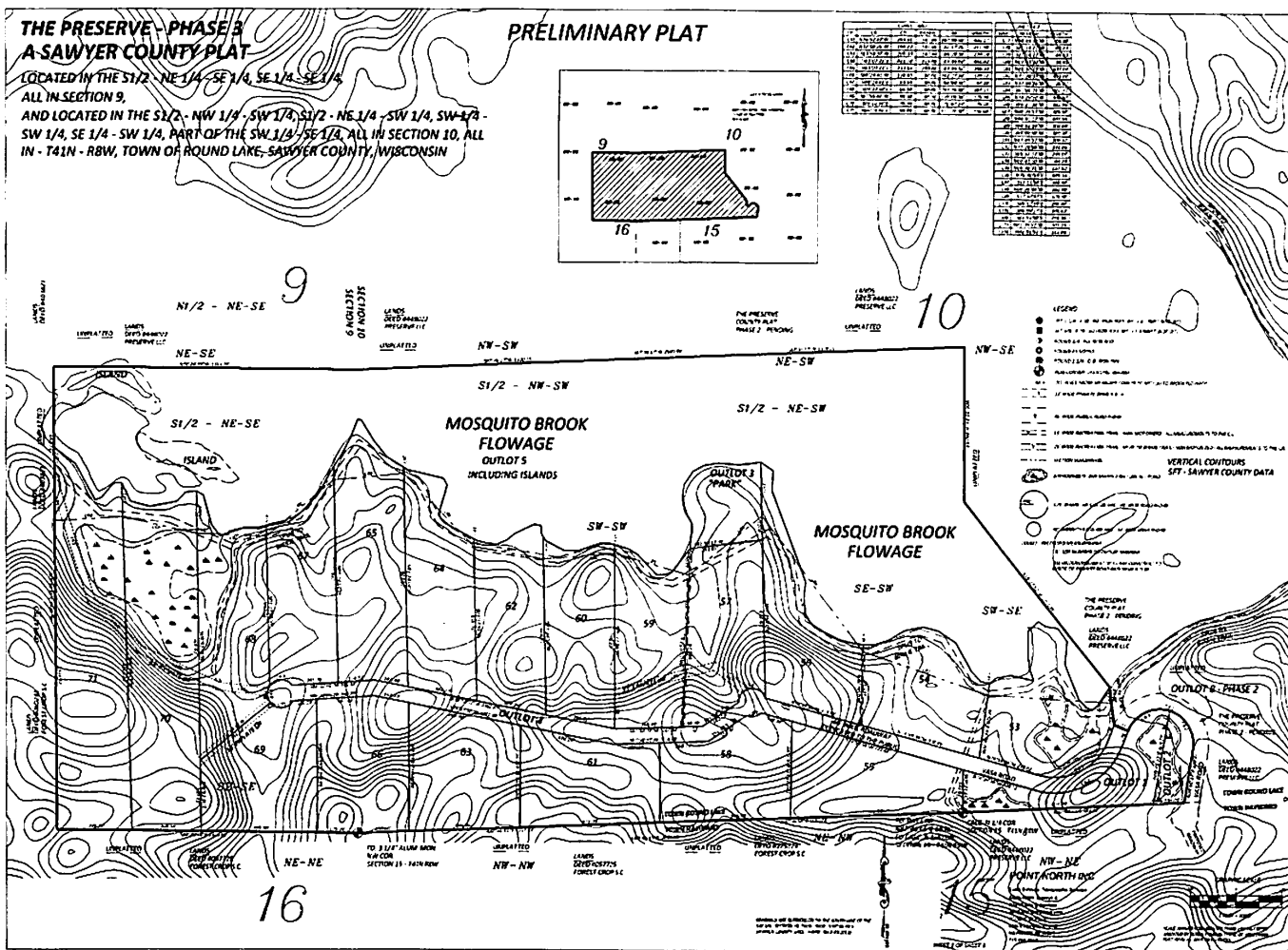
LOCATED IN THE SE 1/4 - NW 1/4, SW 1/4 - NE 1/4, N1/2 - NE 1/4 - SW 1/4, NW 1/4 - SE 1/4, NE 1/4 - SE 1/4, SE 1/4 - SE 1/4, PART OF THE SW 1/4 - SE 1/4, ALL IN SECTION 10 AND
LOCATED IN THE SW 1/4 - SW 1/4, SE 1/4 - SW 1/4, ALL IN SECTION 11,
ALL IN - T41N - R8W, TOWN OF ROUND LAKE, SAWYER COUNTY, WISCONSIN



LOCATED IN THE S1/2 - NE 1/4 - SE 1/4 - SE 1/4
ALL IN SECTION 9,
AND LOCATED IN THE S1/2 - NW 1/4 - SW 1/4 - S1/2 - NE 1/4 - SW 1/4 - SW 1/4 -
SW 1/4 - S1/4 - SW 1/4, PART OF THE SW 1/4 - SE 1/4, ALL IN SECTION 10, ALL
IN - T41N - R9W, TOWN OF ROUND LAKE, SAWYER COUNTY, WISCONSIN

A diagram showing a shaded trapezoidal area. The top horizontal boundary is labeled '9' on the left and '10' on the right. The bottom horizontal boundary is labeled '16' on the left and '15' on the right. The area is filled with diagonal hatching lines. The diagram is positioned within a grid of dashed lines.

