Sawyer County

Agenda

Zoning Committee Meeting

Friday, June 21, 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 with the Webinar ID: 994 1311 8485. If additional assistance is needed please contact the Zoning & Conservation Department at 715-634-8288 prior to the meeting.*

2. PRELIMINARY MATTERS

a. Call to Order and Roll Call

b. Pledge of Allegiance

c. State of Committee and Hearing Procedure and Statement of Hearing Notice

4 - 8 d. Approval of May 17, 2024 Meeting Minutes. (A copy of the audio recording of this meeting & video may be found at sawyercountygov.org for more information).
5-17-24 ZC Minutes

e. Public Comment

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

3. REZONE APPLICATIONS

9 - 17 a. A Public Hearing in the Town of Ojibwa. RZN #24-008. Owner: Rodney & Chyrl Pearson. The E1/2 of the NW ¼ of the NW ¼; S10, T38N, R06W; Parcel #020-638-10-2202; Tax ID #20736; 20 total acres; Zoned Industrial One (I-1) and Residential One (R-1). Purpose of request: to

rezone the entire Industrial One (I-1) portion of the parcel to Residential One (R-1) to be able to subdivide the property and build additional family dwellings. Approximately 18 acres is subject to the rezone request.
6-21-24 RZN #24-008, Rodney & Chyrl Pearson pkt

b. Discussion/Action. A Public Hearing in the Town of Ojibwa. RZN #24-008. Owner: Rodney & Chyrl Pearson. The E1/2 of the NW ¼ of the NW ¼; S10, T38N, R06W; Parcel #020-638-10-2202; Tax ID #20736; 20 total acres; Zoned Industrial One (I-1) and Residential One (R-1). Purpose of request: to rezone the entire Industrial One (I-1) portion of the parcel to Residential One (R-1) to be able to subdivide the property and build additional family dwellings. Approximately 18 acres is subject to the rezone request.

4. CONDITIONAL USE APPLICATIONS

18 - 26

a. A Public Hearing in the Town of Radisson. CUP #24-011. Owner: Grant & Mindy Pickard. Part of the SE ¼ of the NE ¼; S36, T39N, R07W; Parcel #022-739-36-1402, Tax ID #23423; 20 total acres; Zoned Forestry One (F-1). Permit desired for the construction of a single accessory building on vacant property. Per Sawyer County Ordinance 4.26 (1) with automatic conditions.
6-21-24 CUP #24-011, Grant & Mindy Pickard pkt

b. Discussion/Action. A Public Hearing in the Town of Radisson. CUP #24-011. Owner: Grant & Mindy Pickard. Part of the SE ¼ of the NE ¼; S36, T39N, R07W; Parcel #022-739-36-1402, Tax ID #23423; 20 total acres; Zoned Forestry One (F-1). Permit desired for the construction of a single accessory building on vacant property. Per Sawyer County Ordinance 4.26 (1) with automatic conditions.

5. PRELIMINARY PLAT REVIEW

27 - 34

a. A Public Hearing for “Pine Cone Pond, LLC” Preliminary County Subdivision Plat for 15 lot proposal. Located in the Town of Lenroot. Owner: Jon Vollmers. This requires Zoning Committee acceptance, conditional acceptance or rejection. This requires Zoning Committee acceptance, conditional acceptance or rejection.
6-21-24, Pine Cone Pond, LLC. Preliminnary pkt.

b. Discussion/Action. A Public Hearing for “Pine Cone Pond, LLC” Preliminary County Subdivision Plat for 15 lot proposal. Located in the Town of Lenroot. Owner: Jon Vollmers. This requires Zoning Committee acceptance, conditional acceptance or rejection. This requires Zoning Committee acceptance, conditional acceptance or rejection.

6. FINAL PLAT REVIEW

A Public Hearing for “Aspen Grove” Final County Subdivision Plat for 7

35 - 43

a. 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.
6-21-24, Aspen Grove Final Plat pkt

b. Discussion/Action. A Public Hearing for “Aspen Grove” Final 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.

7. NEW BUSINESS

a. Ordinance Amendment for “multi-dwelling development” (Discussion/Possible Action to send new draft version to the Towns)

b. Any other business that may come before the Committee. (Discussion Only)

8. ADJOURNMENT

MINUTES OF PUBLIC HEARING
Sawyer County Zoning Committee
May 17, 2024

Zoning Committee Members
Ron Buckholtz, Chairman
Tweed Shuman, Vice Chairman
Kay Wilson
John Suralski
Marshall Savitski
Steve Kariainen, Alternate

Zoning Administration
Jay Kozlowski, Zoning Administrator
Kathy Marks, Deputy Zoning & Conservation Administrator
Kylie Owens, Legal Counsel

PRELIMINARY MATTERS
a) Call to Order and Roll Call
Lynn Fitch, County Clerk calls the Public Hearing before the Sawyer County Zoning Committee order at 8:30 AM in the Sawyer County Courthouse, 10610 Main St., Hayward, Wisconsin. Roll call finds present: Ron Buckholtz, Steve Kariainen, Tweed Shuman, Kay Wilson, John Suralski and Marshall Savitski, virtual.: Jay Kozlowski and Kathy Marks. Kylie Owens, legal counsel. Lynn Fitch, County Clerk.

b) Pledge of Allegiance.

c) Voting of Chairman and Vice Chairman. Fitch opens the floor for nominations of Chairman of the Zoning Committee. Shuman makes motion to nominate Ron Buckholtz as Chairman. Voice vote finds all in favor. Fitch opens the floor for nomination of Vice Chairman. Buckholtz nominated Shuman for Vice Chairman. Voice vote finds all in favor. Buckholtz thanks everyone for their votes.

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

e) Approval of April 19, 2024 minutes. Motion to approve by Wilson, second by Shuman. All in favor.

f) Public Comment: Linda Zillmer, Village of Birchwood resident – Edgewater property owner.

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 additional signage at the property entrance, which is problematic under the current zoning. Kozlowski reads the application, staff report, Town opinion and City Opinion. No other opinions returned. Motion by Wilson to open the public hearing portion of the application, second by Shuman. All in favor. Heather Sheehan, Medical Services Inc. speaks in favor of the application. Discussion held. Linda Zillmer, Edgewater property owner and Benjamin Kurtzweil, Town of Hayward Chairman speak of concerns. Motion by Shuman to come out of the public hearing portion of the application, second by Wilson. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held. Kylie Owens, Legal Counsel advised. Discussion held. Motion by Shuman to approve the application with 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. 14) Promote the efficient and economical use of public funds. Second by Buckholtz. No other discussion held. Roll call finds: Buckholtz – yes, Suralski – yes, Wilson – no, Shuman – yes, Savitski – yes, four to one in favor of the application.

CONDITIONAL USE APPLICATIONS

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”. Kozlowski reads the application, staff report, Town opinion. No other opinions returned. Motion by Shuman to open the public hearing portion of the application, second by Suralski. All in favor. Mark Heath, owner speaks in favor of the application. Pat Brown, Assistant Zoning Administrator speaks of the NR135 and that it is naturally covered. Heath agrees to all the conditions. Linda Zillmer, Village of Birchwood resident and Edgewater property owner speaks. Discussion held. Motion to close the public hearing portion of the application by Shuman, second by Wilson. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held. Motion by Shuman to approve the application with conditions of 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”. Finding of Facts: 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. Second by Suralski. No other discussion held. Roll call finds: Suralski –yes, Wilson – yes, Shuman – yes, Buckholtz – yes, Savitski –yes. All in favor.

b) 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. Kozlowski reads the application, staff report, Town opinion, with no other opinions received. Motion to open the public hearing portion of the application by Shuman, second by Suralski. All in favor. Mark Heath, owner speaks in favor of the application. No comments. Motion to close the application by Wilson, second by Suralski. All in favor. Kozlowski reads the discussion/action portion of the application. Motion by Shuman to approve the application, second by Wilson. No other discussion. Roll call finds: Wilson – yes, Shuman – yes, Suralski – yes, Savitski – yes, Buckholtz – yes. All in favor.

PRELIMINARY PLAT REVIEW

a) A Public Hearing for "Aspen Grove" Final 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. Please call or stop in at the Zoning Office for more information. Kozlowski reads the application, staff report & Town opinion. No other opinions received. Jesse Suzan, Surveyor speaks in favor of the application. Linda Zillmer, Village of Birchwood resident, Town of Edgewater property owner speaks. No other comments. Motion by Shuman to close the public hearing portion of the application, second by Wilson. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held. Motion to approve by Shuman, second by Buckholtz. Wilson asks that residential build be added to the motion. Shuman agrees. No other discussion held. Roll call finds: Shuman – yes, Savitski – yes, Buckholtz – yes, Suralski – yes, Wilson – yes. All in favor.

Five-minute recess. Buckholtz calls the meeting back to order at 9:51am.

b) A Public Hearing for "The Preserve – Phase 1" Final 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. Please call or stop in at the Zoning Office for more information. Kozlowski reads the application, staff report & Town opinion. No other opinions received. Motion to open the public hearing portion of the application by Shuman, second by Wilson. All in favor. Benjamin Kurtzweil, Town of Hayward Chairman speaks of the Town Ordinance, and that the roads be

private. Jeremy Hill, owner speaks in favor of the application. Discussion with Committee held. Phil Nies, former member of Planning Commission speaks of the roads. Discussion continues. Linda Zillmer, Village of Birchwood resident & Town of Edgewater property owner speaks. Tom Jenkins, neighboring property owner speaks of concerns. Carmen Jenkins, speaks of the Butternut trees. Discussion continues. Motion to close the public hearing portion of application by Wilson, second by Shuman. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held by Committee and Kozlowski. Kylie Owens, legal counsel, advises. Discussion continues. Motion to approve the preliminary plat #1 by Shuman, with conditions of wetland delineation, and storm water management plan. Second by Buckholtz. Wilson suggests adding property covenants 1-25. (See attached). Shuman adds the covenants to his motion, second by Buckholtz. Roll call finds: Savitski – yes, Buckholtz – yes, Wilson – yes, Shuman – yes, Suralski – yes. All in favor.

c) A Public Hearing for "The Preserve – Phase 2" Final 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. Please call or stop in at the Zoning Office for more information. Kozlowski reads the application, staff report & Town opinion. No other opinions received. Motion to open the public hearing by Shuman, second by Suralski. All in favor. Jeremy Hill, owner speaks in favor of the application. Discussion with committee held. Linda Zillmer, Village of Birchwood resident, Edgewater property owner speaks. Carmen Jenkins neighboring property owner speaks. Motion by Wilson to close the public hearing portion of the application, second by Shuman. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held. Motion to approve the preliminary plat #2 by Shuman with conditions of wetland delineation, and storm water management plan and property covenants 1-25. (See attached). Second by Suralski. Discussion held. .Roll call finds: Buckholtz – yes, Wilson – yes, Shuman – yes, Suralski – yes, Savitski – yes. All in favor.

d) A Public Hearing for "The Preserve – Phase 3" Final 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. Please call or stop in at the Zoning Office for more information. Kozlowski reads the application, Staff report, and Town opinion. No other opinions received. Motion by Shuman to open the public hearing portion of the application, second by Wilson. All in favor. No comments. Motion to close the public hearing portion of the application by Wilson, second by Shuman. All in favor. Motion by Wilson to approve the preliminary plat #3 with conditions of wetland delineation, and storm water management plan and property covenants 1-25. (See attached). Second by Shuman. Roll call finds: Wilson – yes, Buckholtz – yes, Savitski – yes, Suralski – yes, Shuman – yes. All in favor.

PROPOSED ORDINANCE AMENDMENT

a) A Public Hearing for the Sawyer County Zoning Ordinance Amendment to Section 4.25 #2. Storage Shed/Storage Structure Exemption. Language to be changed to read: This exemption is not allowed in platted subdivision (unless Town approval is granted). Kozlowski reads and explains the amendment. Motion to open the public hearing portion of the application by Suralski, second by Shuman. All in favor. Steve Bening, Town of Draper, Phil Nies, Linda Zillmer, Village of Birchwood resident & Town of Edgewater property owner, Martin Hanson, Benjamin Kurtzweil, Town of Hayward Chairman all speak. Motion to close the public hearing portion of the application by Wilson, second by Shuman. All in favor. Discussion continues. Motion by Wilson to deny the change to the Ordinance, second by Shuman. No other

comments. Roll call finds: Wilson – yes, Buckholtz – yes, Shuman – yes, Suralski – no, Savitski –no. 3 to 2 to deny. Kylie Ownes, legal counsel advises.

