



# Sawyer County

## Agenda

### Zoning Committee Meeting

Friday, July 19, 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. Approval of Agenda
- d. Statement of Committee and Hearing Procedure & Statement of Hearing Notice
- e. Approval of Previous Meeting Minutes. (A copy of the audio recording of this meeting & video may be found at [sawyercountygov.org](http://sawyercountygov.org) for more information).  
[6-21-24 ZC Minutes](#)
- f. 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.*

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#### 3. REZONE APPLICATIONS

- a. A Public Hearing in the Town of Hayward. RZN #24-009, Owner: David Freund. Part of the NE ¼ of the NW ¼, Lot 1 CSM 37/197 #8587; S32, T41N, R08W; Parcel #010-841-32-2125; Tax ID #44295; 2.01 total acres; Zoned Residential/Recreational One (RR-1). Purpose of request

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is to rezone 2.01 total acres to Commercial One (C-1) in order to build an auto & marine detail shop with living quarters. This would be permitted use under the Commercial One (C-1) zone district.

[RZN #24-009, David Freund pkt](#)

- b. Discussion/Action in the Town of Hayward. RZN #24-009, Owner: David Freund. Part of the NE ¼ of the NW ¼, Lot 1 CSM 37/197 #8587; S32, T41N, R08W; Parcel #010-841-32-2125; Tax ID #44295; 2.01 total acres; Zoned Residential/Recreational One (RR-1). Purpose of request is to rezone 2.01 total acres to Commercial One (C-1) in order to build an auto & marine detail shop with living quarters. This would be permitted use under the Commercial One (C-1) zone district

#### **4. REZONE APPLICATION REMANDED BACK FROM COUNTY BOARD - (WITHDRAW REQUESTED BY APPLICANT)**

- 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.
- 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 additional signage at the property entrance, which is problematic under the current zoning

#### **5. CLOSED SESSION**

- a. Consider motion to convene in closed session pursuant to Wis. Stat. s. 19.85(1)(g) “Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved,” to wit: discussion of multi-dwelling development definitional issues, amendment of Sawyer County Zoning Code, issues relating to the property located at #14663W County Hwy E, and other issued thereto.

The Zoning Committee will reconvene in open session immediately following the closed session, and may have discussion and take official action on matters discussed in closed session.

## 6. CONDITIONAL USE APPLICATIONS

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- a. **\*\*\*WITHDRAW REQUEST BY APPLICANT.** A Public Hearing in the Town of Round Lake. CUP #24-012. Owner: Equity Trust Co. FBO Joseph M. Johnston IRA. Part of Government Lot 1, Lot 5 CSM 34/220 #8161; S33, T41N, R07W; Parcel #024-741-33-5102; Tax ID #42527; 13.31 total acres; Zoned Forestry One (F-1) & Residential/Recreational Two (RR-2) (Island) & Part of Government Lot 1, Lot 1 CSM 34/183 #8146; S34, T41N, R07W; Parcel #024-741-34-5132; Tax ID #42434; .73 total acres; Zoned Residential/Recreational One (RR-1) (Mainland). Permit desired for Sawyer County Code of Ordinances – Appendix B - Section 4.4(D) Island development for island use and Sawyer County Code of Ordinances – Appendix D Section 17.(3)(B)(16) Multi-dwelling development. Request is for 5 dwelling units to be used as a resort use for a camp for foster kids. This case will also be requiring a variance for 5 dwelling units utilizing 1 mainland access point.  
[CUP #24-012, Equity Trust CO FBO, Joseph Johnson pkt.](#)