Year	Age	Sex	Weight (kg)	Length (cm)	Condition
1971	10	M	1.2	10.5	Good
1971	10	F	1.1	10.2	Good
1971	10	M	1.3	10.8	Good
1971	10	F	1.2	10.5	Good
1971	10	M	1.4	11.0	Good
1971	10	F	1.3	10.8	Good
1971	10	M	1.5	11.2	Good
1971	10	F	1.4	11.0	Good
1971	10	M	1.6	11.5	Good
1971	10	F	1.5	11.2	Good
1971	10	M	1.7	11.8	Good
1971	10	F	1.6	11.5	Good
1971	10	M	1.8	12.0	Good
1971	10	F	1.7	11.8	Good
1971	10	M	1.9	12.2	Good
1971	10	F	1.8	12.0	Good
1971	10	M	2.0	12.5	Good
1971	10	F	1.9	12.2	Good
1971	10	M	2.1	12.8	Good
1971	10	F	2.0	12.5	Good
1971	10	M	2.2	13.0	Good
1971	10	F	2.1	12.8	Good
1971	10	M	2.3	13.2	Good
1971	10	F	2.2	13.0	Good
1971	10	M	2.4	13.5	Good
1971	10	F	2.3	13.2	Good
1971	10	M	2.5	13.8	Good
1971	10	F	2.4	13.5	Good
1971	10	M	2.6	14.0	Good
1971	10	F	2.5	13.8	Good
1971	10	M	2.7	14.2	Good
1971	10	F	2.6	14.0	Good
1971	10	M	2.8	14.5	Good
1971	10	F	2.7	14.2	Good
1971	10	M	2.9	14.8	Good
1971	10	F	2.8	14.5	Good
1971	10	M	3.0	15.0	Good
1971	10	F	2.9	14.8	Good
1971	10	M	3.1	15.2	Good
1971	10	F	3.0	15.0	Good
1971	10	M	3.2	15.5	Good
1971	10	F	3.1	15.2	Good
1971	10	M	3.3	15.8	Good
1971	10	F	3.2	15.5	Good
1971	10	M	3.4	16.0	Good
1971	10	F	3.3	15.8	Good
1971	10	M	3.5	16.2	Good
1971	10	F	3.4	16.0	Good
1971	10	M	3.6	16.5	Good
1971	10	F	3.5	16.2	Good
1971	10	M	3.7	16.8	Good
1971	10	F	3.6	16.5	Good
1971	10	M	3.8	17.0	Good
1971	10	F	3.7	16.8	Good
1971	10	M	3.9	17.2	Good
1971	10	F	3.8	17.0	Good
1971	10	M	4.0	17.5	Good
1971	10	F	3.9	17.2	Good
1971	10	M	4.1	17.8	Good
1971	10	F	4.0	17.5	Good
1971	10	M	4.2	18.0	Good
1971	10	F	4.1	17.8	Good
1971	10	M	4.3	18.2	Good
1971	10	F	4.2	18.0	Good
1971	10	M	4.4	18.5	Good
1971	10	F	4.3	18.2	Good
1971	10	M	4.5	18.8	Good
1971	10	F	4.4	18.5	Good
1971	10	M	4.6	19.0	Good
1971	10	F	4.5	18.8	Good
1971	10	M	4.7	19.2	Good
1971	10	F	4.6	19.0	Good
1971	10	M	4.8	19.5	Good
1971	10	F	4.7	19.2	Good
1971	10	M	4.9	19.8	Good
1971	10	F	4.8	19.5	Good
1971	10	M	5.0	20.0	Good
1971	10	F	4.9	19.8	Good
1971	10	M	5.1	20.2	Good
1971	10	F	5.0	20.0	Good
1971	10	M	5.2	20.5	Good
1971	10	F	5.1	20.2	Good
1971	10	M	5.3	20.8	Good
1971	10	F	5.2	20.5	Good
1971	10	M	5.4	21.0	Good
1971	10	F	5.3	20.8	Good
1971	10	M	5.5	21.2	Good
1971	10	F	5.4	21.0	Good
1971	10	M	5.6	21.5	Good
1971	10	F	5.5	21.2	Good
1971	10	M	5.7	21.8	Good
1971	10	F	5.6	21.5	Good
1971	10	M	5.8	22.0	Good
1971	10	F	5.7	21.8	Good
1971	10	M	5.9	22.2	Good
1971	10	F	5.8	22.0	Good
1971	10	M	6.0	22.5	Good
1971	10	F	5.9	22.2	Good
1971	10	M	6.1	22.8	Good
1971	10	F	6.0	22.5	Good
1971	10	M	6.2	23.0	Good
1971	10	F	6.1	22.8	Good
1971	10	M	6.3	23.2	Good
1971	10	F	6.2	23.0	Good
1971	10	M	6.4	23.5	Good
1971	10	F	6.3	23.2	Good
1971	10	M	6.5	23.8	Good
1971	10	F	6.4	23.5	Good
1971	10	M	6.6	24.0	Good
1971	10	F	6.5	23.8	Good
1971	10	M	6.7	24.2	Good
1971	10	F	6.6	24.0	Good
1971	10	M	6.8	24.5	Good
1971	10	F	6.7	24.2	Good
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1971	10	F	6.8	24.5	Good
1971	10	M	7.0	25.0	Good
1971	10	F	6.9	24.8	Good
1971	10	M	7.1	25.2	Good
1971	10	F	7.0	25.0	Good
1971	10	M	7.2	25.5	Good
1971	10	F	7.1	25.2	Good
1971	10	M	7.3	25.8	Good
1971	10	F	7.2	25.5	Good
1971	10	M	7.4	26.0	Good
1971	10	F	7.3	25.8	Good
1971	10	M	7.5	26.2	Good
1971	10	F	7.4	26.0	Good
1971	10	M	7.6	26.5	Good
1971	10	F	7.5	26.2	Good
1971	10	M	7.7	26.8	Good
1971	10	F	7.6	26.5	Good
1971	10	M	7.8	27.0	Good
1971	10	F	7.7	26.8	Good
1971	10	M	7.9	27.2	Good
1971	10	F	7.8	27.0	Good
1971	10	M	8.0	27.5	Good
1971	10	F	7.9	27.2	Good
1971	10	M	8.1	27.8	Good
1971	10	F	8.0	27.5	Good
1971	10	M	8.2	28.0	Good
1971	10	F	8.1	27.8	Good
1971	10	M	8.3	28.2	Good
1971	10	F	8.2	28.0	Good
1971	10	M	8.4	28.5	Good
1971	10	F	8.3	28.2	Good
1971	10	M	8.5	28.8	Good
1971	10	F	8.4	28.5	Good
1971	10	M	8.6	29.0	Good
1971	10	F	8.5	28.8	Good
1971	10	M	8.7	29.2	Good
1971	10	F	8.6	29.0	Good
1971	10	M	8.8	29.5	Good
1971	10	F	8.7	29.2	Good
1971	10	M	8.9	29.8	Good
1971	10	F	8.8	29.5	Good
1971	10	M	9.0	30.0	Good
1971	10	F	8.9	29.8	Good
1971	10	M	9.1	30.2	Good
1971	10	F	9.0	30.0	Good
1971	10	M	9.2	30.5	Good
1971	10	F	9.1	30.2	Good
1971	10	M	9.3	30.8	Good
1971	10	F	9.2	30.5	Good
1971	10	M	9.4	31.0	Good
1971	10	F	9.3	30.8	Good
1971	10	M	9.5	31.2	Good
1971	10	F	9.4	31.0	Good
1971	10	M	9.6	31.5	Good
1971	10	F	9.5	31.2	Good
1971	10	M	9.7	31.8	Good
1971	10	F	9.6	31.5	Good
1971	10	M	9.8	32.0	Good
1971	10	F	9.7	31.8	Good
1971	10	M	9.9	32.2	Good
1971	10	F	9.8	32.0	Good
1971	10	M	10.0	32.5	Good
1971	10	F	9.9	32.2	Good
1971	10	M	10.1	32.8	Good
1971	10	F	10.0	32.5	Good
1971	10	M	10.2	33.0	Good
1971	10	F	10.1	32.8	Good
1971	10	M	10.3	33.2	Good
1971	10	F	10.2	33.0	Good
1971	10	M	10.4	33.5	Good
1971	10	F	10.3	33.2	Good
1971	10	M	10.5	33.8	Good
1971	10	F	10.4	33.5	Good
1971	10	M	10.6	34.0	Good
1971	10	F	10.5	33.8	Good
1971	10	M	10.7	34.2	Good
1971	10	F	10.6	34.0	Good
1971	10	M	10.8	34.5	Good
1971	10	F	10.7	34.2	Good
1971	10	M	10.9	34.8	Good
1971	10	F	10.8	34.5	Good
1971	10	M	11.0	35.0	Good
1971	10	F	10.9	34.8	Good
1971	10	M	11.1	35.2	Good
1971	10	F	11.0	35.0	Good
1971	10	M	11.2	35.5	Good
1971	10	F	11.1	35.2	Good
1971	10	M	11.3	35.8	Good
1971	10	F	11.2	35.5	Good
1971	10	M	11.4	36.0	Good
1971	10	F	11.3	35.8	Good
1971	10	M	11.5	36.2	Good
1971	10	F	11.4	36.0	Good
1971	10	M	11.6	36.5	Good
1971	10	F	11.5	36.2	Good
1971	10	M	11.7	36.8	Good
1971	10	F	11.6	36.5	Good
1971	10	M	11.8	37.0	Good
1971	10	F	11.7	36.8	Good
1971	10	M	11.9	37.2	Good
1971	10	F	11.8	37.0	Good
1971	10	M	12.0	37.5	Good
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1971	10	F	12.0	37.5	Good
1971	10	M	12.2	38.0	Good
1971	10	F	12.1	37.8	Good
1971	10	M	12.3	38.2	Good
1971	10	F	12.2	38.0	Good
1971	10	M	12.4	38.5	Good
1971	10	F	12.3	38.2	Good
1971	10	M	12.5	38.8	Good
1971	10	F	12.4	38.5	Good
1971	10	M	12.6	39.0	Good
1971	10	F	12.5	38.8	Good
1971	10	M	12.7	39.2	Good
1971	10	F	12.6	39.0	Good
1971	10	M	12.8	39.5	Good
1971	10	F	12.7	39.2	Good
1971	10	M	12.9	39.8	Good
1971	10	F	12.8	39.5	Good
1971	10	M	13.0	40.0	Good
1971	10	F	12.9	39.8	Good
1971	10	M	13.1	40.2	Good
1971	10	F	13.0	40.0	Good
1971	10	M	13.2	40.5	Good
1971	10	F	13.1	40.2	Good
1971	10	M	13.3	40.8	Good
1971	10	F	13.2	40.5	Good
1971	10	M	13.4	41.0	Good
1971	10	F	13.3	40.8	Good
1971	10	M	13.5	41.2	Good
1971	10	F	13.4	41.0	Good
1971	10	M	13.6	41.5	Good
1971	10	F	13.5	41.2	



Real Estate Sawyer County Property Listing

Today's Date: 4/23/2024

Property Status: **Current**

Created On: 2/6/2007 7:55:45 AM



Description

Updated: 2/26/2020

Tax ID:	26528
PIN:	57-024-2-41-08-10-1 02-000-000010
Legacy PIN:	024841101201
Map ID:	.2.1
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S10 T41N R08W
Description:	NWNE FC
Recorded Acres:	40.000
Calculated Acres:	39.442
Lottery Claims:	0
First Dollar:	No
Zoning:	(F-1) Forestry One
ESN:	461



Tax Districts

Updated: 2/6/2007

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



Recorded Documents

Updated: 2/26/2020

WARRANTY DEED	
Date Recorded: 2/27/1946	079706
FOREST CROP LAW-FCL	
Date Recorded: 9/2/1981	179325



Ownership

Updated: 4/12/2019

FOREST CROP SAWYER COUNTY HAYWARD WI

Billing Address:

FOREST CROP SAWYER COUNTY
10610 MAIN ST STE 10
HAYWARD WI 54843

Mailing Address:

FOREST CROP SAWYER COUNTY
10610 MAIN ST STE 10
HAYWARD WI 54843



Site Address

* indicates Private Road

N/A



Property Assessment

Updated: 2/6/2007

2024 Assessment Detail

Code	Acres	Land	Imp.
W4-COUNTY FOREST CROP	40.000	0	0

2-Year Comparison

	2023	2024	Change
Land:	0	0	0.0%
Improved:	0	0	0.0%
Total:	0	0	0.0%



Property History

N/A

Real Estate Sawyer County Property Listing

Today's Date: 4/23/2024

Property Status: **Current**

Created On: 2/6/2007 7:55:45 AM

 Description

Updated: 7/9/2015

Tax ID:	26534
PIN:	57-024-2-41-08-10-2 04-000-000010
Legacy PIN:	024841102401
Map ID:	.8.1
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S10 T41N R08W
Description:	SENW
Recorded Acres:	38.903
Calculated Acres:	38.903
Lottery Claims:	0
First Dollar:	No
Waterbody:	Mosquito Brook Flowage
Zoning:	(F-1) Forestry One
ESN:	461

 Tax Districts

Updated: 2/6/2007

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

 Recorded Documents

Updated: 4/1/2024

 WARRANTY DEED	
Date Recorded: 1/8/2024	448022
 QUIT CLAIM DEED	
Date Recorded: 1/14/2015	393980
 PERSONAL REPRESENTATIVES DEED	
Date Recorded: 12/30/2014	393774
 QUIT CLAIM DEED	
Date Recorded: 3/26/2002	297970

 Ownership

Updated: 2/20/2024

PRESERVE AT MBF LLC HAYWARD WI**Billing Address:**

PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

Mailing Address:

PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

**Site Address** * indicates Private Road

N/A

**Property Assessment**

Updated: 7/16/2019

2024 Assessment Detail

Code	Acres	Land	Imp.
G5-UNDEVELOPED	40.000	700	0

2-Year Comparison

	2023	2024	Change
Land:	700	700	0.0%
Improved:	0	0	0.0%
Total:	700	700	0.0%

**Property History**

N/A

Real Estate Sawyer County Property Listing

Today's Date: 4/23/2024

Property Status: **Current**

Created On: 2/6/2007 7:55:45 AM

Description

Updated: 7/9/2015

Tax ID:	26529
PIN:	57-024-2-41-08-10-1 03-000-000010
Legacy PIN:	024841101301
Map ID:	.3.1
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S10 T41N R08W
Description:	SWNE
Recorded Acres:	39.459
Calculated Acres:	39.459
Lottery Claims:	0
First Dollar:	No
Waterbody:	Mosquito Brook Flowage
Zoning:	(F-1) Forestry One
ESN:	461

Tax Districts

Updated: 2/6/2007

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

Recorded Documents

Updated: 2/20/2024

WARRANTY DEED	
Date Recorded: 1/8/2024	448022
QUIT CLAIM DEED	
Date Recorded: 1/14/2015	393980
PERSONAL REPRESENTATIVES DEED	
Date Recorded: 12/30/2014	393774
QUIT CLAIM DEED	
Date Recorded:	298970 217/293 QCD800/168

Ownership

Updated: 2/20/2024

PRESERVE AT MBF LLC HAYWARD WI

Billing Address:

PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

Mailing Address:

PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

Site Address

* Indicates Private Road

N/A

Property Assessment

Updated: 7/16/2019

2024 Assessment Detail

Code	Acres	Land	Imp.
G5-UNDEVELOPED	18.000	2,400	0
G6-PRODUCTIVE FOREST	22.000	30,800	0

2-Year Comparison

	2023	2024	Change
Land:	33,200	33,200	0.0%
Improved:	0	0	0.0%
Total:	33,200	33,200	0.0%