NEW BUSINESS

a) Ordinance Amendment for "multi-dwelling development" (Discussion/Possible Action to send new draft version to the Towns) Proposed Draft Ordinance Amendment can be found on the Sawyer County Zoning Website. Kozlowski explains the amendment. Discussion held by Committee and Kozlowski. Motion to see new survey list by Committee in June by Wilson. Second by Shuman. All in favor.

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

ADJOURNMENT

Buckholtz adjourns meeting at 11:49am

Minutes prepared by Kathy Marks, Deputy Zoning & Conservation Administrator

See our website for more information.

Rezone Request
STAFF REPORT

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

File: # RZN 24-008

Applicant:
Rodney & Chyrl Pearson
W8421 Koeppler Road
Ojibwa, WI 54862

Property Location & Legal Description:
Town of Ojibwa. The E1/2 of the NW ¼ of the NW ¼; S10, T38N, R06W; Parcel #020-638-10-2202; Tax ID #20736; 20 total acres; Zoned Industrial One (I-1) and Residential One (R-1). Site Address of 8421W Koeppler Road

Request: Purpose of request: to rezone the entire Industrial One (I-1) portion of the parcel to Residential One (R-1) to be able to subdivide the property and build additional family dwellings. Approximately 18 acres is subject to the rezone request.

Project History & Additional Information/details:

The applicant is requesting to rezone approximately 18 acres of I-1 to R-1 (see attached map of parcel). The proposed rezone would result in conforming zone district dimensional requirements. With the approved rezone a new certified survey map would be recorded which would divide the property into different lot configurations. At this point no additional lot split proposals have been received. If the lot is to be split into more then 4 parcels it would require a County Subdivision Plat.

This property is located off Koeppler Road ¼ East of Hwy 27. The nearest R-1 property is immediately adjacent to the North. It is unclear why this area why ever zoned Industrial to begin with. Records were unable to determine this but one can assume that the Town of Ojibwa wanted to keep some industrial areas available near the 27/70 corridor. The existing 2 acres of R-1 associated with this property was rezoned from I-1 to R-1 in 1981.

The current surrounding use is residential and light commercial. The Town of Ojibwa Comprehensive Plan – future land use maps are very difficult to read. It appears that the Town has identified this area as future residential areas but the mapping here is inconclusive. The Town of Ojibwa (Town Board Decision) should be considered when Sawyer County Zoning Committee makes their recommendation.

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

RECEIVED
APR 18 2024
SAWYER COUNTY
ZONING ADMINISTRATION

Rezone Application # 24-008

Town of Ojibwa
Sawyer County

Return Original

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

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

Owner: Rodney W. and Chyrl J. Pearson

Address: W8421 Koeppler Rd Ojibwa, WI 54862

Phone: 715-558-3481 Email:

Legacy PIN # 020638102202 Acreage: 20

Change from District I-1 to R-1

Property Description: E 1/2 NWNW
Tax ID # 20736
I1 & R1
8291 W Koeppler Rd.

Purpose of Request: Zone all 20 acres as residential. To Subdivide the property and build additional family dwelling.

Rodney W Pearson Chyrl J Pearson Chyrl J Pearson

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

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

Name, Address, Phone & Email of Agent:

Phone Email:

Office Information: **Fee: $500.00** **Date of Public Hearing** June 21, 2024
Rev. 1/2021

Real Estate Sawyer County Property Listing

Today's Date: 4/30/2024

Property Status: Current

Created On: 2/6/2007 7:55:35 AM

Description

Updated: 1/2/2004

Tax ID:	20736
PIN:	57-020-2-38-06-10-2 02-000-000020
Legacy PIN:	020638102202
Map ID:	.6.2
Municipality:	(020) TOWN OF OJIBWA
STR:	S10 T38N R06W
Description:	E1/2 NWNW
Recorded Acres:	20.000
Calculated Acres:	20.004
Lottery Claims:	1 **LC Note**
First Dollar:	Yes
Zoning:	(I-1) Industrial One (R-1) Residential One
ESN:	427

Tax Districts

Updated: 2/6/2007

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

Recorded Documents

Updated: 4/5/2019

WARRANTY DEED
Date Recorded: 1/13/1982 181599

WARRANTY DEED
Date Recorded: 9/24/1981 179586 333/423 336/284

Ownership

Updated: 2/6/2007

RODNEY W & CHYRL J PEARSON OJIBWA WI

Billing Address:
RODNEY W & CHYRL J PEARSON
W8421 KOEPPLER RD
OJIBWA WI 54862

Mailing Address:
RODNEY W & CHYRL J PEARSON
W8421 KOEPPLER RD
OJIBWA WI 54862

Site Address

* indicates Private Road

8421W KOEPPLER RD OJIBWA 54862

Property Assessment

Updated: 8/20/2013

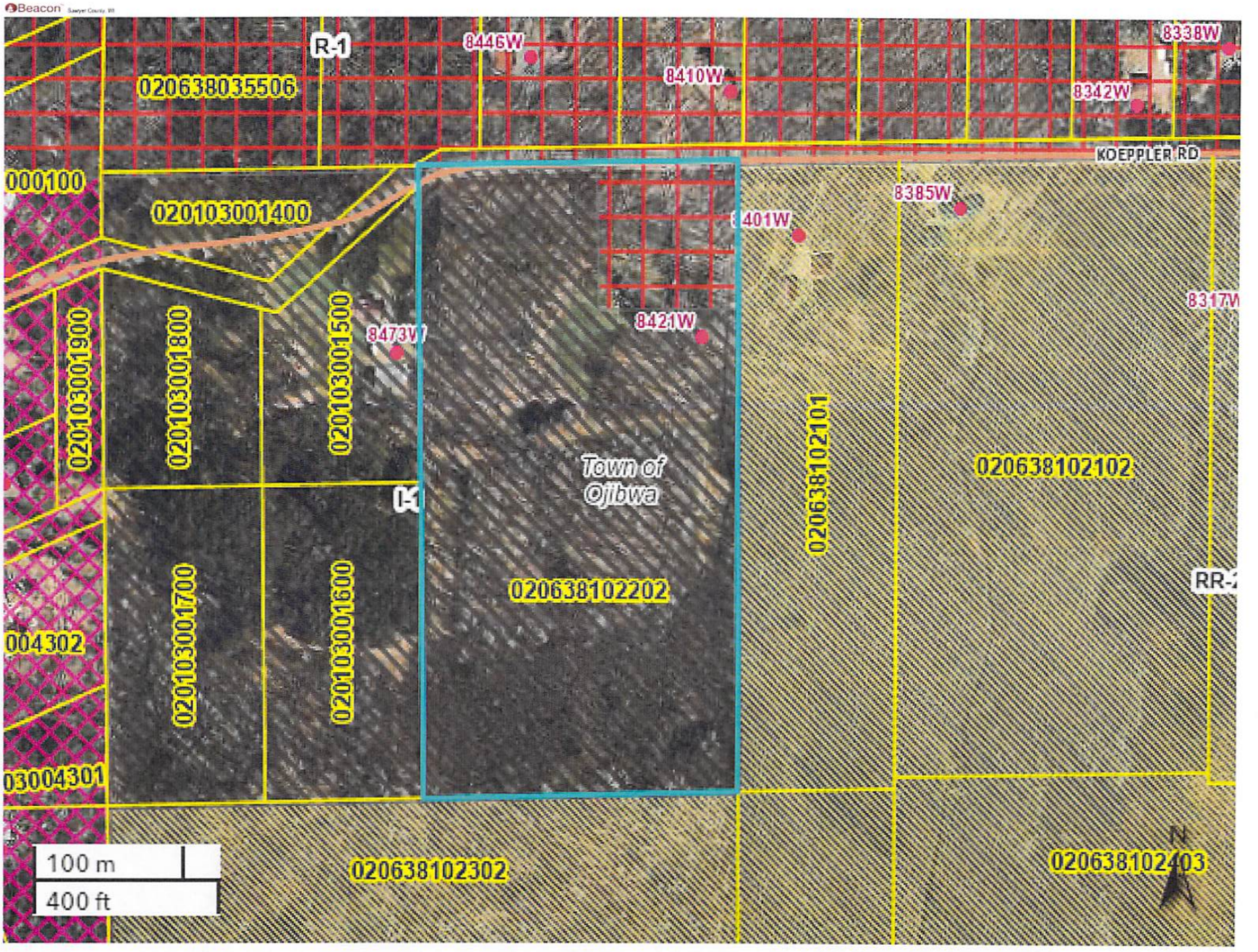
2024 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.000	6,000	106,900
G6-PRODUCTIVE FOREST	19.000	20,900	0

2-Year Comparison	2023	2024	Change
Land:	26,900	26,900	0.0%
Improved:	106,900	106,900	0.0%
Total:	133,800	133,800	0.0%

Property History

N/A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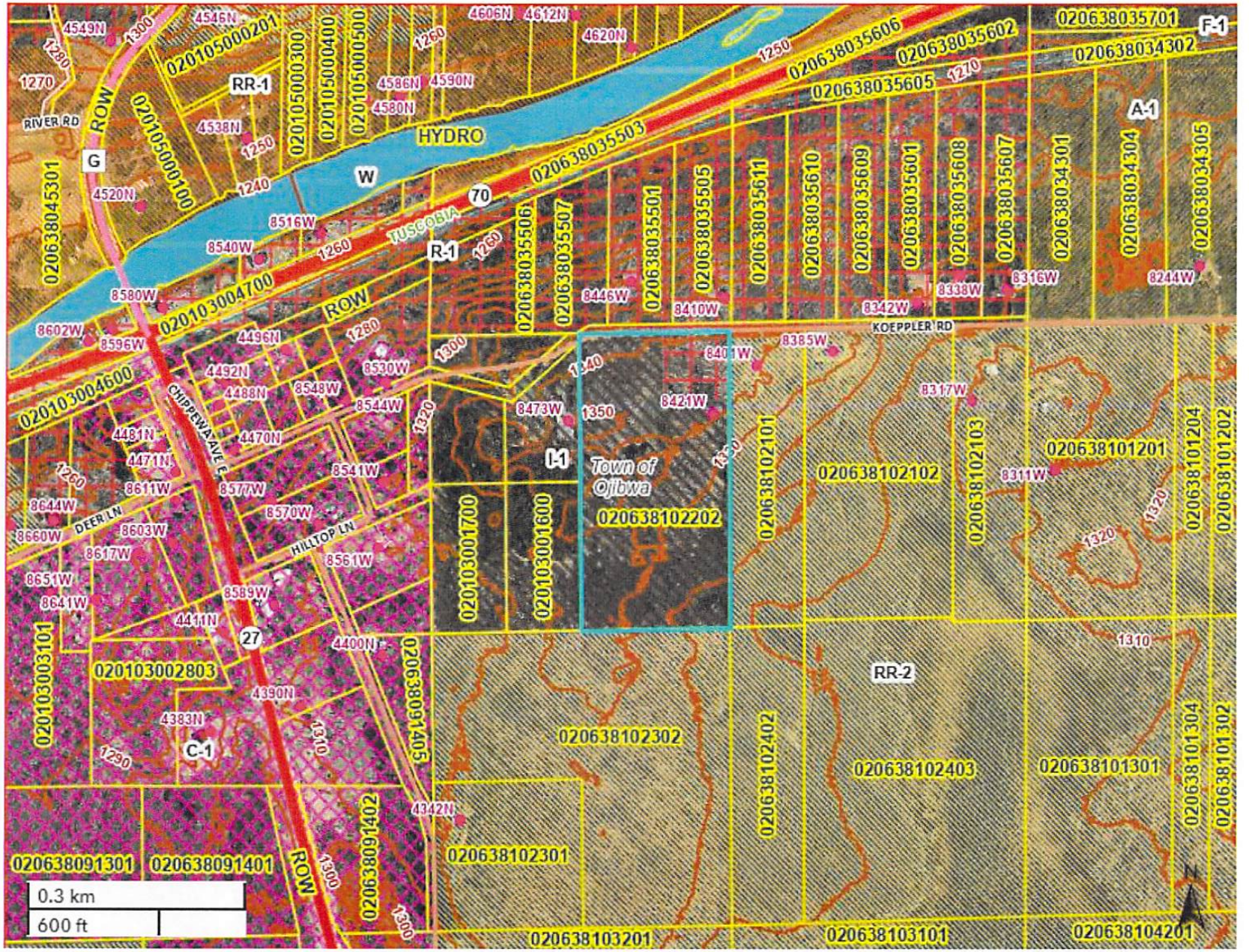
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Town of Ojibwa
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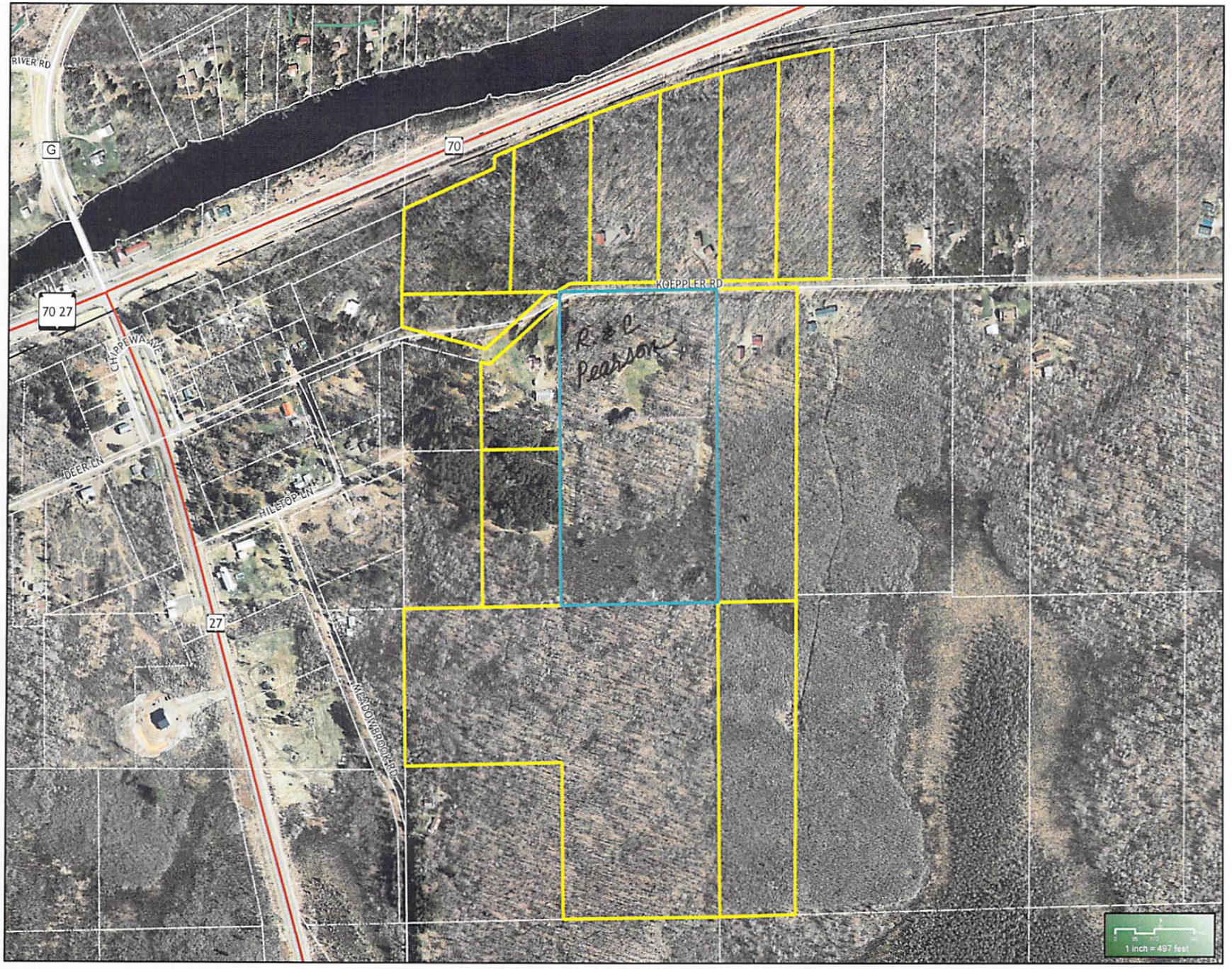
RIVER RD
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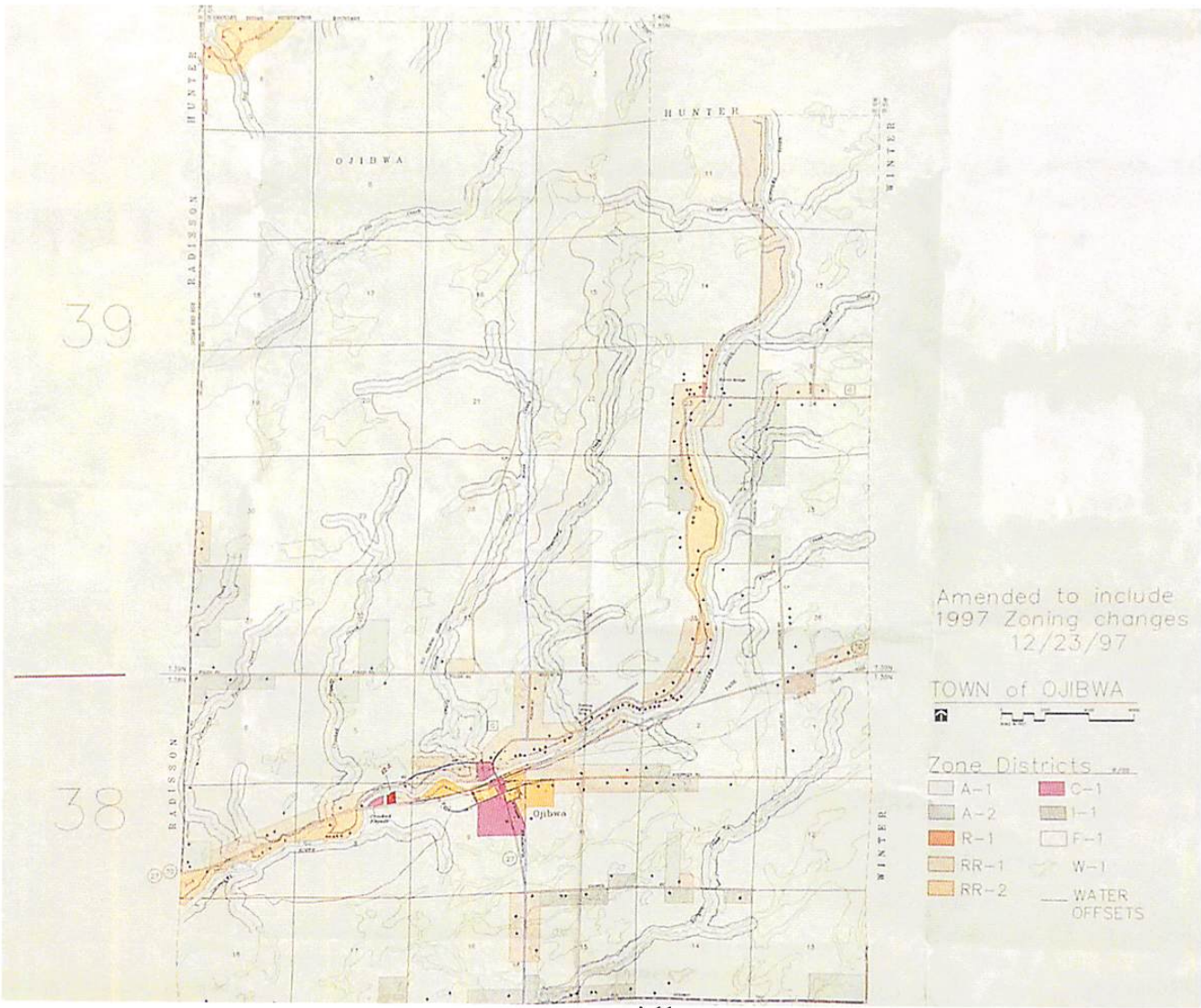
70
70 27
CHIPPEWA AVE
DEER LN
HILLTOP LN
27
MEADOWBROOK RD
KOEPPLER RD
R. & C. Pearson
1 inch = 497 feet


HUNTER
OJIBWA
RADISSON
WINTER
39
38
Ojibwa
Amended to include
1997 Zoning changes
12/23/97
TOWN of OJIBWA
Zone Districts
A-1
A-2
R-1
RR-1
RR-2
C-1
I-1
F-1
W-1
WATER
OFFSETS

A-11

Conditional Use Permit Request
STAFF REPORT

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

File: # CUP 24-011
Applicant:

Grant & Mindy Pickard
86 90th Avenue
Clayton, WI 54004

Property Location & Legal Description:
Town of Radisson. Part of the SE ¼ of the NE ¼; S36, T39N, R07W; Parcel #022-739-36-1402, Tax ID #23423; 20 total acres; Zoned Forestry One (F-1). Site address 5127N Helsing Road

Request: Permit desired for the construction/placement of a single accessory building on vacant property. Accessory structure to be in a form of an 8' x 40' shipping container which also requires separate Town Approval. Per Sawyer County Code of Ordinance-Appendix D Section 4.26 (1) with automatic conditions

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

Project History & Summary of Request
This is for an After-The-Fact Conditional Use Permit Approval. The shipping container is already on the property and if approved the applicant will need to pay double permit fees on the Land Use Permit. In conversations with the applicant they were told by the Town that the shipping container was allowed but County Ordinances would require CUP approvals and permits. Also in conversations with the applicant they do plan on building a smaller cabin on the property within the next few years and would still like to have the accessory structure in the form of the shipping container to keep some of their belongs and tools on the property during the cabin building process. Proposed structure is to meet all other County Zoning setback and use requirements. The size of the shipping container is to be 8' x 40' and approximately 8' in height.

Additional information for Conditional Use Permits:

Substantial evidence means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to

obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

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

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

1. Land Use Permit is required with double permit fee for the **accessory structure(s)** within **1 year** from the date of Zoning Committee decision and built within permit timeframes.
2. Land Use Permit is required and applied for **principal structure** within **3 years** from date of Zoning Committee decision and built within permit timeframe. Failure to apply and build will result in citation with potential order for removal of accessory building.
3. Accessory structure must me all other Sawyer County Zoning & Conservation requirements and compliant with all other State & Federal Laws. Including Town Approval for the accessory structure being a shipping container
4. Size of shipping container not to exceed 8' x 40'.