Property History

N/A

Real Estate Sawyer County Property Listing

Today's Date: 4/23/2024

Property Status: **Current**

Created On: 2/6/2007 7:55:45 AM

Description

Updated: 7/9/2015

Tax ID:	26540
PIN:	57-024-2-41-08-10-4 02-000-000010
Legacy PIN:	024841104201
Map ID:	.14.1
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S10 T41N R08W
Description:	NWSE
Recorded Acres:	40.689
Calculated Acres:	40.689
Lottery Claims:	0
First Dollar:	No
Waterbody:	Mosquito Brook Flowage
Zoning:	(F-1) Forestry One
ESN:	461

Tax Districts

Updated: 2/6/2007

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

Recorded Documents

Updated: 4/1/2024

WARRANTY DEED	448022
Date Recorded: 1/8/2024	
QUIT CLAIM DEED	393980
Date Recorded: 1/14/2015	
PERSONAL REPRESENTATIVES DEED	393774
Date Recorded: 12/30/2014	
QUIT CLAIM DEED	298970
Date Recorded: 3/26/2002	

Ownership

Updated: 2/20/2024

PRESERVE AT MBF LLC HAYWARD WI

Billing Address:

PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

Mailing Address:

PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

Site Address

* indicates Private Road

N/A

Property Assessment

Updated: 7/16/2019

2024 Assessment Detail

Code	Acres	Land	Imp.
G5-UNDEVELOPED	36.000	100	0
G6-PRODUCTIVE FOREST	4.000	12,700	0

2-Year Comparison

	2023	2024	Change
Land:	12,800	12,800	0.0%
Improved:	0	0	0.0%
Total:	12,800	12,800	0.0%

Property History

N/A

Real Estate Sawyer County Property Listing

Today's Date: 4/23/2024

Property Status: **Current**

Created On: 2/6/2007 7:55:45 AM

Description

Updated: 7/9/2015

Tax ID:	26539
PIN:	57-024-2-41-08-10-4 01-000-000010
Legacy PIN:	024841104101
Map ID:	.13.1
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S10 T41N R08W
Description:	NESE
Recorded Acres:	40.206
Calculated Acres:	40.206
Lottery Claims:	0
First Dollar:	No
Waterbody:	Mosquito Brook Flowage
Zoning:	(F-1) Forestry One
ESN:	461

Tax Districts

Updated: 2/6/2007

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

Recorded Documents

Updated: 4/1/2024

WARRANTY DEED	
Date Recorded: 1/8/2024	448022
QUIT CLAIM DEED	
Date Recorded: 1/14/2015	393980
PERSONAL REPRESENTATIVES DEED	
Date Recorded: 12/30/2014	393774
QUIT CLAIM DEED	
Date Recorded: 3/26/2002	298970

Ownership

Updated: 2/20/2024

PRESERVE AT MBF LLC	HAYWARD WI
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Billing Address:

PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

Mailing Address:

PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

Site Address

* indicates Private Road

N/A

Property Assessment

Updated: 7/18/2019

2024 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.000	10,300	0
G5-UNDEVELOPED	14.000	2,400	0
G6-PRODUCTIVE FOREST	25.000	32,500	0

2-Year Comparison

	2023	2024	Change
Land:	45,200	45,200	0.0%
Improved:	0	0	0.0%
Total:	45,200	45,200	0.0%

Property History

N/A

Real Estate Sawyer County Property Listing

Today's Date: 4/23/2024

Property Status: **Current**

Created On: 2/6/2007 7:55:45 AM

Description

Updated: 4/1/2024

Tax ID:	26538
PIN:	57-024-2-41-08-10-3 04-000-000010
Legacy PIN:	024841103401
Map ID:	.12.1
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S10 T41N R08W
Description:	SESW
Recorded Acres:	40.518
Calculated Acres:	40.518
Lottery Claims:	0
First Dollar:	No
Waterbody:	Mosquito Brook Flowage
Zoning:	(F-1) Forestry One
ESN:	461

Tax Districts

Updated: 2/6/2007

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

Recorded Documents

Updated: 4/1/2024

WARRANTY DEED	
Date Recorded: 1/8/2024	448022
MFL WITHDRAWAL ORDER	
Date Recorded: 3/18/2024	448949
MFL ORDER	
Date Recorded: 11/16/2015	398637
QUIT CLAIM DEED	
Date Recorded: 1/14/2015	393980
PERSONAL REPRESENTATIVES DEED	
Date Recorded: 12/30/2014	393774
QUIT CLAIM DEED	
Date Recorded: 3/26/2002	298970

Ownership

Updated: 2/20/2024

PRESERVE AT MBF LLC HAYWARD WI

Billing Address:

PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

Mailing Address:

PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843



Site Address * indicates Private Road

N/A



Property Assessment

Updated: 7/16/2019

2024 Assessment Detail

Code	Acres	Land	Imp.
G5-UNDEVELOPED	9.000	100	0
W5-MFL OPEN - AFTER 2004	31.000	52,200	0

2-Year Comparison

	2023	2024	Change
Land:	52,300	52,300	0.0%
Improved:	0	0	0.0%
Total:	52,300	52,300	0.0%



Property History

N/A

Real Estate Sawyer County Property Listing

Today's Date: 4/23/2024

Property Status: Current

Created On: 2/6/2007 7:55:45 AM

 Description

Updated: 7/9/2015

Tax ID:	26541
PIN:	57-024-2-41-08-10-4 03-000-000010
Legacy PIN:	024841104301
Map ID:	.15.1
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S10 T41N R08W
Description:	SWSE
Recorded Acres:	40.707
Calculated Acres:	40.707
Lottery Claims:	0
First Dollar:	No
Waterbody:	Mosquito Brook Flowage
Zoning:	(F-1) Forestry One
ESN:	461

 Tax Districts

Updated: 2/6/2007

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

 Recorded Documents

Updated: 4/1/2024

 WARRANTY DEED	
Date Recorded: 1/8/2024	448022
 QUIT CLAIM DEED	
Date Recorded: 1/14/2015	393980
 PERSONAL REPRESENTATIVES DEED	
Date Recorded: 12/30/2014	393774
 QUIT CLAIM DEED	
Date Recorded: 3/26/2002	298970

 Ownership

Updated: 2/20/2024

PRESERVE AT MBF LLC HAYWARD WI**Billing Address:**

PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

Mailing Address:

PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

**Site Address** * indicates Private Road

N/A

**Property Assessment**

Updated: 7/16/2019

2024 Assessment Detail

Code	Acres	Land	Imp.
G5-UNDEVELOPED	20.000	100	0
G6-PRODUCTIVE FOREST	20.000	32,300	0

2-Year Comparison

	2023	2024	Change
Land:	32,400	32,400	0.0%
Improved:	0	0	0.0%
Total:	32,400	32,400	0.0%

**Property History**

N/A

Real Estate Sawyer County Property Listing

Today's Date: 4/23/2024



Description

Updated: 7/9/2015

Tax ID:	26542
PIN:	57-024-2-41-08-10-4 04-000-000010
Legacy PIN:	024841104401
Map ID:	.16.1
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S10 T41N R08W
Description:	SESE
Recorded Acres:	40.224
Calculated Acres:	40.224
Lottery Claims:	0
First Dollar:	No
Waterbody:	Mosquito Brook Flowage
Zoning:	(F-1) Forestry One
ESN:	461



Tax Districts

Updated: 2/6/2007

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



Recorded Documents

Updated: 4/1/2024

WARRANTY DEED	
Date Recorded: 1/8/2024	448022
QUIT CLAIM DEED	
Date Recorded: 1/14/2015	393980
PERSONAL REPRESENTATIVES DEED	
Date Recorded: 12/30/2014	393774
QUIT CLAIM DEED	
Date Recorded: 3/26/2002	298970

Property Status: Current

Created On: 2/6/2007 7:55:45 AM



Ownership

Updated: 2/20/2024

PRESERVE AT MBF LLC HAYWARD WI

Billing Address:

PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

Mailing Address:

PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843



Site Address * indicates Private Road

12952W STATE HWY 77 HAYWARD 54843



Property Assessment

Updated: 7/16/2019

2024 Assessment Detail

Code	Acres	Land	Imp.
G5-UNDEVELOPED	5.000	100	0
G6-PRODUCTIVE FOREST	35.000	54,300	0

2-Year Comparison

	2023	2024	Change
Land:	54,400	54,400	0.0%
Improved:	0	0	0.0%
Total:	54,400	54,400	0.0%



Property History

N/A

Real Estate Sawyer County Property Listing

Today's Date: 4/23/2024

Property Status: Current

Created On: 2/6/2007 7:55:45 AM



Description

Updated: 4/1/2024

Tax ID:	26553
PIN:	57-024-2-41-08-11-3 03-000-000010
Legacy PIN:	024841113301
Map ID:	.11.1
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S11 T41N R08W
Description:	SWSW
Recorded Acres:	39.604
Calculated Acres:	39.604
Lottery Claims:	0
First Dollar:	No
Zoning:	(F-1) Forestry One
ESN:	461



Tax Districts

Updated: 2/6/2007

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



Recorded Documents

Updated: 4/1/2024

WARRANTY DEED	
Date Recorded: 1/8/2024	448022
MFL WITHDRAWAL ORDER	
Date Recorded: 3/18/2024	448949
MFL ORDER	
Date Recorded: 11/16/2015	398637
QUIT CLAIM DEED	
Date Recorded: 1/14/2015	393980
PERSONAL REPRESENTATIVES DEED	
Date Recorded: 12/30/2014	393774
QUIT CLAIM DEED	
Date Recorded: 3/26/2002	298970
WARRANTY DEED	
Date Recorded: 10/4/1968	129546



Ownership

Updated: 2/20/2024

PRESERVE AT MBF LLC	HAYWARD WI
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Billing Address:

PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

Mailing Address:

PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843



Site Address * indicates Private Road

N/A



Property Assessment

Updated: 7/16/2019

2024 Assessment Detail

Code	Acres	Land	Imp.
G5-UNDEVELOPED	4.000	800	0
W5-MFL OPEN - AFTER 2004	36.000	50,400	0

2-Year Comparison

	2023	2024	Change
Land:	51,200	51,200	0.0%
Improved:	0	0	0.0%
Total:	51,200	51,200	0.0%



Property History

N/A

Real Estate Sawyer County Property Listing

Today's Date: 4/23/2024

**Description**

Updated: 4/1/2024

Tax ID:	26554
PIN:	57-024-2-41-08-11-3 04-000-000010
Legacy PIN:	024841113401
Map ID:	.12.1
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S11 T41N R08W
Description:	SESW
Recorded Acres:	39.522
Calculated Acres:	39.522
Lottery Claims:	0
First Dollar:	No
Zoning:	(F-1) Forestry One
ESN:	461