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

RECEIVED
APR 10 2024
SAWYER COUNTY
ZONING ADMINISTRATION

Conditional Use Public Hearing Application

#24-011

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:
Grant and Mindy Pickard
816 90th Ave
Clayton, WI 54004

Phone: (715)641-0620 (715)641-0271 **Email:** g.pickard@rocketmail.com
mindysue0811@gmail.com

Property description including Parcel Number:
Tax ID: 23423 PIN: 57-022-2-39-07-316-1 04-000-000020
Municipality: (022) Town of Radisson
STR: S316 T39N R07W
Description: PRT SENE 8' X 40' SHIPPING CONTAINER

Permit desired for:
Conditional Use Permit for the construction of a single accessory structure on vacant property. Ordinance 4.216 (1)

Grant R. Pickard
Grant R Pickard
Owner Print & Sign

Mindy S. Pickard
Mindy S Pickard
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**

Real Estate Sawyer County Property Listing

Today's Date: 3/25/2024

Property Status: Current
Created On: 2/6/2007 7:55:39 AM

Description

Updated: 4/27/2020

Tax ID:	23423
PIN:	57-022-2-39-07-36-1 04-000-000020
Legacy PIN:	022739361402
Map ID:	.4.2
Municipality:	(022) TOWN OF RADISSON
STR:	S36 T39N R07W
Description:	PRT SENE
Recorded Acres:	20.000
Calculated Acres:	19.679
Lottery Claims:	0
First Dollar:	No
Waterbody:	King Creek
Zoning:	(F-1) Forestry One
ESN:	

Tax Districts

Updated: 2/6/2007

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

Recorded Documents

Updated: 2/24/2021

WARRANTY DEED	
Date Recorded: 2/22/2021	430081
WARRANTY DEED	
Date Recorded: 3/19/2015	394785
MAP OF SURVEY	
Date Recorded: 4/29/2009	36397-3
WARRANTY DEED	
Date Recorded: 4/14/2008	352962

Ownership

Updated: 2/24/2021

GRANT & MINDY PICKARD — CLAYTON WI

Billing Address:	**Mailing Address:**
GRANT & MINDY PICKARD	**GRANT & MINDY PICKARD**
86 90TH AVENUE	86 90TH AVENUE
CLAYTON WI 54004	CLAYTON WI 54004

Site Address

* indicates Private Road

5127N HELSING RD — OJIBWA 54862

Property Assessment

Updated: 10/24/2011

2024 Assessment Detail

Code	Acres	Land	Imp.
G6-PRODUCTIVE FOREST	20.000	30,000	0

2-Year Comparison	2023	2024	Change
Land:	30,000	30,000	0.0%
Improved:	0	0	0.0%
Total:	30,000	30,000	0.0%

Property History

N/A

4.26 ACCESSORY USES AND STRUCTURES

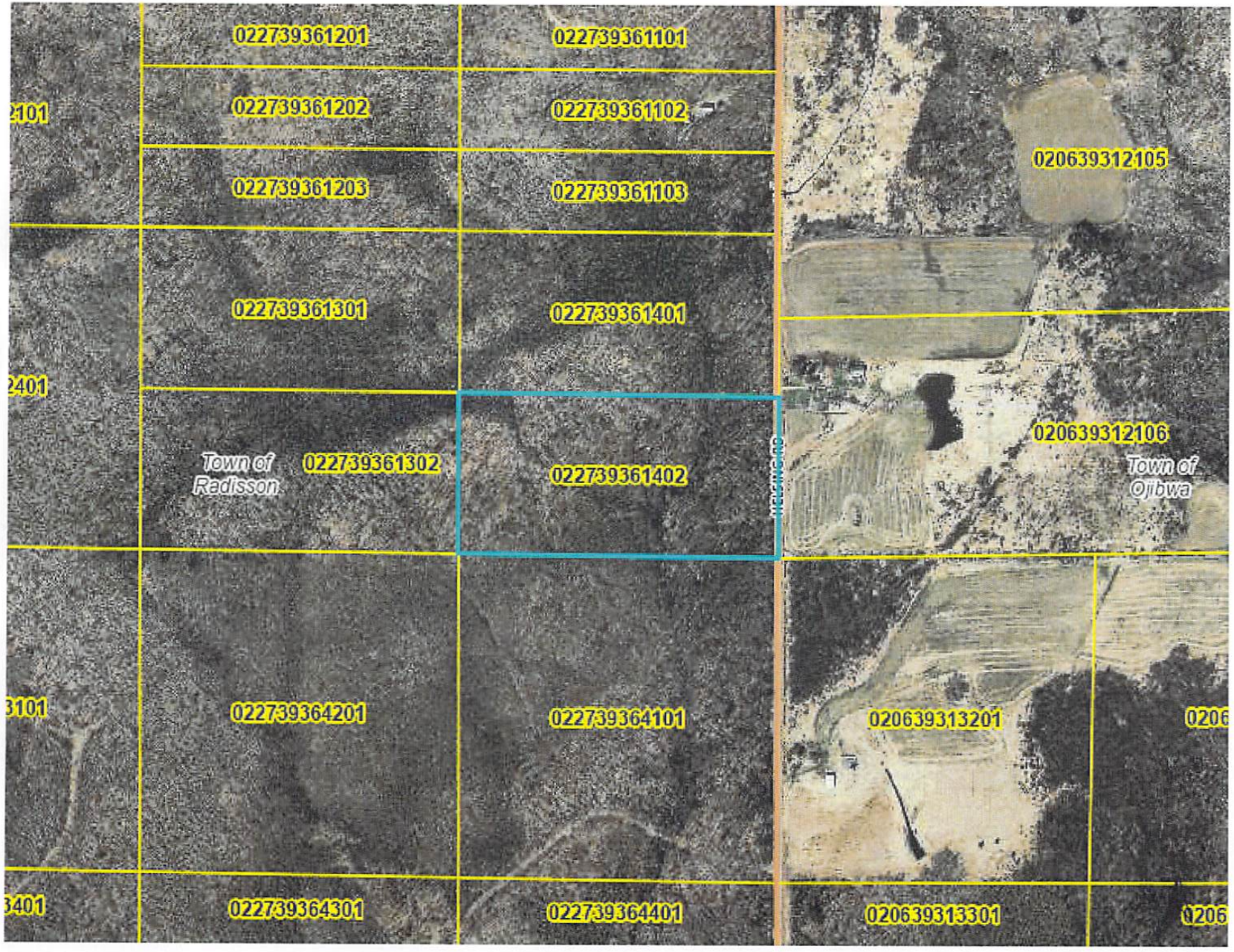
Any permanent, roofed structure, serving as an accessory use if attached to the principal building, shall be considered part of the principal structure. Accessory structures shall conform to the setback and other dimensional requirements of the zone district within which it is located. Accessory structures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

1) The construction of a single accessory structure on vacant property may be allowed under this subsection by Conditional Use with mandatory conditions required on approval for the following:

    a) that within 3 years a Land Use Permit for a principal dwelling be applied for, and
    b) the principal dwelling to be built within the permit time frame on the same parcel, and
    c) that failure to build principal structure will result in citation and order for removal of accessory structure, and
    d) approval by Town and Zoning Committee.

2) The construction of a single accessory structure on an adjacent parcel divided by a Public Roadway that does not contain the principal structure may be allowed under this subsection by Conditional Use provided that:

    a) the accessory structure cannot be constructed on that part of the parcel containing the principal structure due to the inability to meet minimum setbacks, and
    b) lakefront parcels may be allowed an exemption from 4.26(2)(a) if Town and Zoning Committee determine in their Findings of Fact that placement of accessory structure on an adjacent parcel divided by a public roadway that does not contain the principal structure lessens the impact of impervious surface runoff to the lake, and
    c) the proposed adjacent parcel is within 66' from the parcel containing the principal structure, and
    d) the proposed adjacent parcel meets the minimum square footage requirements per current zone district standards and the proposed accessory structure meets all other Zoning Ordinance requirements and setbacks, and
    e) a Conditional Use Permit may be approved by the Zoning Committee in any Zone District, provided that the Town has approved the Conditional Use for the placement of an accessory structure and both parcels are legally joined together (Deed Restriction) so they may not be sold separately unless approval by the Town and the Zoning Committee
    has been granted to separate the parcels. This process shall also be done by Conditional Use, and
    f) in a platted subdivision, the maximum size allowed is 1,200 square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Town of Radisson
022739361302
022739361402
3101
022739364201
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Town of Ojibwa
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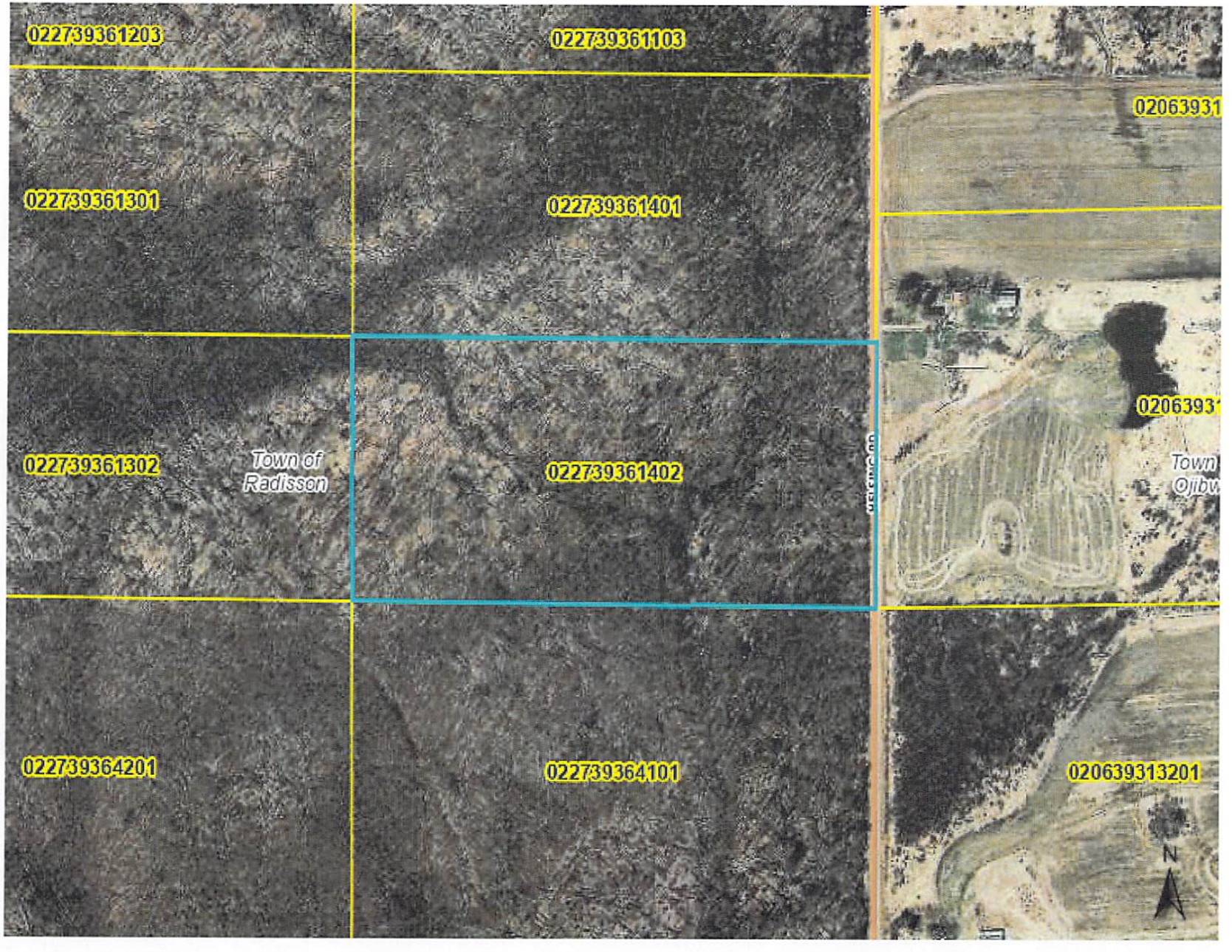
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Town of
Radisson
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Town
Ojibw
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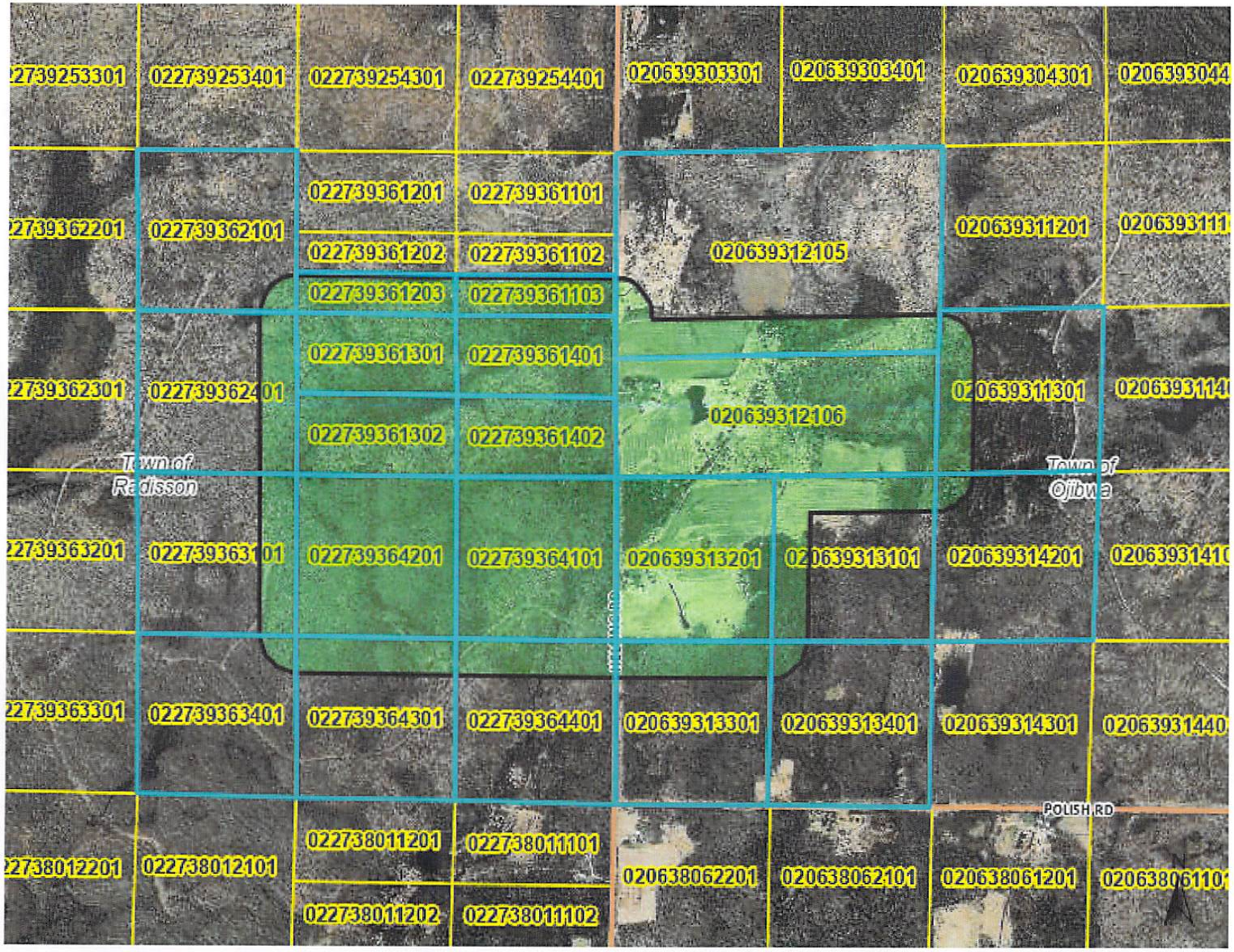
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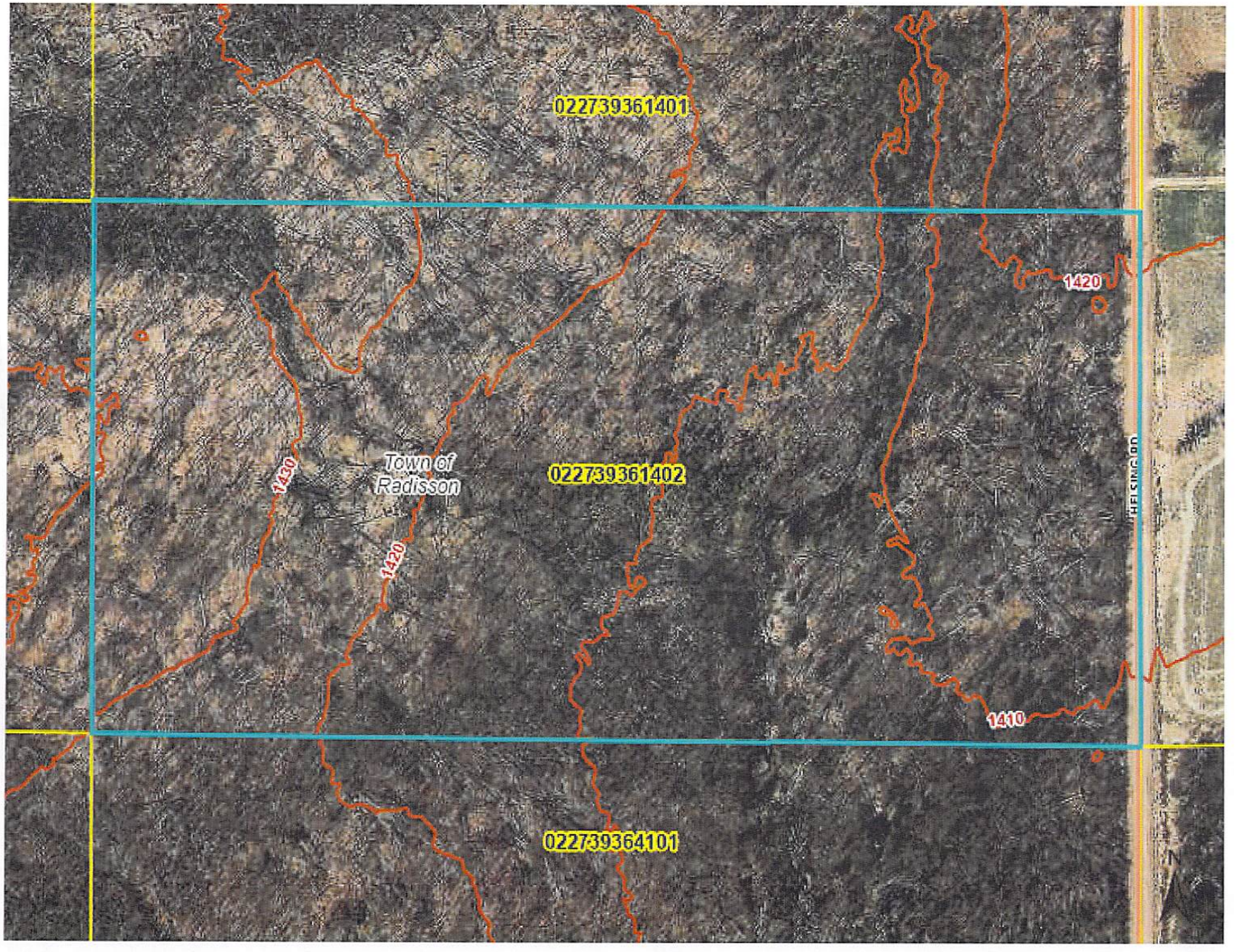
022739361401
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1410
HELKINGLOO
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Town of
Radisson
1430
1420
022739364101

County Subdivision Plat Request
STAFF REPORT

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

File: # Pine Cone Pond

Applicant:

Pine Cone Pond, LLC – Jon Vollmers

Surveyor:

Todd Goold

Property Location & Legal Description:

Town of Lenroot. Prt NENW; S12 T41N R09W; Parcel #014-941-12-2106, Tax ID #41961

Purpose of Request and Property History:

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 15 lots.

A few years ago, this same property had requested a new campground or campground expansion of KOA at this location. That CUP was denied and the property was sold to the current owner. The current owner is now proposing a 15 lot subdivision. The existing house on the property was recently removed and the owner has started development on the other lots of Haggberg Road which are separate CSM lots and not part of the subdivision request. As part of the Zoning Administrator review it was determined that the water feature "pond" located on this property is a man-made pond and is not bound by the State of Wisconsin navigable water shoreland district. As a man-made pond there would be a 40' setback requirement as opposed to a 75' setback. This was also confirmed by the Shoreland Zoning Team as part of the WiDNR.

As per the Sawyer County Subdivision Ordinance and County Code of Ordinances-Appendix C

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 3, 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 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 but all roads are shown as private roads**

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 1-acre earth disturbance, 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 dispel 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/she 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.

SAWYER COUNTY

Conditional Use Public Hearing Application

RECEIVED
APR 03 2024
SAWYER COUNTY
ZONING ADMINISTRATION

TO: Sawyer County Zoning and Conservation Administration
10610 Main Street Suite 49
Hayward, Wisconsin 54843
Attn: Kathy Marks E-mail: kathy.marks@sawyercountygov.org Phone: 715-638-3225

Property Owner Name & Address:
Pine Cone Pond, LLC
10415 N McKaine Rd
Hayward, WI 54843

Phone: _____ **Email:** _____

Property description including Parcel Number:
town of Lenroot S12, T41N, R09W parcel # 014-941-12-2106
22.28 acres zoned RR-2

Permit desired for: County subdivision Plat - 15 lot proposal

Jon Voilmers/Pine Cone Pond LLC

Owner Print & Sign

Owner Print & Sign

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

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

Fee: $350.00
Gravel Pit renewal $300.00

Date of Public Hearing: June 21, 2024
Rev January 2023

Real Estate Sawyer County Property Listing

Today's Date: 5/2/2024

Property Status: Current

Created On: 1/7/2015 2:47:54 PM

Description

Updated: 5/6/2020

Tax ID:	41961
PIN:	57-014-2-41-09-12-2 01-000-000060
Legacy PIN:	014941122106
Map ID:	
Municipality:	(014) TOWN OF LENROOT
STR:	S12 T41N R09W
Description:	PRT NENW
Recorded Acres:	22.280
Calculated Acres:	22.434
Lottery Claims:	0
First Dollar:	Yes
Zoning:	(RR2) Residential/Recreational Two
ESN:	400

Tax Districts

Updated: 1/7/2015

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

Recorded Documents

Updated: 2/20/2024

WARRANTY DEED
Date Recorded: 1/12/2024 — 448162

CERTIFIED SURVEY MAP
Date Recorded: 12/15/2014 — 393554

QUIT CLAIM DEED
Date Recorded: 10/3/2000 — 286860

Child History Record Count: 1 -

Ownership

Updated: 2/20/2024

PINE CONE POND LLC HAYWARD WI

Billing Address:
PINE CONE POND LLC
10415N MC CLAINE RD
HAYWARD WI 54843

Mailing Address:
PINE CONE POND LLC
10415N MC CLAINE RD
HAYWARD WI 54843

Site Address

* indicates Private Road

14922W PHIPPS RD HAYWARD 54843

Property Assessment

Updated: 5/26/2015

2024 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.000	9,000	49,200
G6-PRODUCTIVE FOREST	21.280	36,200	0

2-Year Comparison	2023	2024	Change
Land:	45,200	45,200	0.0%
Improved:	49,200	49,200	0.0%
Total:	94,400	94,400	0.0%