**Tax Districts**

Updated: 2/6/2007

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

**Recorded Documents**

Updated: 4/1/2024

WARRANTY DEED	
Date Recorded: 1/8/2024	448022
MFL WITHDRAWAL ORDER	
Date Recorded: 3/18/2024	448949
MFL ORDER	
Date Recorded: 11/16/2015	398637
QUIT CLAIM DEED	
Date Recorded: 1/14/2015	393980
PERSONAL REPRESENTATIVES DEED	
Date Recorded: 12/30/2014	393774
QUIT CLAIM DEED	
Date Recorded: 3/26/2002	298970

Property Status: Current**Created On: 2/6/2007 7:55:45 AM****Ownership**

Updated: 2/20/2024

PRESERVE AT MBF LLC	HAYWARD WI
----------------------------	-------------------

Billing Address:

PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

Mailing Address:

PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

**Site Address** * indicates Private Road

N/A

**Property Assessment**

Updated: 7/16/2019

2024 Assessment Detail

Code	Acres	Land	Imp.
W5-MFL OPEN - AFTER 2004	40.000	56,000	0

2-Year Comparison

	2023	2024	Change
Land:	56,000	56,000	0.0%
Improved:	0	0	0.0%
Total:	56,000	56,000	0.0%

**Property History**

N/A

024841044101	024841033201	024841033101	024841034201	024841034101	024841023201	024841023101	
024841044401	024841033301	024841033401	024841034301	024841034401	024841023301	024841023401	02484102
024841091101	024841102201	024841102101	024841101201	024841101101	024841112201	024841112101	02484111
024841091401	024841102301	024841102401	024841101301	024841101401	024841112301	024841112401	02484111
024841094101	024841103201	024841103101	024841104201	024841104101	024841113201	024841113101	024841114
024841094401	024841103301	024841103401	024841104301	024841104401	024841113301	024841113401	
010841161101	010841152201	010841152101	010841151201	010841151101	010841142201		

The Preserve – Proposed Protective Covenants. Jeremy Hill. 4/23/24

1. No subdivision of lots
2. One dwelling unit per lot. Structures allowed are single family homes. Multiple homes not allowed.
3. All building plans, site plan, and exterior colors shall be subject to review by HOA board prior to construction.
4. Noise ordinance – noise to be kept to a minimum
5. Exterior lighting shall be downlights, or those type to preserve a dark sky. Exterior lighting subject to HOA review if complaints are lodged.
6. Building setbacks from all lot lines shall be: Homes -- 30' from side lot lines, and 75' from roads and community trails, and 75' from Mosquito Brook Flowage. Garages – 20' from side lot line.
7. 50' vegetative buffer to remain along Mosquito Brook Flowage, all wetlands, community trails, and all roads, with the exception of a viewing corridor, not to exceed 20' wide, and kept to a minimum of clearing.
8. Lot access to come off of development's roads, and not the county highway or county property.
9. All home types are allowed except not trailer homes/mobile homes.
10. Exterior colors shall be natural colors, and shall blend with the environment
11. Area cleared for home/yard/pole barn to be no more than ½ acre
12. Pole barns shall be limited to 2400sf and 25' in height, and shall be natural colors to blend with the forest.
13. Vehicles – no abandoned, unlicensed, inoperable, or junked vehicles, debris piles, or other unattractive items. No semi-truck parking or travel other than household deliveries.
14. Completion of exterior of buildings shall be completed within 12 months of excavation start.
15. All roads and private trails are accessible by all residents and guests of The Preserve.
16. No commercial activity allowed, other than those specifically approved by the HOA.
17. No burning of household garbage or debris, other than woody debris from the lot itself.
18. Any damage caused to roads, facilities, or neighboring properties to be remedied within 10 days.
19. All property owners shall be assessed the same fees for trail maintenance, regardless of location.
20. No lot owner shall grant public easement to county property through their lots, to prevent atv/snowmobile traffic through the development.
21. No signage or displays to be posted on the roads or highways, other than normal realty-type sized signs.
22. All motorized vehicles other than automobiles are subject to a 10 mph speed limit on development roads
23. Animals allowed are dogs, cats, and chickens. No other farm animals.
24. Boathouses are not allowed.
25. Covenants shall Continue in perpetuity



County Subdivision Plat Request STAFF REPORT

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

File: # The Preserve – Phase 3

Applicant:

The Preserve at MBF, LLC – Jeremy Hill

Surveyor:

Todd Goold

Property Location & Legal Description:

Town of Round Lake. Legal descriptions included on Prelim Plat Map and property listing information pages attached with this staff report

Purpose of Request:

Public Hearing for a preliminary plat review. As part of the County Subdivision Plat Request the applicant is seeking to submit for a plat consisting of 19 lots including 5 additional outlots. This request is for phase 3 only.

As per the Sawyer County Subdivision Ordinance:

PRELIMINARY PLAT

The subdivider shall submit to the County Zoning Administration, the County Surveyor, the Town Board and those agencies having the authority to object to the plat under the provisions of Chapter 236 of the Statutes, one copy each of the preliminary plat based upon an existing boundary survey by a Registered Land Surveyor.

The preliminary plat shall show clearly the existing conditions of the proposed subdivision and of the adjoining sites including data on covenants, physical features, slopes over 12%, bodies of water, public access (minimum of 66 feet in width), wetland areas, areas subject to periodic flooding, and soil conditions, available community facilities, structures, utilities, easements, road locations and status (public, private) recorded covenants, lot widths, depths and lot area.

The proposed layout shall be shown on a topographic map at a scale of one (1) inch equals 100 feet having contours at vertical intervals of not more than two (2) feet where the slope of the ground surface is less than 10%, and of not more than five (5) feet where the slope of the ground surface is 10% or more and shall identify the improvements (grading, tree planting, paving,

installation of facilities, and dedication of land) which the subdivider proposes to make and shall indicate when the improvements will be provided.

In those instances where contour maps are deemed unnecessary for the purpose of reviewing all or a portion of the land included in the proposed subdivision, the Zoning Administrator or Deputy Zoning Administrator may waive or modify the contour mapping requirement. Any proposed restrictive covenants for the land involved shall be stated.

The Zoning Administrator or Deputy Zoning Administrator and the town shall reject, approve or conditionally approve the preliminary plat within 90 (236.11) days as provided by Statute. The preliminary plat was received on April 17, 2024. After such zoning and town review and approval, the Zoning Administration will place the preliminary plat map on the agenda for the next available public hearing for preliminary review by the Zoning Committee. Plats submitted for Zoning Committee review may, at the discretion of the Zoning Committee, comply with all provisions for public notification and department fees as for an application for a conditional use.

***The Zoning Administrator has Conditionally Approved the Preliminary Plat and all Plats have been deemed necessary to comply with provisions for public notification as for an application for a conditional use with applicable fees.**

The subdivider shall comply with Section 6.0 (Roads) before the final plat is approved by the Zoning Committee. **This will be addressed as part of the Final Plat Submission.**

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, prior to lot development will need to submit 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.



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:

The Preserve at MBF, LLC PHASE 3
16271W Miller Road
Hayward, WI. 54843

Phone: 715-558-2964

Email: jeremy@hillconstruction.net

Property description including Parcel Number:

S 1/2 - NE 1/4 - SE 1/4, SE 1/4 - SE 1/4 All in Section 9
S 1/2 - NW 1/4 - SW 1/4, S 1/2 - NE 1/4 - SW 1/4, SW 1/4 - SW 1/4,
SE 1/4 - SW 1/4, Part of the SW 1/4 - SE 1/4 All in Section 10, All in
T 41 N - R 08 W,
Town of Round Lake

Permit desired for:

Subdivision for 19 lots including 5 outlots as "The
Preserve - Phase 3"

Jeremy Hill
[Signature]
Owner Print & Sign

Owner Print & Sign

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

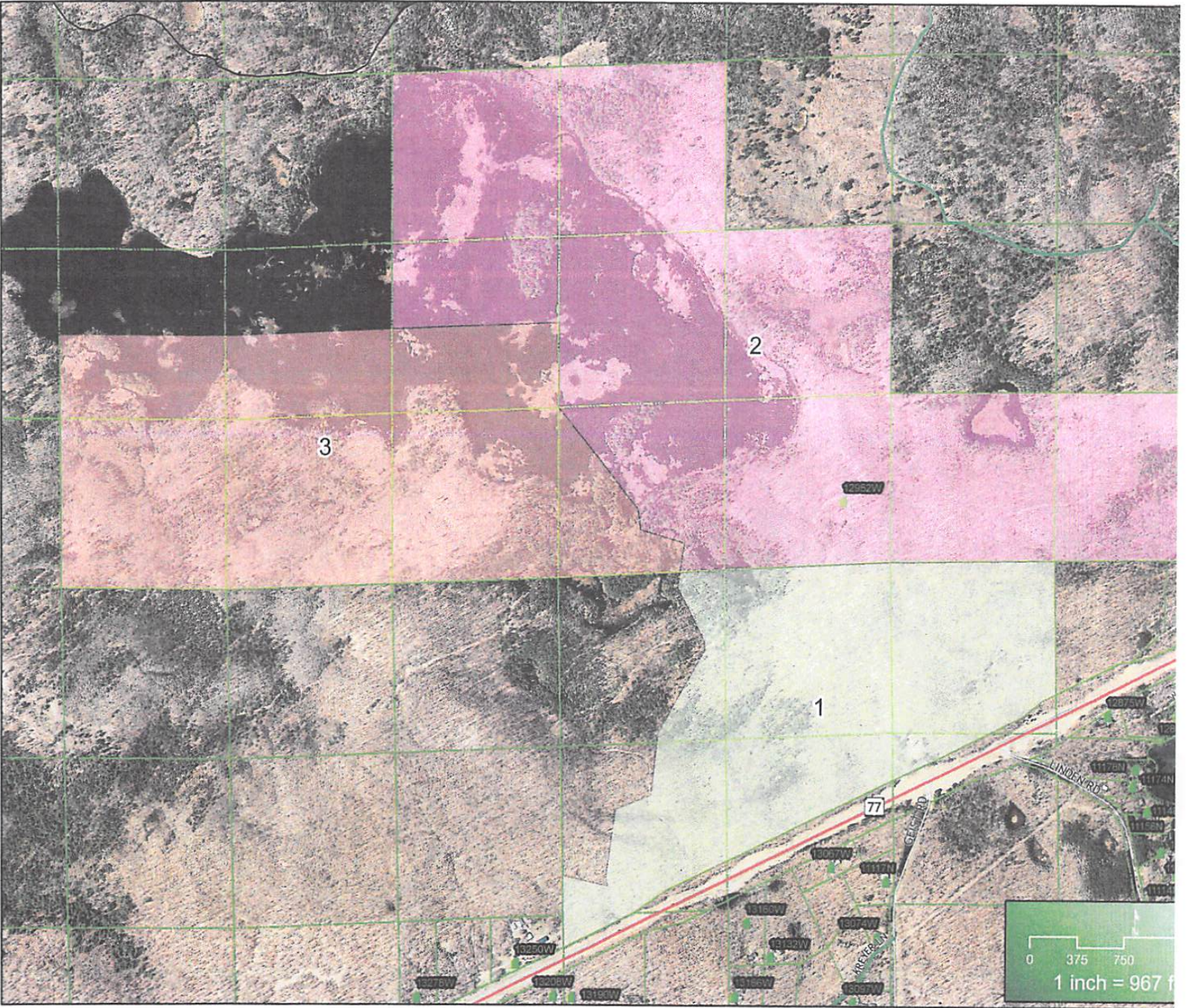
Name, Address, Phone & Email of Agent or Buyer:

Fee: \$350.00

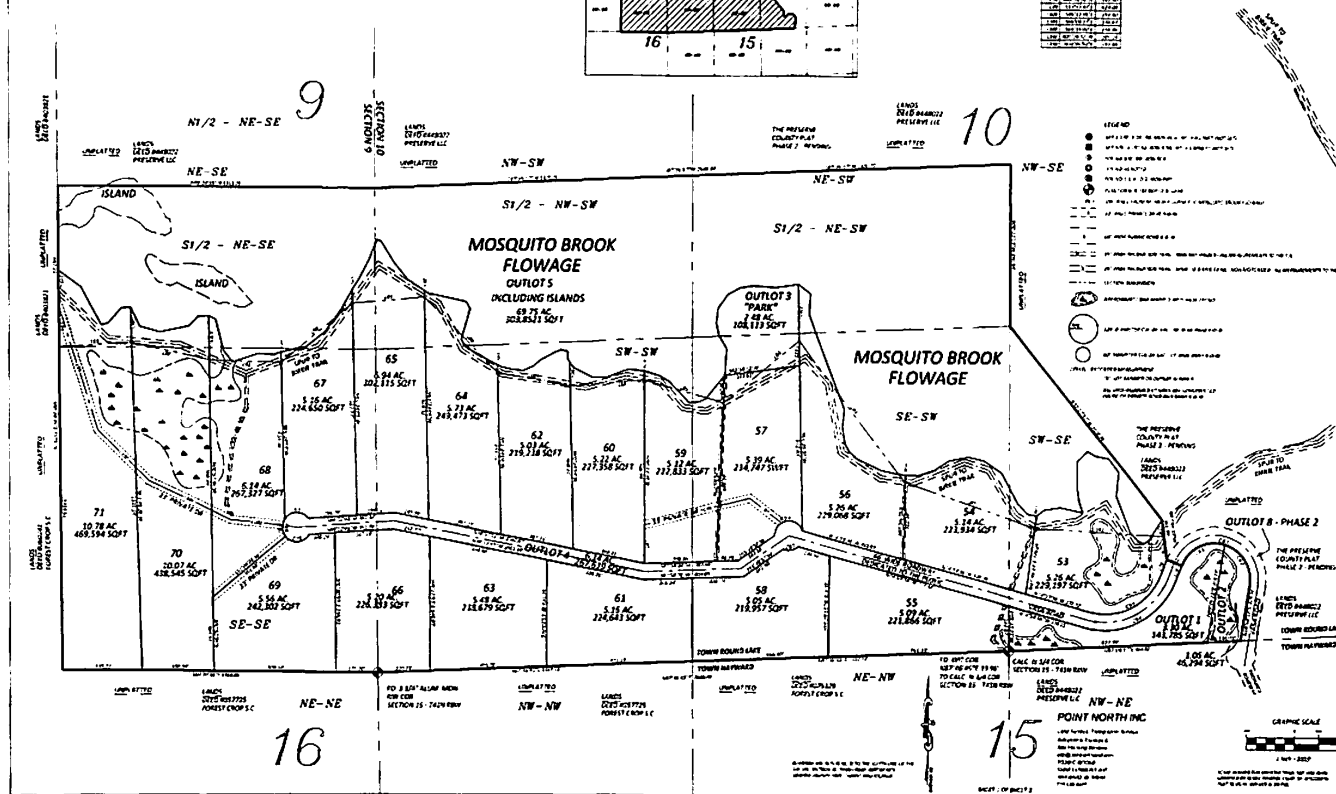
Date of Public Hearing:

Gravel Pit renewal \$300.00

Rev January 2023



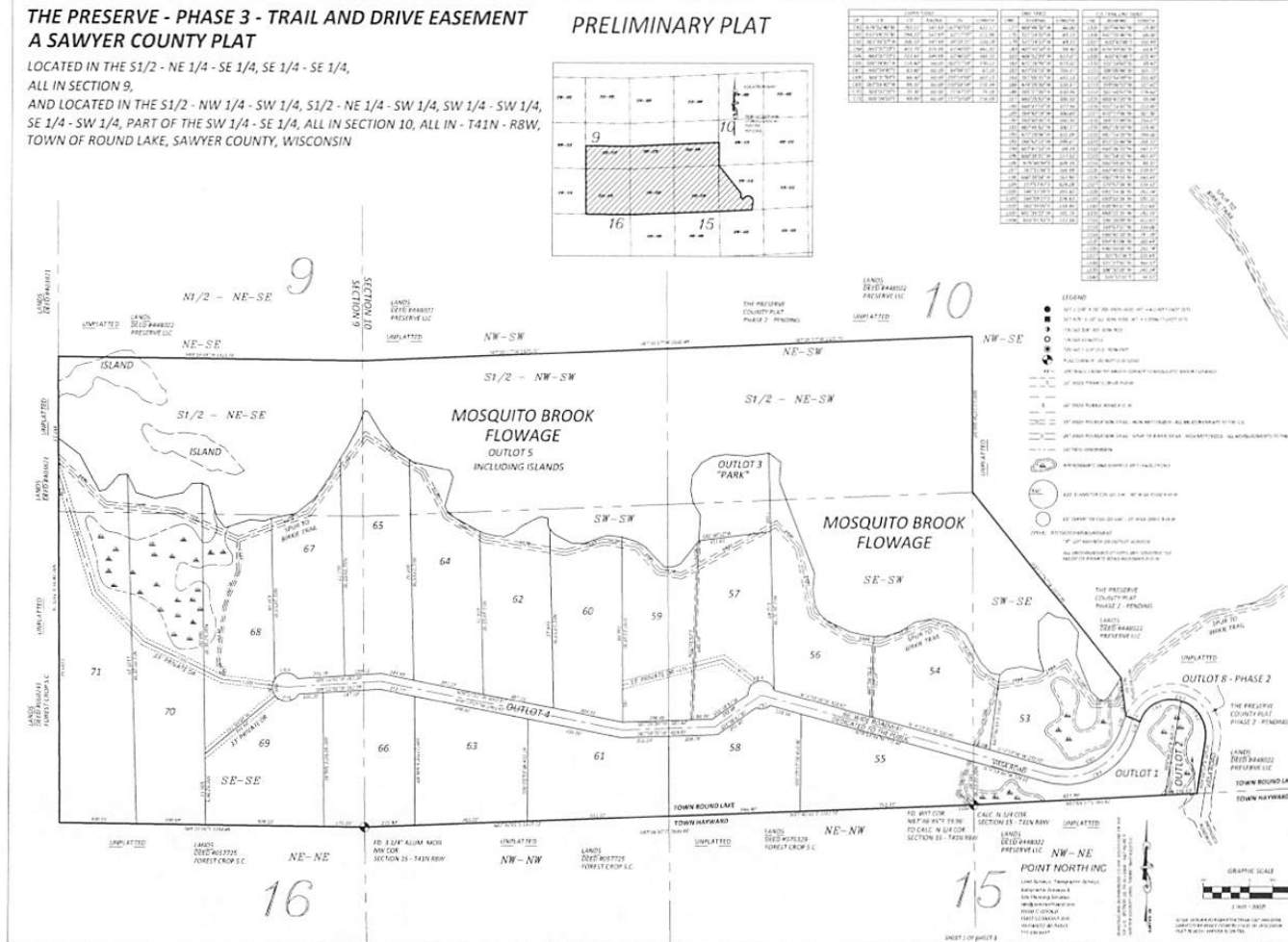
PRELIMINARY PLAT

[illegible]

THE PRESERVE - PHASE 3 - TRAIL AND DRIVE EASEMENT A SAWYER COUNTY PLAT

LOCATED IN THE S1/2 - NE 1/4 - SE 1/4, SE 1/4 - SE 1/4,
ALL IN SECTION 9,
AND LOCATED IN THE S1/2 - NW 1/4 - SW 1/4, S1/2 - NE 1/4 - SW 1/4, SW 1/4 - SW 1/4,
SE 1/4 - SW 1/4, PART OF THE SW 1/4 - SE 1/4, ALL IN SECTION 10, ALL IN - T41N - R8W,
TOWN OF ROUND LAKE, SAWYER COUNTY, WISCONSIN