Property History

Parent Properties	Tax ID
57-014-2-41-09-12-2 01-000-000020	17934

HISTORY Expand All History White=Current Parcels Pink=Retired Parcels

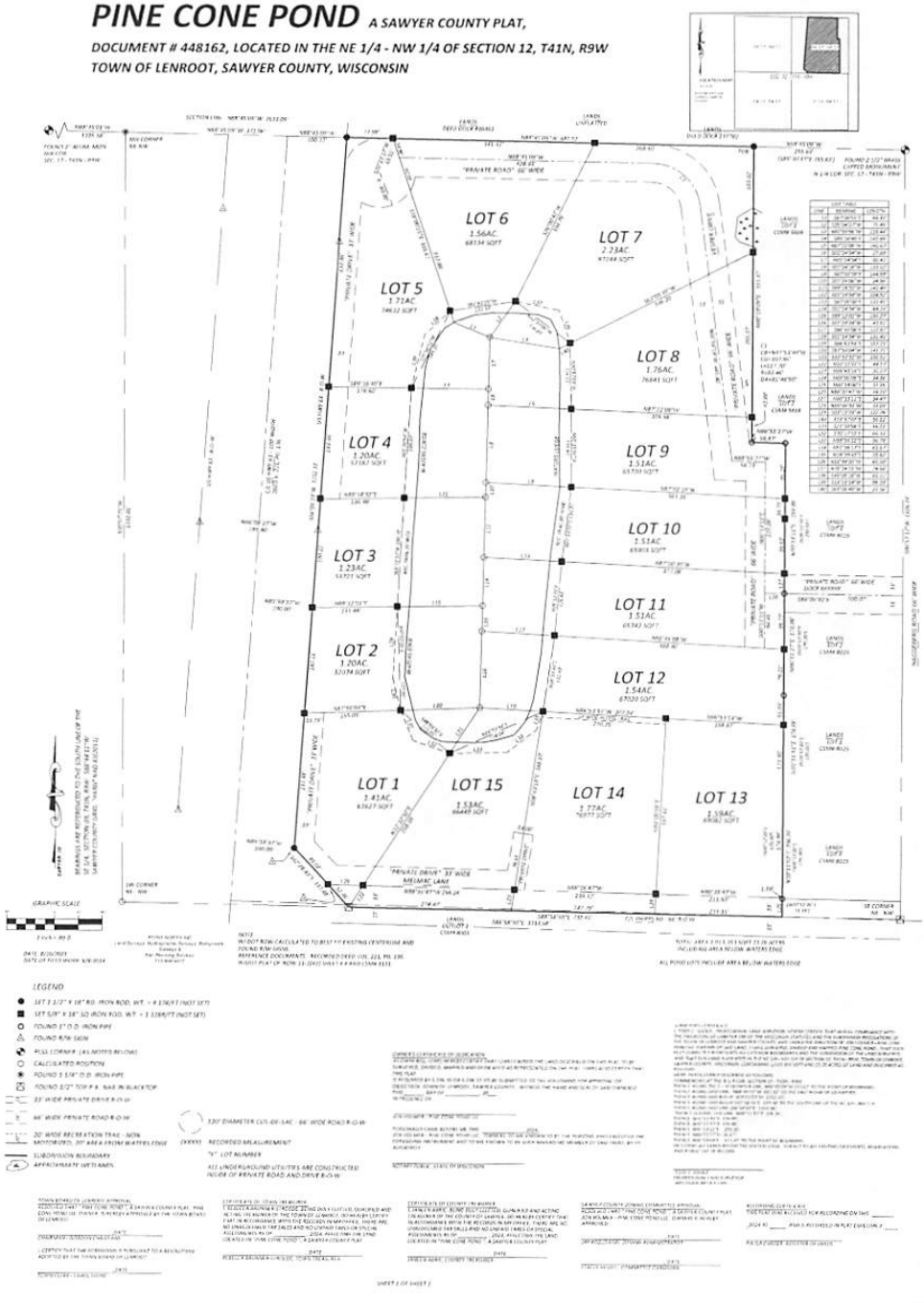
Tax ID: 17934 **Pin:** 57-014-2-41-09-12-2 01-000-000020 **Leg. Pin:** 014941122102 **Map ID:** .5.2

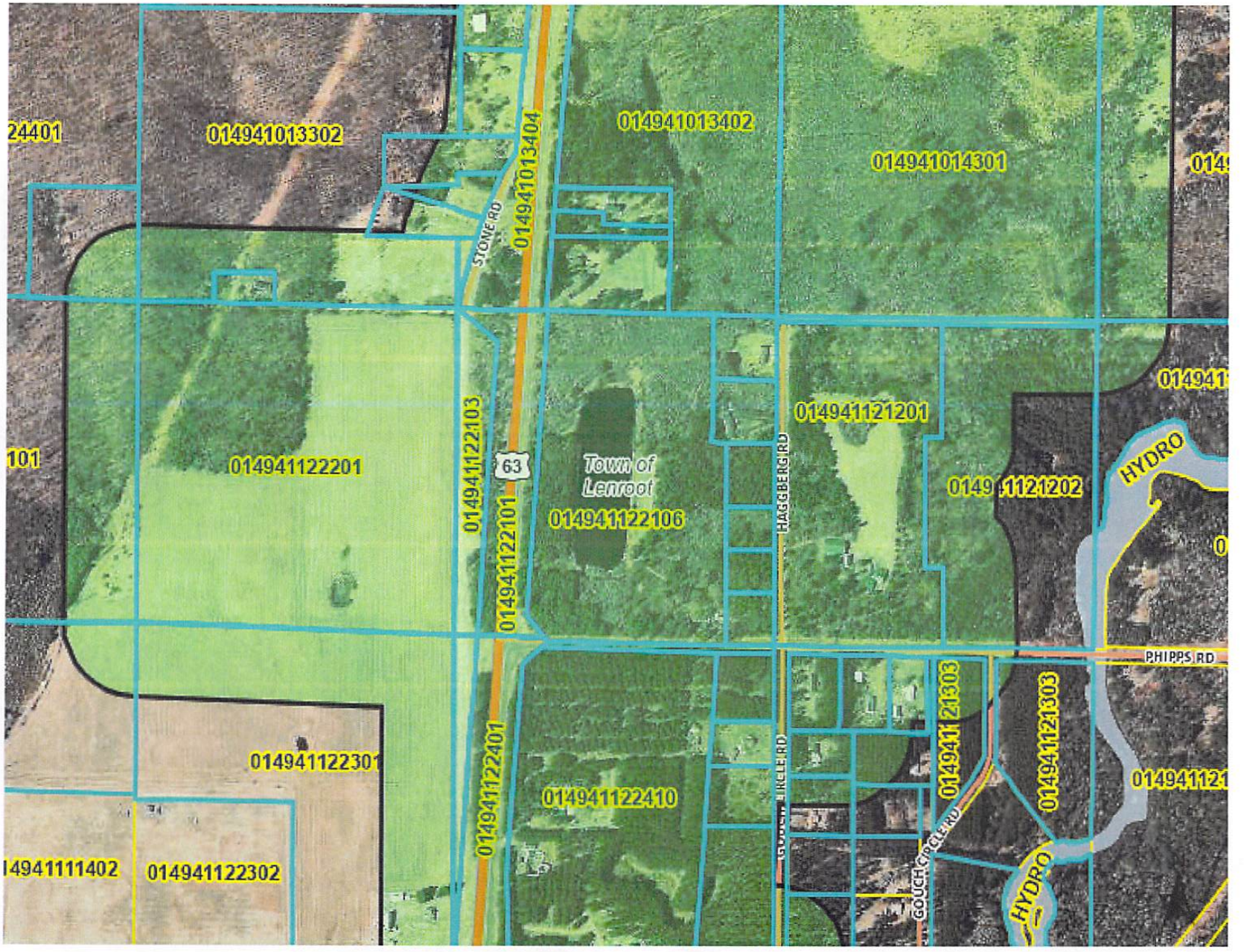
41961 This Parcel Parents Children

Beacon™ Sawyer County, WI

PINE CONE POND A SAWYER COUNTY PLAT,

DOCUMENT # 448162, LOCATED IN THE NE 1/4 - NW 1/4 OF SECTION 12, T41N, R9W
TOWN OF LENROOT, SAWYER COUNTY, WISCONSIN

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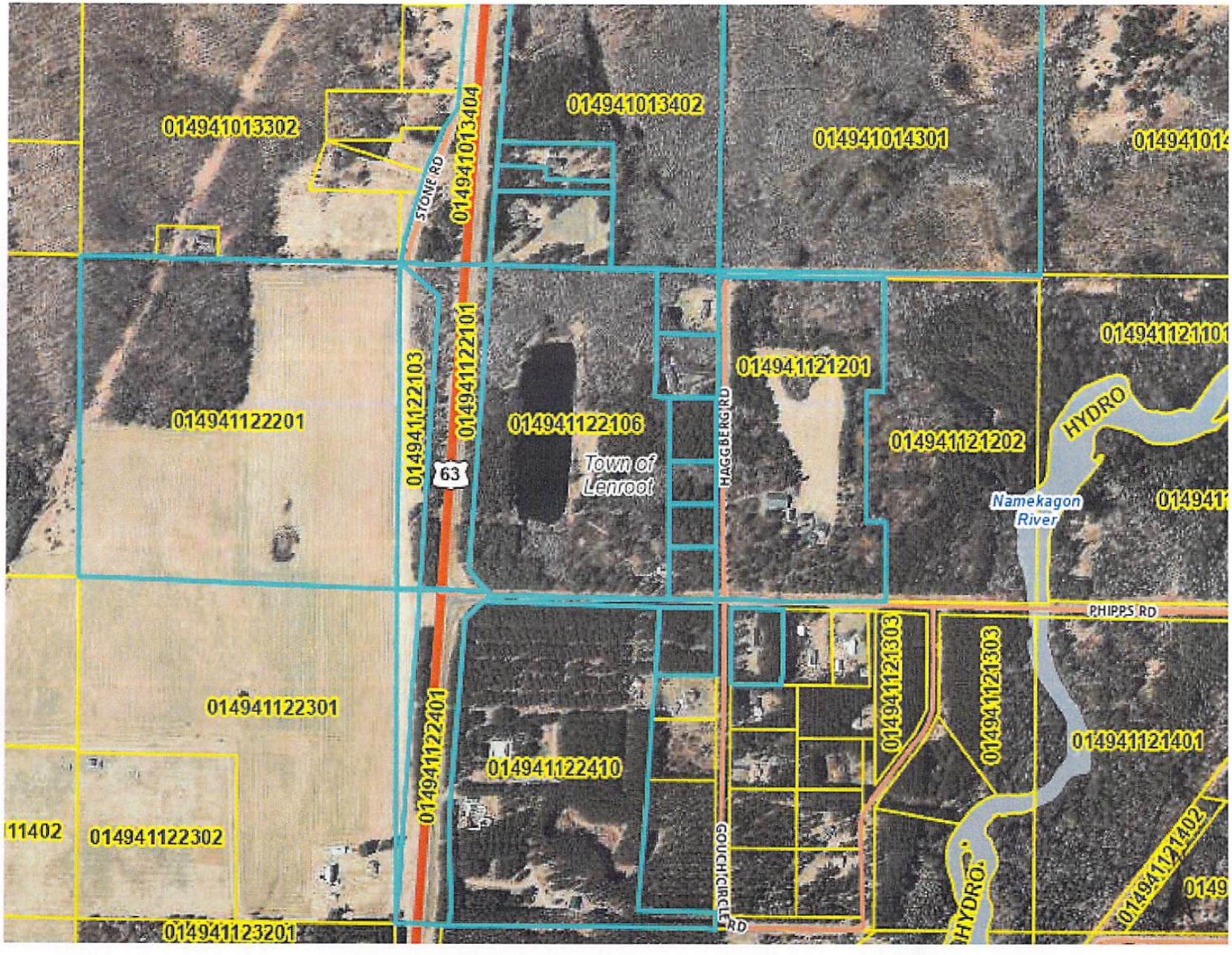
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County Subdivision Plat Request
STAFF REPORT

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 ¼ of the NE ¼; S20, T41N, R09W; Parcel #010-941-20-1301; 40.0 total acres; Zoned Agricultural- One (A-1).

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

As per the Sawyer County Subdivision Ordinance:

FINAL PLAT

Final plats shall be submitted to the Zoning Committee within 180 days of preliminary plat acceptance unless this requirement is waived in writing by the Zoning Committee. **Preliminary Plat was approved with no conditions on 5/17/24**

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

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

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

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

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

Where the Zoning Committee finds that additional information relative to a problem or concern posed by the proposed subdivision is needed, the Zoning Committee shall have the authority to request such information from the subdivider. Such additional information may include, but is not limited to soil borings conducted by a Certified Soil Tester, a storm water management plan under the provisions of NR 216; achieving the erosion control performance standards of NR 151 or Regional Flood Elevation. **Subdivider will need to submit for a Storm Water MGMT plan to the WiDNR prior to 1 acre of earth disturbance. Entire Property is relatively flat with no identified wetlands. Newly created sites are to remain over 5 acres zoned A-1 but to be used for Residential build sites which will require additional Town Approval during the Land Use Permit issuance process.**

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 dispel 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.

SAWYER COUNTY

Conditional Use Public Hearing Application

RECEIVED
MAR 12 2024
SAWYER COUNTY
ZONING ADMINISTRATION

TO: Sawyer County Zoning and Conservation Administration
10610 Main Street Suite 49
Hayward, Wisconsin 54843
Attn: Kathy Marks E-mail: kathy.marks@sawyercountygov.org Phone: 715-638-3225

Property Owner Name & Address:
Gorud Capital, LLC
906 West Shore Drive
Madison, WI 53715

Phone: 608-220-3230 Email: Lgorud2@gmail.com

Property description including Parcel Number:
SW 1/4, NE 1/4, Section 20, T41N, R9W
010941201301, Tax ID# 12273, 40 Total Acres
Zoned A-1 Agricultural One

Permit desired for:
Seven Lot Subdivision PLAT - "Aspen Grove"

Lee R. Gorud
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 Date of Public Hearing: May 17, 2024
Gravel Pit renewal $300.00 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:	**Mailing Address:**
GORUD CAPITAL LLC	**GORUD CAPITAL LLC**
906 WEST SHORE DR	906 WEST SHORE DR
MADISON WI 53715	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

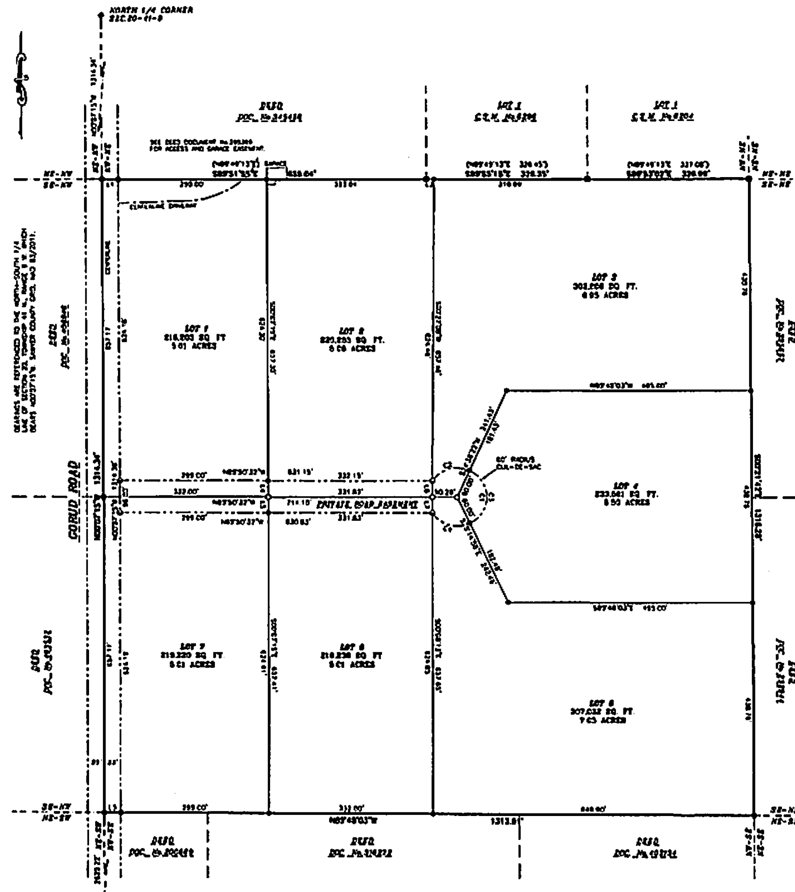
2024 Assessment Detail

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



SAWYER COUNTY PLAT
ASPEN GROVE

A SAWYER COUNTY PLAT LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 9 WEST, IN THE TOWN OF HAYWARD, SAWYER COUNTY, WISCONSIN.

OWNER'S CERTIFICATE OF DEDICATION

AS OWNER'S, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THE PLAT. WE ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION.
SAWYER COUNTY ZONING DEPARTMENT
TOWN OF HAYWARD

WITNESS THE HAND AND SEAL OF SAID OWNERS THIS ________ DAY OF __________ 2024.

IN PRESENCE OF:

________________ (SEAL)
LEE R. GORUD (OWNER)

________________ (SEAL)
SUSAN K. GORUD (OWNER)

STATE OF WISCONSIN
SAWYER COUNTY) SS

PERSONALLY CAME BEFORE ME THIS ______ DAY OF ____________ 2024, THE ABOVE NAMED OWNER'S TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, ____________________
WISCONSIN

MY COMMISSION EXPIRES ____________.

SAWYER COUNTY ZONING APPROVAL CERTIFICATE

RESOLVED, THAT THE PLAT OF ASPEN GROVE, IN THE TOWN OF HAYWARD, LEE GORUD AND SUSAN GORUD, OWNER'S, IS HEREBY APPROVED BY THE SAWYER COUNTY ZONING COMMITTEE.

____
JAY KOLLECKER, ZONING ADMINISTRATOR DATE

____
RONALD BUCKHOLTZ, ZONING COMMITTEE CHAIR DATE

TOWN OF HAYWARD APPROVAL CERTIFICATE

RESOLVED, THAT THE PLAT OF ASPEN GROVE, IN THE TOWN OF HAYWARD, LEE GORUD AND SUSAN GORUD, OWNER'S, IS HEREBY APPROVED BY THE TOWN OF HAYWARD.

____
GARY GILBERT, TOWN OF HAYWARD CHAIR DATE

I, CERTIFY THAT THE FOREGOING APPROVAL IS PURSUANT TO A RESOLUTION ADOPTED BY THE TOWN BOARD OF HAYWARD.

____
GWYN HAND, TOWN OF HAYWARD CLERK DATE

SURVEYOR'S CERTIFICATE

I, JESSE B. SUZAN, A WISCONSIN PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF SAWYER COUNTY AND THE TOWN OF HAYWARD, AND UNDER THE DIRECTION OF LEE R. GORUD AND SUSAN K. GORUD, OWNER'S OF SAID LAND, I HAVE SURVEYED, DIVIDED, AND MAPPED THE PLAT OF ASPEN GROVE; THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED; AND THAT THIS LAND IS LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 9 WEST, IN THE TOWN OF HAYWARD, SAWYER COUNTY, WISCONSIN, CONTAINING 1,724,405 SQUARE FEET IN AREA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 20, THENCE ALONG THE NORTH-SOUTH 1/4 LINE OF SECTION 20, N00°07'15"W 2620.22' TO A FOUND SURVEY MARKER NAIL AT THE CENTER 1/4 CORNER OF SECTION 20 AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH-SOUTH 1/4 LINE, N00°07'15"W 1314.31' TO A FOUND SURVEY MARKER NAIL AT THE CENTERNORTH 1/16 CORNER OF SECTION 20; THENCE ALONG THE MONUMENTED NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, S89°51'55"E 853.04' TO A FOUND IRON BAR, THENCE, S89°55'15"E 328.35' TO A FOUND IRON BAR, THENCE, S89°53'03"E 326.00' TO A FOUND IRON BAR AT THE MONUMENTED NORTHEAST 1/16 CORNER OF SECTION 20, THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, S00°21'42"E 1318.28' TO A FOUND IRON ROD AT THE CENTEREAST 1/16 CORNER OF SECTION 20, THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, N89°48'03"W 1313.81' TO THE POINT OF BEGINNING. SUBJECT TO ALL EXISTING EASEMENTS AND RESERVATIONS OF RECORD.

DATED THIS ______ DAY OF ____________, 2024.

____
JESSE B. SUZAN
WISCONSIN PROFESSIONAL LAND SURVEYOR No 2835

TREASURER'S CERTIFICATE

STATE OF WISCONSIN
SAWYER COUNTY) SS

WE, BEING DULY ELECTED QUALIFIED AND ACTING TREASURERS OF THE COUNTY OF SAWYER AND THE TOWN OF HAYWARD, DO HEREBY CERTIFY THAT THE RECORDS IN OUR OFFICES SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THE DATES LISTED BELOW AFFECTING THE LANDS INCLUDED IN THE PLAT OF ASPEN GROVE.

____
SAMANTHA STUHR, TOWN OF HAYWARD TREASURER DATE

____
JANEEN ABRIC, SAWYER COUNTY TREASURER DATE

LINE TABLE

L1=	S89°51'55"E 33.00'
L2=	S89°55'15"E 15.34'
L3=	N89°48'03"W 33.00'
L4=	S00°07'15"E 33.00'
L5=	S00°07'15"E 33.00'
L6=	S00°37'08"W 33.00'
L7=	S00°08'13"E 33.00'

CURVE TABLE

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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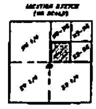
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

VICINITY SKETCH
(NO SCALE)



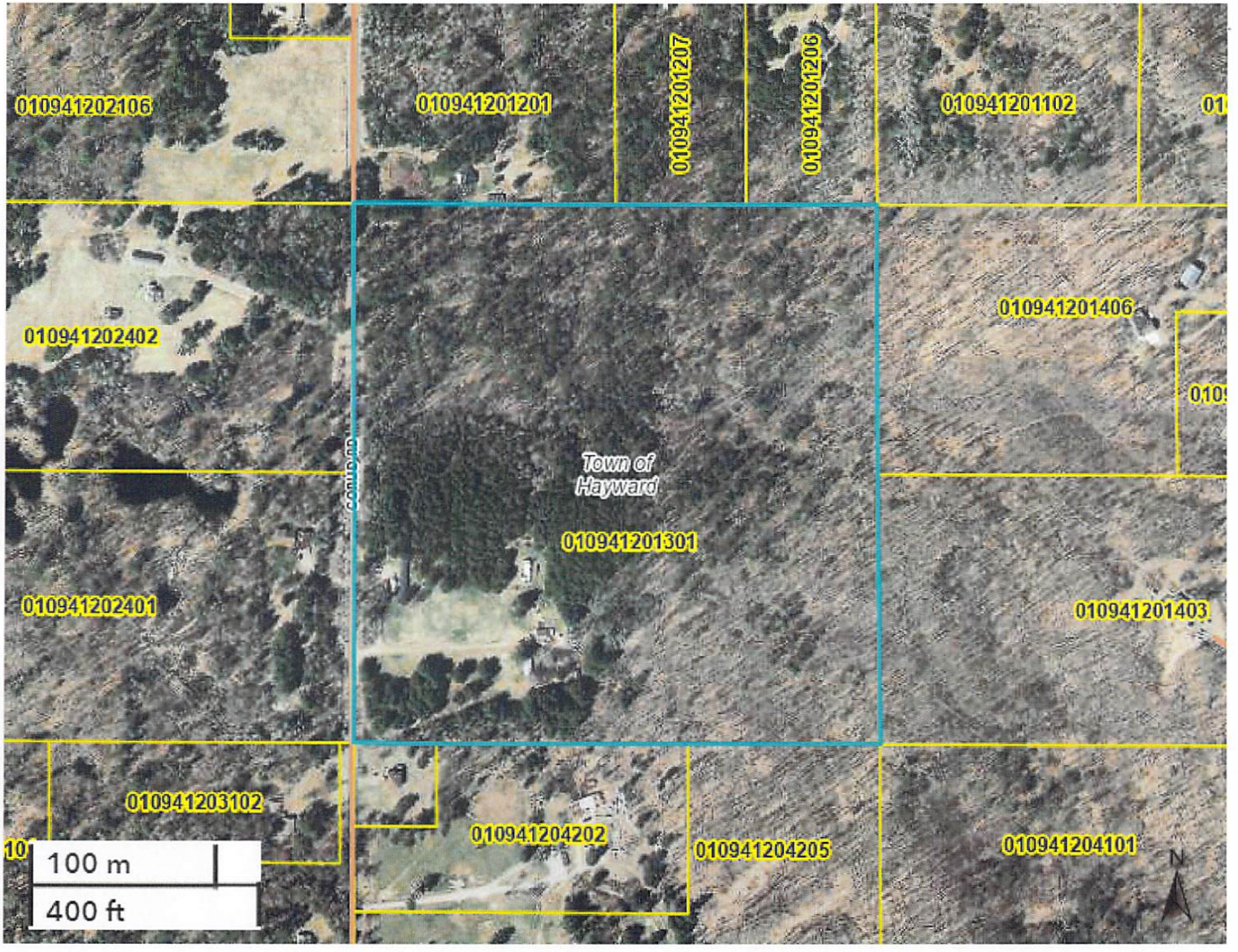
0 100' 200' 300'
SCALE IN FEET 1" = 100'