PRELIMINARY PLAT

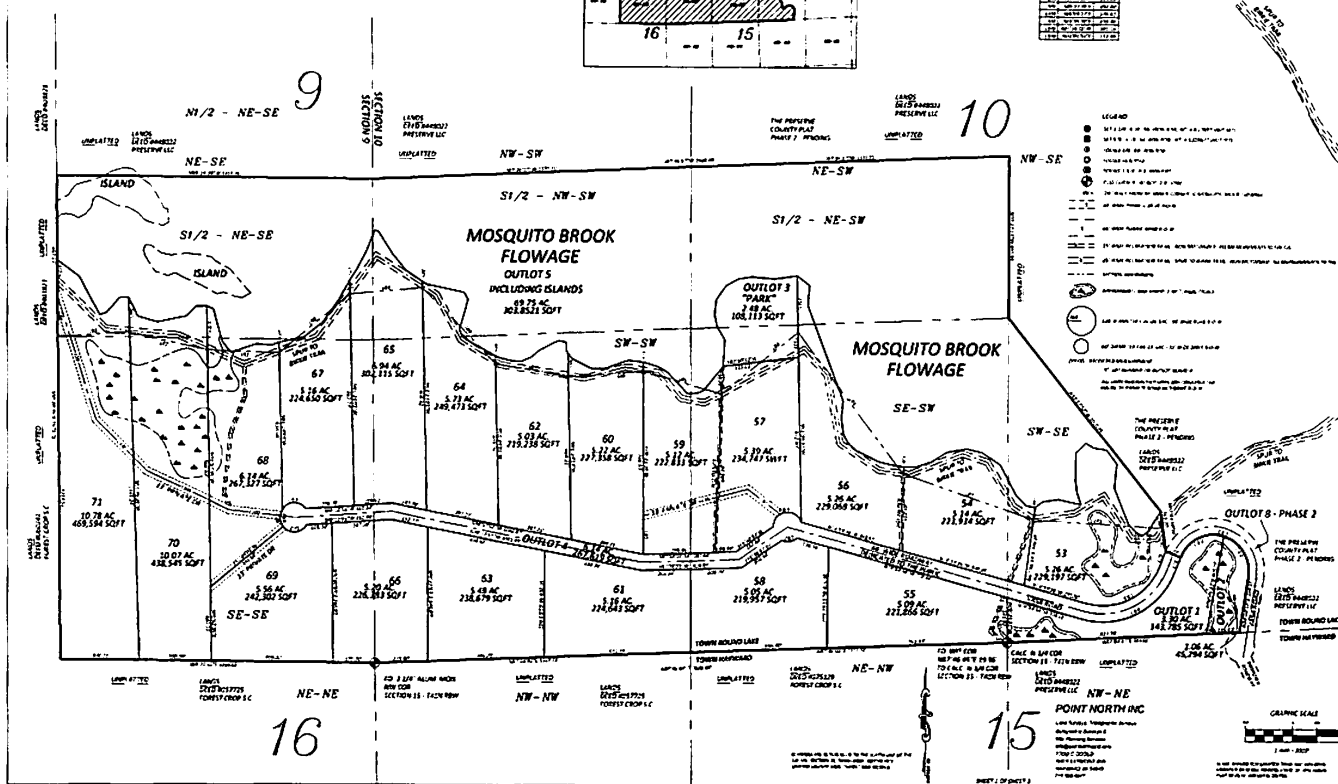


LOCATED IN THE S1/2 - NE 1/4 - SE 1/4, SE 1/4 - SE 1/4,
ALL IN SECTION 9,
AND LOCATED IN THE S1/2 - NW 1/4 - SW 1/4, S1/2 - NE 1/4 - SW 1/4, SW 1/4 - SW 1/4, SE 1/4 - SW 1/4, PART OF THE SW 1/4 - SE
1/4, ALL IN SECTION 10, ALL IN - T41N - R8W, TOWN OF ROUND LAKE, SAWYER COUNTY, WISCONSIN

Page 2 of 2

LOCATED IN THE S1/2 - NE 1/4 - SE 1/4, SE 1/4 - SE 1/4,
ALL IN SECTION 9,
AND LOCATED IN THE S1/2 - NW 1/4 - SW 1/4, S1/2 - NE 1/4 - SW 1/4, SW 1/4 -
SW 1/4, SE 1/4 - SW 1/4, PART OF THE SW 1/4 - SE 1/4, ALL IN SECTION 10, ALL
IN - T41N - RBW, TOWN OF ROUND LAKE, SAWYER COUNTY, WISCONSIN

Lymph Node			Met	
Case	Age	Sex	Site	Stage
1	57	F	Colon	Stage 1
2	57	F	Colon	Stage 1
3	57	F	Colon	Stage 1
4	57	F	Colon	Stage 1
5	57	F	Colon	Stage 1
6	57	F	Colon	Stage 1
7	57	F	Colon	Stage 1
8	57	F	Colon	Stage 1
9	57	F	Colon	Stage 1
10	57	F	Colon	Stage 1
11	57	F	Colon	Stage 1
12	57	F	Colon	Stage 1
13	57	F	Colon	Stage 1
14	57	F	Colon	Stage 1
15	57	F	Colon	Stage 1
16	57	F	Colon	Stage 1
17	57	F	Colon	Stage 1
18	57	F	Colon	Stage 1
19	57	F	Colon	Stage 1
20	57	F	Colon	Stage 1
21	57	F	Colon	Stage 1
22	57	F	Colon	Stage 1
23	57	F	Colon	Stage 1
24	57	F	Colon	Stage 1
25	57	F	Colon	Stage 1
26	57	F	Colon	Stage 1
27	57	F	Colon	Stage 1
28	57	F	Colon	Stage 1
29	57	F	Colon	Stage 1
30	57	F	Colon	Stage 1
31	57	F	Colon	Stage 1
32	57	F	Colon	Stage 1
33	57	F	Colon	Stage 1
34	57	F	Colon	Stage 1
35	57	F	Colon	Stage 1
36	57	F	Colon	Stage 1
37	57	F	Colon	Stage 1
38	57	F	Colon	Stage 1
39	57	F	Colon	Stage 1
40	57	F	Colon	Stage 1
41	57	F	Colon	Stage 1
42	57	F	Colon	Stage 1
43	57	F	Colon	Stage 1
44	57	F	Colon	Stage 1
45	57	F	Colon	Stage 1
46	57	F	Colon	Stage 1
47	57	F	Colon	Stage 1
48	57	F	Colon	Stage 1
49	57	F	Colon	Stage 1
50	57	F	Colon	Stage 1
51	57	F	Colon	Stage 1
52	57	F	Colon	Stage 1
53	57	F	Colon	Stage 1
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63	57	F	Colon	Stage 1
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67	57	F	Colon	Stage 1
68	57	F	Colon	Stage 1
69	57	F	Colon	Stage 1
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71	57	F	Colon	Stage 1
72	57	F	Colon	Stage 1
73	57	F	Colon	Stage 1
74	57	F	Colon	Stage 1
75	57	F	Colon	Stage 1
76	57	F	Colon	Stage 1
77	57	F	Colon	Stage 1
78	57	F	Colon	Stage 1
79	57	F	Colon	Stage 1
80	57	F	Colon	Stage 1
81	57	F	Colon	Stage 1
82	57	F	Colon	Stage 1
83	57	F	Colon	Stage 1
84	57	F	Colon	Stage 1
85	57	F	Colon	Stage 1
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87	57	F	Colon	Stage 1
88	57	F	Colon	Stage 1
89	57	F	Colon	Stage 1
90				



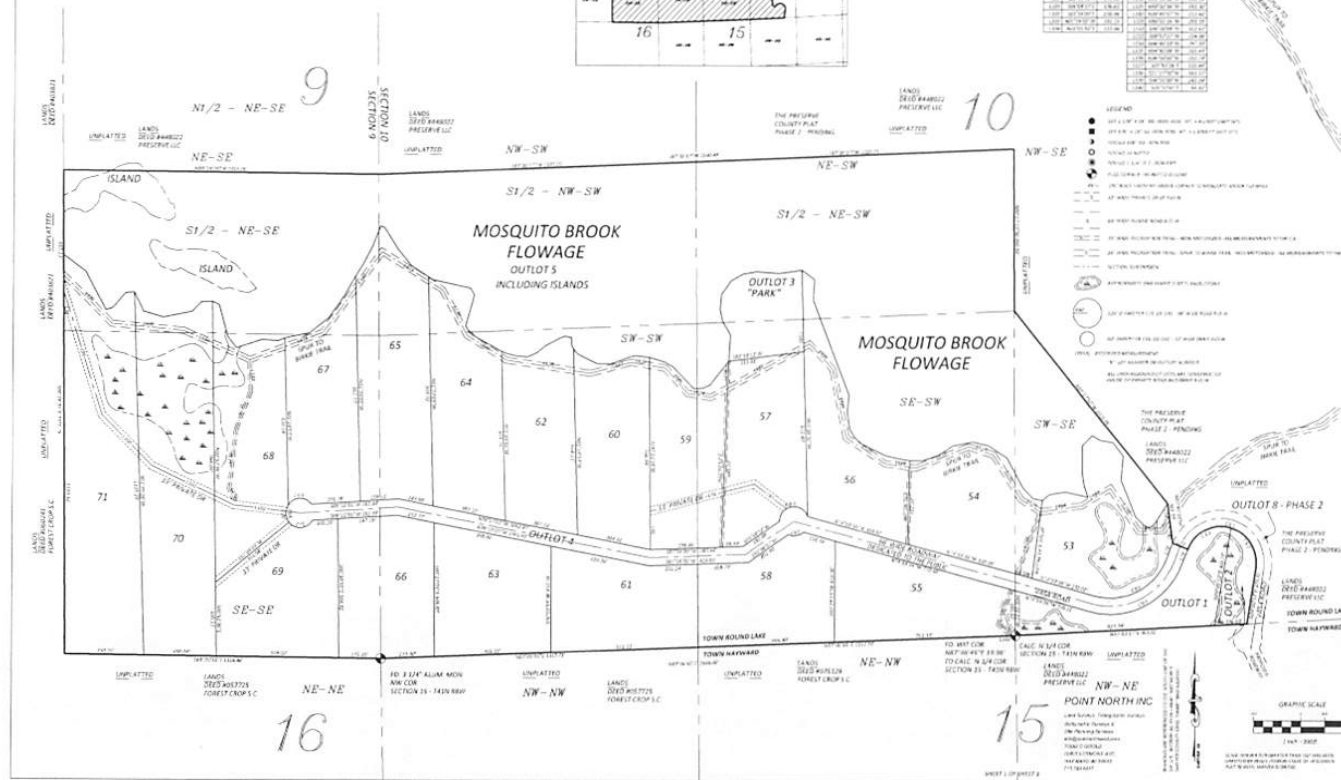
THE PRESERVE - PHASE 3 - TRAIL AND DRIVE EASEMENT A SAWYER COUNTY PLAT

LOCATED IN THE S1/2 - NE 1/4 - SE 1/4, SE 1/4 - SE 1/4,
ALL IN SECTION 9,
AND LOCATED IN THE S1/2 - NW 1/4 - SW 1/4, S1/2 - NE 1/4 - SW 1/4, SW 1/4 - SW 1/4,
SE 1/4 - SW 1/4, PART OF THE SW 1/4 - SE 1/4, ALL IN SECTION 10, ALL IN T41N - R8W,
TOWN OF ROUND LAKE, SAWYER COUNTY, WISCONSIN

PRELIMINARY PLAT



SECTION	TOWNSHIP	RANGE	COUNTY	STATE	DATE	BY	FOR	REMARKS
9	T41N	R8W	Sawyer	WI	10/1/2011	J. L. HARRIS	OWNER	SAWYER COUNTY PLAT
10	T41N	R8W	Sawyer	WI	10/1/2011	J. L. HARRIS	OWNER	SAWYER COUNTY PLAT
15	T41N	R8W	Sawyer	WI	10/1/2011	J. L. HARRIS	OWNER	SAWYER COUNTY PLAT
16	T41N	R8W	Sawyer	WI	10/1/2011	J. L. HARRIS	OWNER	SAWYER COUNTY PLAT