LEGEND

- Found 2.5" Crown Capped Iron Pipe
- Set .75" x 18" Iron Rod wt. 1.50 lbs. per foot.
- Set 1.25" x 18" Iron Rod wt. 4.17 lbs. per foot.
- Set Survey Marker Nail with a 1" cap
- Found Survey Marker Nail
- Found .625" Square Iron Bar
- Found .75" Iron Rod
- Calculated Position
- (xxxx) Recorded Data

Prepared by:
Jesse Suzan Land Surveying LLC
Phone No. (715) 558-4668
13731W Spectrum Circle
Hayward, WI 54843

Sheet 1 of 1 Sheets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010941201102
010941202402
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Town of Hayward
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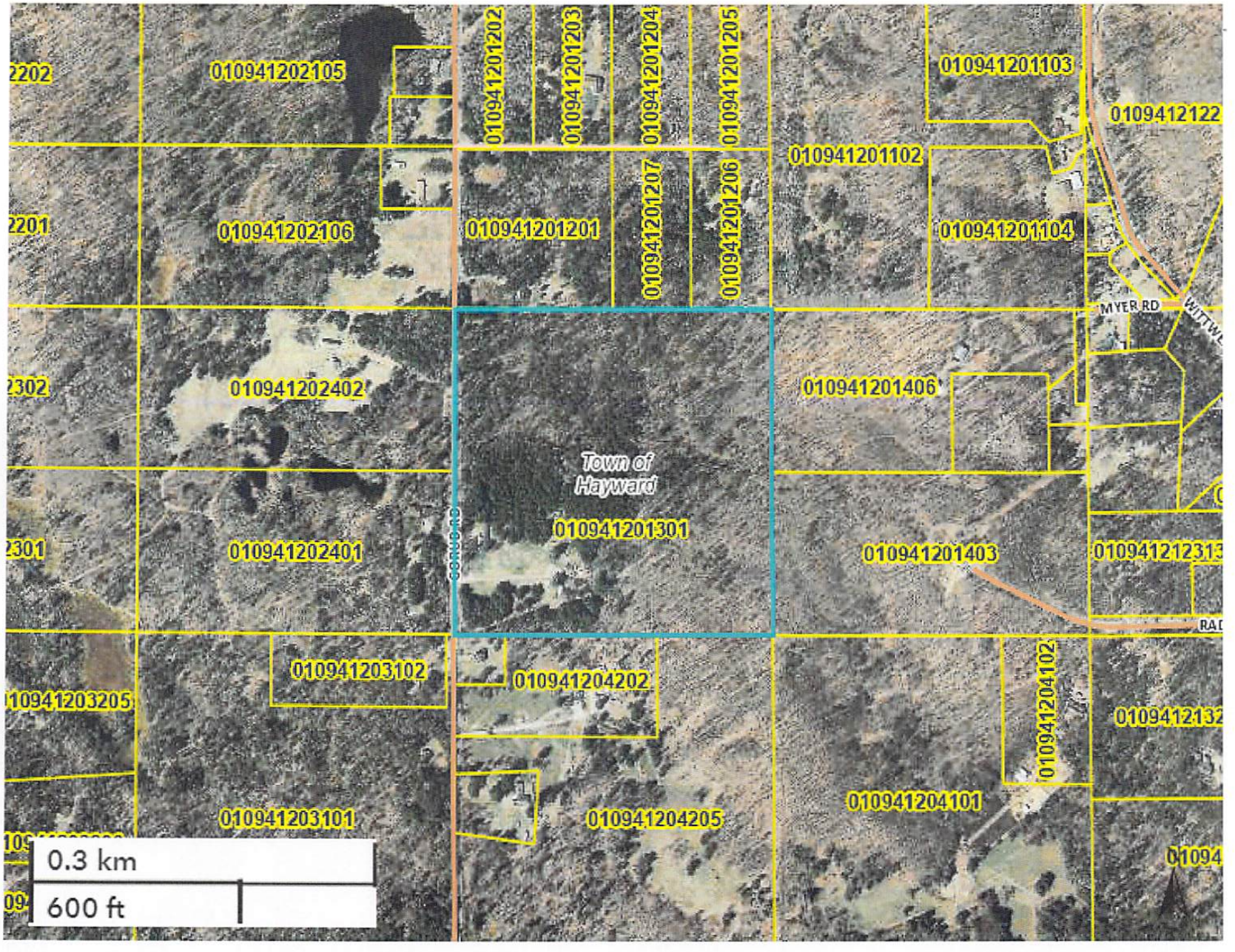
010941204202
010941204205
010941204101
100 m
400 ft
N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Town of Hayward
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010941203101
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010941204101
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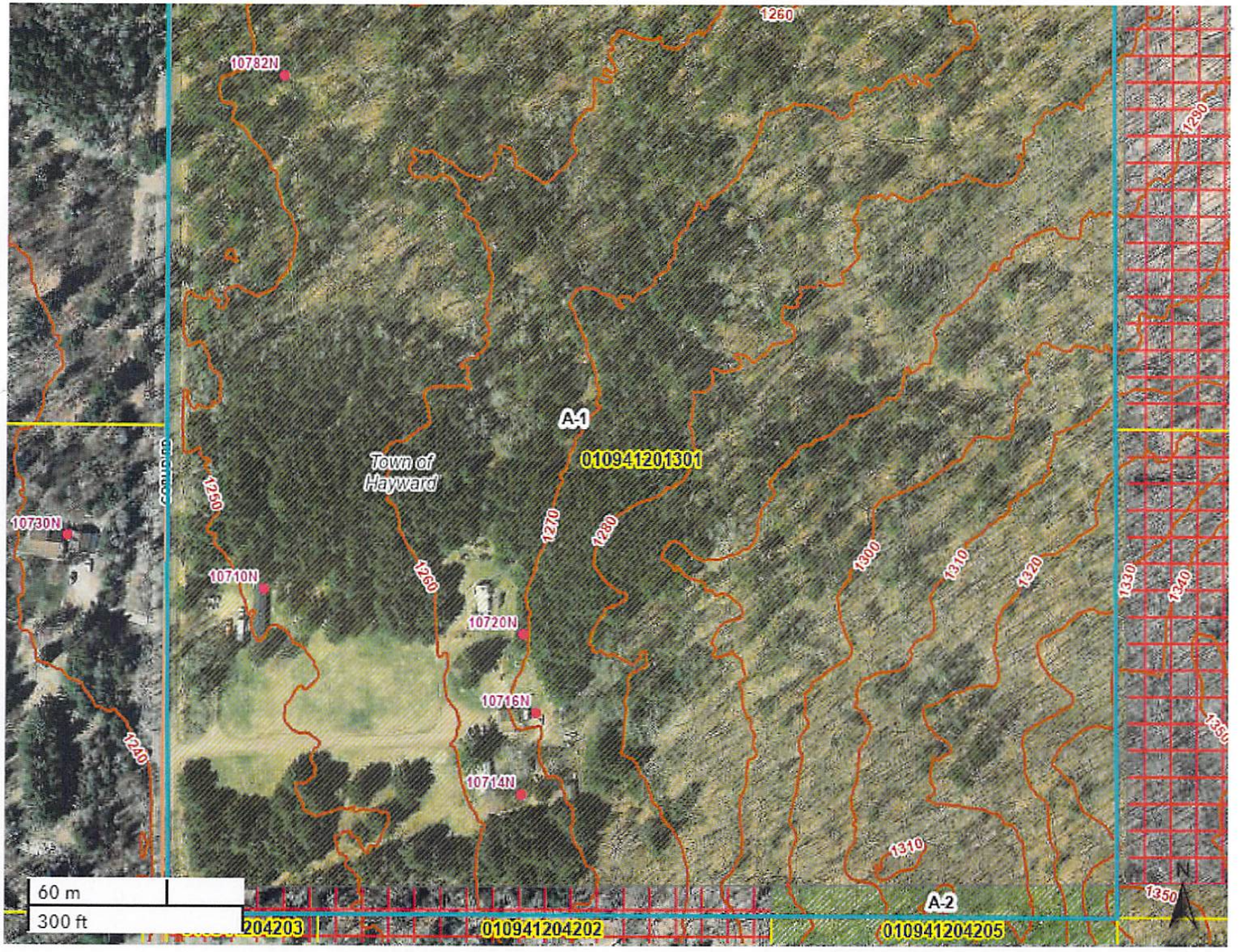
600 ft


10782N
10730N
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10720N
10716N
10714N
Town of Hayward
A-1
010941201301
A-2
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010941204205
204203
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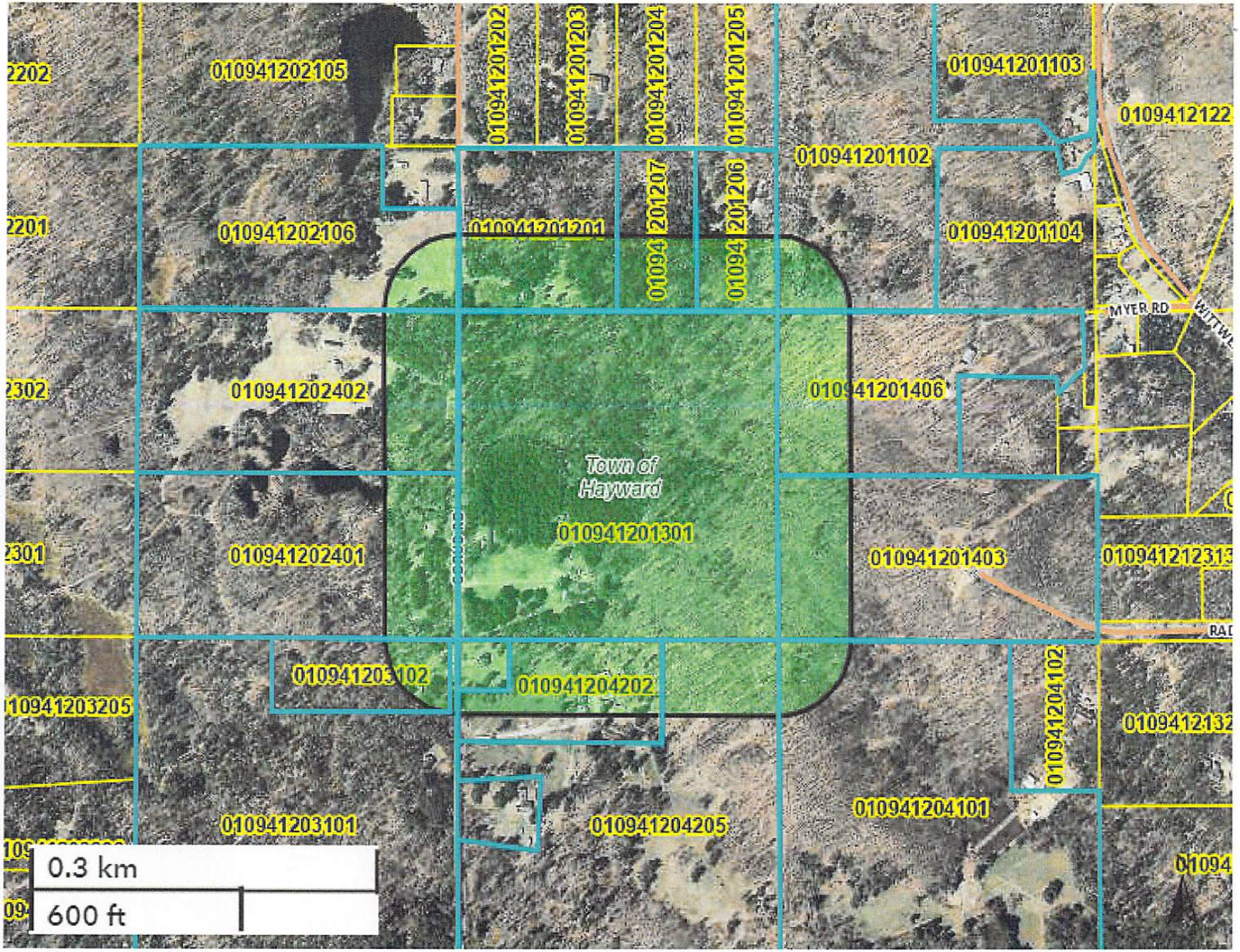
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