AND LOCATED IN THE S1/2 - NW 1/4 - SW 1/4, S1/2 - NE 1/4 - SW 1/4, SW 1/4 - SW 1/4, SE 1/4 - SW 1/4, PART OF THE SW 1/4 - SE 1/4, ALL IN SECTION 10, ALL IN - T41N - R8W, TOWN OF ROUND LAKE, SAWYER COUNTY, WISCONSIN

OWNERS / BANK

TOWNSHIP

Grading and Erosion Control

1. NAME Mr. J. Edgar Hoover

2. ADDRESS Washington, D. C.

3. TELEPHONE 205-4000

4. DATE 10-1-54

5. REASON FOR REQUEST See above

6. REMARKS See above

7. APPROVED See above

8. RECEIVED See above

9. DATE 10-1-54

10. REMARKS See above

11. APPROVED See above

12. RECEIVED See above

13. DATE 10-1-54

14. REMARKS See above

15. APPROVED See above

16. RECEIVED See above

17. DATE 10-1-54

18. REMARKS See above

19. APPROVED See above

20. RECEIVED See above

21. DATE 10-1-54

22. REMARKS See above

23. APPROVED See above

24. RECEIVED See above

25. DATE 10-1-54

26. REMARKS See above

27. APPROVED See above

28. RECEIVED See above

29. DATE 10-1-54

30. REMARKS See above

31. APPROVED See above

32. RECEIVED See above

33. DATE 10-1-54

34. REMARKS See above

35. APPROVED See above

36. RECEIVED See above

37. DATE 10-1-54

38. REMARKS See above

39. APPROVED See above

40. RECEIVED See above

41. DATE 10-1-54

42. REMARKS See above

43. APPROVED See above

44. RECEIVED See above

45. DATE 10-1-54

46. REMARKS See above

47. APPROVED See above

48. RECEIVED See above

49. DATE 10-1-54

50. REMARKS See above

51. APPROVED See above

52. RECEIVED See above

53. DATE 10-1-54

54. REMARKS See above

55. APPROVED See above

56. RECEIVED See above

57. DATE 10-1-54

58. REMARKS See above

59. APPROVED See above

60. RECEIVED See above

61. DATE 10-1-54

62. REMARKS See above

63. APPROVED See above

64. RECEIVED See above

65. DATE 10-1-54

66. REMARKS See above

67. APPROVED See above

68. RECEIVED See above

69. DATE 10-1-54

70. REMARKS See above

71. APPROVED See above

72. RECEIVED See above

73. DATE 10-1-54

74. REMARKS See above

75. APPROVED See above

76. RECEIVED See above

77. DATE 10-1-54

78. REMARKS See above

79. APPROVED See above

80. RECEIVED See above

81. DATE 10-1-54

82. REMARKS See above

83. APPROVED See above

84. RECEIVED See above

85. DATE 10-1-54

86. REMARKS See above

87. APPROVED See above

88. RECEIVED See above

89. DATE 10-1-54

90. REMARKS See above

91. APPROVED See above

92. RECEIVED See above

93. DATE 10-1-54

94. REMARKS See above

95. APPROVED See above

96. RECEIVED See above

97. DATE 10-1-54

98. REMARKS See above

99. APPROVED See above

100. RECEIVED See above

101. DATE 10-1-54

102. REMARKS See above

103. APPROVED See above

104. RECEIVED See above

105. DATE 10-1-54

106. REMARKS See above

107. APPROVED See above

108. RECEIVED See above

109. DATE 10-1-54

110. REMARKS See above

111. APPROVED See above

112. RECEIVED See above

113. DATE 10-1-54

114. REMARKS See above

115. APPROVED See above

116. RECEIVED See above

117. DATE 10-1-54

118. REMARKS See above

119. APPROVED See above

120. RECEIVED See above

121. DATE 10-1-54

122. REMARKS See above

123. APPROVED See above

124. RECEIVED See above

125. DATE 10-1-54

126. REMARKS See above

127. APPROVED See above

128. RECEIVED See above

129. DATE 10-1-54

130. REMARKS See above

131. APPROVED See above

132. RECEIVED See above

133. DATE 10-1-54

134. REMARKS See above

135. APPROVED See above

136. RECEIVED See above

137. DATE 10-1-54

138. REMARKS See above

139. APPROVED See above

140. RECEIVED See above

141. DATE 10-1-54

142. REMARKS See above

143. APPROVED See above

144. RECEIVED See above

145. DATE 10-1-54

146. REMARKS See above

147. APPROVED See above

148. RECEIVED See above

149. DATE 10-1-54

150. REMARKS See above

151. APPROVED See above

152. RECEIVED See above

153. DATE 10-1-54

154. REMARKS See above

155. APPROVED See above

156. RECEIVED See above

157. DATE 10-1-54

158. REMARKS See above

159. APPROVED See above

160. RECEIVED See above

161. DATE 10-1-54

162. REMARKS See above

163. APPROVED See above

[illegible]

POINT NORTH INC
1400 Bristol Highway, Suite 200
Burlington, Vermont 05405
802/251-1100
www.pointnorthinc.com

11-11-1964

[illegible]

SAWYER COUNTY

[illegible][illegible]

Real Estate Sawyer County Property Listing

Today's Date: 4/23/2024

Property Status: Current

Created On: 2/6/2007 7:55:45 AM

 Description

Updated: 7/9/2015

Tax ID:	26541
PIN:	57-024-2-41-08-10-4 03-000-000010
Legacy PIN:	024841104301
Map ID:	.15.1
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S10 T41N R08W
Description:	SWSE
Recorded Acres:	40.707
Calculated Acres:	40.707
Lottery Claims:	0
First Dollar:	No
Waterbody:	Mosquito Brook Flowage
Zoning:	(F-1) Forestry One
ESN:	461

 Tax Districts

Updated: 2/6/2007

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

 Recorded Documents

Updated: 4/1/2024

 WARRANTY DEED	
Date Recorded: 1/8/2024	448022
 QUIT CLAIM DEED	
Date Recorded: 1/14/2015	393980
 PERSONAL REPRESENTATIVES DEED	
Date Recorded: 12/30/2014	393774
 QUIT CLAIM DEED	
Date Recorded: 3/26/2002	298970

 Ownership

Updated: 2/20/2024

PRESERVE AT MBF LLC HAYWARD WI**Billing Address:**

PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

Mailing Address:

PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

**Site Address** * indicates Private Road

N/A

**Property Assessment**

Updated: 7/16/2019

2024 Assessment Detail

Code	Acres	Land	Imp.
G5-UNDEVELOPED	20.000	100	0
G6-PRODUCTIVE FOREST	20.000	32,300	0

2-Year Comparison

	2023	2024	Change
Land:	32,400	32,400	0.0%
Improved:	0	0	0.0%
Total:	32,400	32,400	0.0%

**Property History**

N/A

Real Estate Sawyer County Property Listing

Today's Date: 4/23/2024

**Description**

Updated: 4/1/2024

Tax ID:	26538
PIN:	57-024-2-41-08-10-3 04-000-000010
Legacy PIN:	024841103401
Map ID:	.12.1
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S10 T41N R08W
Description:	SESW
Recorded Acres:	40.518
Calculated Acres:	40.518
Lottery Claims:	0
First Dollar:	No
Waterbody:	Mosquito Brook Flowage
Zoning:	(F-1) Forestry One
ESN:	461

**Tax Districts**

Updated: 2/6/2007

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

**Recorded Documents**

Updated: 4/1/2024

WARRANTY DEED	
Date Recorded: 1/8/2024	<u>448022</u>
MFL WITHDRAWAL ORDER	
Date Recorded: 3/18/2024	<u>448949</u>
MFL ORDER	
Date Recorded: 11/16/2015	<u>398637</u>
QUIT CLAIM DEED	
Date Recorded: 1/14/2015	<u>393980</u>
PERSONAL REPRESENTATIVES DEED	
Date Recorded: 12/30/2014	<u>393774</u>
QUIT CLAIM DEED	
Date Recorded: 3/26/2002	<u>298970</u>

Property Status: Current

Created On: 2/6/2007 7:55:45 AM

**Ownership**

Updated: 2/20/2024

PRESERVE AT MBF LLC	HAYWARD WI
----------------------------	-------------------

Billing Address:

PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

Mailing Address:

PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

**Site Address** * indicates Private Road

N/A

**Property Assessment**

Updated: 7/16/2019

2024 Assessment Detail

Code	Acres	Land	Imp.
G5-UNDEVELOPED	9.000	100	0
W5-MFL OPEN - AFTER 2004	31.000	52,200	0

2-Year Comparison	2023	2024	Change
Land:	52,300	52,300	0.0%
Improved:	0	0	0.0%
Total:	52,300	52,300	0.0%

**Property History**

N/A

Real Estate Sawyer County Property Listing

Today's Date: 4/23/2024

Property Status: Current

Created On: 2/6/2007 7:55:45 AM



Description

Updated: 4/1/2024

Tax ID:	26537
PIN:	57-024-2-41-08-10-3 03-000-000010
Legacy PIN:	024841103301
Map ID:	.11.1
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S10 T41N R08W
Description:	SWSW
Recorded Acres:	40.740
Calculated Acres:	40.740
Lottery Claims:	0
First Dollar:	No
Waterbody:	Mosquito Brook Flowage
Zoning:	(F-1) Forestry One
ESN:	444



Tax Districts

Updated: 2/6/2007

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



Recorded Documents

Updated: 4/1/2024

WARRANTY DEED	
Date Recorded: 1/8/2024	448022
MFL WITHDRAWAL ORDER	
Date Recorded: 3/18/2024	448949
MFL ORDER	
Date Recorded: 11/16/2015	398637
QUIT CLAIM DEED	
Date Recorded: 1/14/2015	393980
PERSONAL REPRESENTATIVES DEED	
Date Recorded: 12/30/2014	393774
QUIT CLAIM DEED	
Date Recorded: 3/26/2002	298970



Ownership

Updated: 2/20/2024

PRESERVE AT MBF LLC	HAYWARD WI
----------------------------	-------------------

Billing Address:

PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

Mailing Address:

PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843



Site Address * indicates Private Road

N/A



Property Assessment

Updated: 7/16/2019

2024 Assessment Detail

Code	Acres	Land	Imp.
G5-UNDEVELOPED	2.000	100	0
W5-MFL OPEN - AFTER 2004	38.000	47,300	0

2-Year Comparison	2023	2024	Change
Land:	47,400	47,400	0.0%
Improved:	0	0	0.0%
Total:	47,400	47,400	0.0%



Property History

N/A

Real Estate Sawyer County Property Listing

Today's Date: 4/23/2024

 Description Updated: 7/9/2015

Tax ID:	26535
PIN:	57-024-2-41-08-10-3 01-000-000010
Legacy PIN:	024841103101
Map ID:	.9.1
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S10 T41N R08W
Description:	NESW
Recorded Acres:	40.648
Calculated Acres:	40.648
Lottery Claims:	0
First Dollar:	No
Waterbody:	Mosquito Brook Flowage
Zoning:	(F-1) Forestry One
ESN:	461

 Tax Districts Updated: 2/6/2007

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

 Recorded Documents Updated: 4/1/2024

 WARRANTY DEED	
Date Recorded: 1/8/2024	448022
 QUIT CLAIM DEED	
Date Recorded: 1/14/2015	393980
 PERSONAL REPRESENTATIVES DEED	
Date Recorded: 12/30/2014	393774
 QUIT CLAIM DEED	
Date Recorded: 3/26/2002	298970

Property Status: Current

Created On: 2/6/2007 7:55:45 AM

 Ownership Updated: 2/20/2024**PRESERVE AT MBF LLC** HAYWARD WI

Billing Address:	Mailing Address:
PRESERVE AT MBF LLC	PRESERVE AT MBF LLC
15988 US HWY 63	15988 US HWY 63
HAYWARD WI 54843	HAYWARD WI 54843

 Site Address * indicates Private Road

N/A

 Property Assessment Updated: 7/16/2019**2024 Assessment Detail**

Code	Acres	Land	Imp.
G5-UNDEVELOPED	38.000	100	0
G6-PRODUCTIVE FOREST	2.000	13,000	0

2-Year Comparison **2023** **2024** **Change**

Land:	13,100	13,100	0.0%
Improved:	0	0	0.0%
Total:	13,100	13,100	0.0%

 Property History

N/A

Real Estate Sawyer County Property Listing

Today's Date: 4/23/2024

Property Status: Current

Created On: 2/6/2007 7:55:45 AM

**Description**

Updated: 7/9/2015

Tax ID:	26522
PIN:	57-024-2-41-08-09-4 01-000-000010
Legacy PIN:	024841094101
Map ID:	.13.1
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S09 T41N R08W
Description:	NESE
Recorded Acres:	40.784
Calculated Acres:	40.784
Lottery Claims:	0
First Dollar:	No
Waterbody:	Mosquito Brook Flowage
Zoning:	(F-1) Forestry One
ESN:	461

**Tax Districts**

Updated: 2/6/2007

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

**Recorded Documents**

Updated: 2/20/2024

WARRANTY DEED	
Date Recorded: 1/8/2024	448022
QUIT CLAIM DEED	
Date Recorded: 1/14/2015	393980
PERSONAL REPRESENTATIVES DEED	
Date Recorded: 12/30/2014	393774
QUIT CLAIM DEED	
Date Recorded:	297970 217/293 QCD800/168

**Ownership**

Updated: 2/20/2024

PRESERVE AT MBF LLC	HAYWARD WI
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Billing Address:

PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

Mailing Address:

PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

**Site Address** * indicates Private Road

N/A

**Property Assessment**

Updated: 7/16/2019

2024 Assessment Detail

Code	Acres	Land	Imp.
G5-UNDEVELOPED	32.000	100	0
G6-PRODUCTIVE FOREST	8.000	30,400	0

2-Year Comparison

	2023	2024	Change
Land:	30,500	30,500	0.0%
Improved:	0	0	0.0%
Total:	30,500	30,500	0.0%

**Property History**

N/A

Real Estate Sawyer County Property Listing

Today's Date: 4/23/2024

Description

Updated: 7/9/2015

Tax ID:	26536
PIN:	57-024-2-41-08-10-3 02-000-000010
Legacy PIN:	024841103201
Map ID:	.10.1
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S10 T41N R08W
Description:	NWSW
Recorded Acres:	40.870
Calculated Acres:	40.870
Lottery Claims:	0
First Dollar:	No
Waterbody:	Mosquito Brook Flowage
Zoning:	(F-1) Forestry One
ESN:	461

Tax Districts

Updated: 2/6/2007

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

Recorded Documents

Updated: 4/1/2024

WARRANTY DEED	
Date Recorded: 1/8/2024	448022
QUIT CLAIM DEED	
Date Recorded: 1/14/2015	393980
PERSONAL REPRESENTATIVES DEED	
Date Recorded: 12/30/2014	393774
QUIT CLAIM DEED	
Date Recorded: 3/26/2002	298970

Property Status: Current

Created On: 2/6/2007 7:55:45 AM

Ownership

Updated: 2/20/2024

PRESERVE AT MBF LLC	HAYWARD WI
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Billing Address:

PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

Mailing Address:

PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843



Site Address * indicates Private Road

N/A



Property Assessment

Updated: 7/16/2019

2024 Assessment Detail

Code	Acres	Land	Imp.
G5-UNDEVELOPED	37.000	100	0
G6-PRODUCTIVE FOREST	3.000	12,000	0

2-Year Comparison

	2023	2024	Change
Land:	12,100	12,100	0.0%
Improved:	0	0	0.0%
Total:	12,100	12,100	0.0%



Property History

N/A

Real Estate Sawyer County Property Listing

Today's Date: 4/23/2024

 Description Updated: 4/1/2024

Tax ID:	26526
PIN:	57-024-2-41-08-09-4 04-000-000010
Legacy PIN:	024841094401
Map ID:	.16.1
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S09 T41N R08W
Description:	SESE
Recorded Acres:	40.810
Calculated Acres:	40.810
Lottery Claims:	0
First Dollar:	No
Waterbody:	Mosquito Brook Flowage
Zoning:	(F-1) Forestry One
ESN:	444

 Tax Districts Updated: 2/6/2007

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

 Recorded Documents Updated: 4/1/2024

 WARRANTY DEED	
Date Recorded: 1/8/2024	448022
 MFL WITHDRAWAL ORDER	
Date Recorded: 3/18/2024	448949
 MFL ORDER	
Date Recorded: 11/16/2015	398637
 QUIT CLAIM DEED	
Date Recorded: 1/14/2015	393980
 PERSONAL REPRESENTATIVES DEED	
Date Recorded: 12/30/2014	393774
 QUIT CLAIM DEED	
Date Recorded:	298970 217/293 QCD800/168

Property Status: Current
Created On: 2/6/2007 7:55:45 AM

 Ownership Updated: 2/20/2024

PRESERVE AT MBF LLC HAYWARD WI

Billing Address:	Mailing Address:
PRESERVE AT MBF LLC	PRESERVE AT MBF LLC
15988 US HWY 63	15988 US HWY 63
HAYWARD WI 54843	HAYWARD WI 54843

 Site Address * indicates Private Road

N/A

 Property Assessment Updated: 7/16/2019**2024 Assessment Detail**

Code	Acres	Land	Imp.
W5-MFL OPEN - AFTER 2004	40.000	50,000	0

2-Year Comparison	2023	2024	Change
Land:	50,000	50,000	0.0%
Improved:	0	0	0.0%
Total:	50,000	50,000	0.0%

 Property History

N/A



The Preserve – Proposed Protective Covenants. Jeremy Hill. 4/23/24

1. No subdivision of lots
2. One dwelling unit per lot. Structures allowed are single family homes. Multiple homes not allowed.
3. All building plans, site plan, and exterior colors shall be subject to review by HOA board prior to construction.
4. Noise ordinance – noise to be kept to a minimum
5. Exterior lighting shall be downlights, or those type to preserve a dark sky. Exterior lighting subject to HOA review if complaints are lodged.
6. Building setbacks from all lot lines shall be: Homes -- 30' from side lot lines, and 75' from roads and community trails, and 75' from Mosquito Brook Flowage. Garages – 20' from side lot line.
7. 50' vegetative buffer to remain along Mosquito Brook Flowage, all wetlands, community trails, and all roads, with the exception of a viewing corridor, not to exceed 20' wide, and kept to a minimum of clearing.
8. Lot access to come off of development's roads, and not the county highway or county property.
9. All home types are allowed except not trailer homes/mobile homes.
10. Exterior colors shall be natural colors, and shall blend with the environment
11. Area cleared for home/yard/pole barn to be no more than ½ acre
12. Pole barns shall be limited to 2400sf and 25' in height, and shall be natural colors to blend with the forest.
13. Vehicles – no abandoned, unlicensed, inoperable, or junked vehicles, debris piles, or other unattractive items. No semi-truck parking or travel other than household deliveries.
14. Completion of exterior of buildings shall be completed within 12 months of excavation start.
15. All roads and private trails are accessible by all residents and guests of The Preserve.
16. No commercial activity allowed, other than those specifically approved by the HOA.
17. No burning of household garbage or debris, other than woody debris from the lot itself.
18. Any damage caused to roads, facilities, or neighboring properties to be remedied within 10 days.
19. All property owners shall be assessed the same fees for trail maintenance, regardless of location.
20. No lot owner shall grant public easement to county property through their lots, to prevent atv/snowmobile traffic through the development.
21. No signage or displays to be posted on the roads or highways, other than normal realty-type sized signs.
22. All motorized vehicles other than automobiles are subject to a 10 mph speed limit on development roads
23. Animals allowed are dogs, cats, and chickens. No other farm animals.
24. Boathouses are not allowed.
25. Covenants shall Continue in perpetuity

Proposed Ordinance Amendment – Storage Shed Exemption

4.26 ACCESSORY USES AND STRUCTURES

Any permanent, roofed structure, serving as an accessory use if attached to the principal building, shall be considered part of the principal structure. Accessory structures shall conform to the setback and other dimensional requirements of the zone district within which it is located. Accessory structures are not allowed on vacant property unless the Conditional Use requirements under 4.26(1), (2), or (3) can be met.

An exemption is granted for one (1) STORAGE SHED / STORAGE STRUCTURE to be allowed on vacant parcels with the following requirements:

1. Parcel must contain a minimum of 20,000 square feet of land area.
2. This exemption is not allowed in platted subdivisions **unless Town Approval is granted.**
3. This exemption requires a Land Use Permit regardless of size and not to exceed 144 square feet of footprint area.
4. Must be less than 14' in height.
5. No habitation is allowed in these exempt structures.
6. Applicable accessory structure setbacks shall be applied.
7. A fire number/site address is required as part of this STORAGE SHED / STORAGE STRUCTURE exemption.
8. A SHIPPING CONTAINER / INTERMODAL CONTAINER in excess of 144 square feet is not allowed for this exemption.
9. Check with respective Town or County Highway Department if a driveway permit is required.

*Proposed ordinance amendment would add language of “exemption is not allowed in platted subdivision unless Town Approval is granted”. All other requirements would still need to be met. This process would require the specific Town Board to review the proposed request at a Town Board Meeting for approval. If the Town Board approves the request Sawyer County Zoning & Conservation Department will finalize issuance of permit barring it meets all other requirements. If Town Board denies request the permit will not be issued.