- b. **\*\*\*WITHDRAW REQUEST BY APPLICANT.** Discussion/Action in the Town of Round Lake. CUP #24-012. Owner: Equity Trust Co. FBO Joseph M. Johnston IRA. Part of Government Lot 1, Lot 5 CSM 34/220 #8161; S33, T41N, R07W; Parcel #024-741-33-5102; Tax ID #42527; 13.31 total acres; Zoned Forestry One (F-1) & Residential/Recreational Two (RR-2) (Island) & Part of Government Lot 1, Lot 1 CSM 34/183 #8146; S34, T41N, R07W; Parcel #024-741-34-5132; Tax ID #42434; .73 total acres; Zoned Residential/Recreational One (RR-1) (Mainland). Permit desired for Sawyer County Code of Ordinances – Appendix B - Section 4.4(D) Island development for island use and Sawyer County Code of Ordinances – Appendix D Section 17.(3)(B)(16) Multi-dwelling development. Request is for 5 dwelling units to be used as a resort use for a camp for foster kids. This case will also be requiring a variance for 5 dwelling units utilizing 1 mainland access point.

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- c. A Public Hearing in the Town of Hayward, CUP #24-013. Owner: T&K Rolloffs LLC. Part of the SW ¼ of the SW ¼, Lot 2 CSM 38/347 #8797; S30, T41N, R08W; Parcel #010-841-30-3305; Tax ID #45117; 6.35 total acres; Zoned Industrial One (I-1). Permit desired for Sawyer County Code of Ordinances – Appendix D Section 17.7(B)(3) for a solid waste disposal site. This would allow the public to bring municipal solid waste and construction debris to the facility where items will be sorted, recycled, and transferred to other facilities including an out-of-County landfill.  
[CUP #24-013, T & K Rolloffs pkt](#)
- d. Discussion/Action in the Town of Hayward, CUP #24-013. Owner: T&K Rolloffs LLC. Part of the SW ¼ of the SW ¼, Lot 2 CSM 38/347 #8797; S30, T41N, R08W; Parcel #010-841-30-3305; Tax ID #45117; 6.35

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## 7. REZONE & CONDITIONAL USE APPLICATIONS

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- a. A Public Hearing in the Town of Hunter. RZN #24-010. Owner: John & Trish Badagliocco. Part of Government Lot 1 & Part of the NW ¼ of the SW ¼, Lot 2 CSM 32/263 #7898; S04, T39N, R07W; Parcel #012-739-04-5111; Tax ID #41542; 10.62 total acres; Zoned Agricultural Two (A-2), Residential/Recreational-One (RR-1) & Residential/Recreational-Two (RR-2). & Part of Government Lot 1 & Part of the NW ¼ of the SW ¼, S04, T39N, R07W; Parcel #012-739-04-3204; Tax ID #44788; 28.73 total acres; Zoned Agricultural Two (A-2) and Forestry-One (F-1). Purpose of request is to rezone approximately 3.25 acres of A-2 (across both existing parcels) and approximately 1.44 acres of RR-1 for a total of 4.69 acres all to RR-2. With approval of the rezone this would result in a new lot which has a preliminary survey map that has been conducted which would total 12.20 acres of RR-2. The intent of the RR-2 rezone request would then be for expansion of an existing campground to be heard as CUP 24-014.

[RZN #24-010, John Badagliocco pkt.](#)

- b. Discussion/Action in the Town of Hunter. RZN #24-010. Owner: John & Trish Badagliocco. Part of Government Lot 1 & Part of the NW ¼ of the SW ¼, Lot 2 CSM 32/263 #7898; S04, T39N, R07W; Parcel #012-739-04-5111; Tax ID #41542; 10.62 total acres; Zoned Agricultural Two (A-2), Residential/Recreational-One (RR-1) & Residential/Recreational-Two (RR-2). & Part of Government Lot 1 & Part of the NW ¼ of the SW ¼, S04, T39N, R07W; Parcel #012-739-04-3204; Tax ID #44788; 28.73 total acres; Zoned Agricultural Two (A-2) and Forestry-One (F-1). Purpose of request is to rezone approximately 3.25 acres of A-2 (across both existing parcels) and approximately 1.44 acres of RR-1 for a total of 4.69 acres all to RR-2. With approval of the rezone this would result in a new lot which has a preliminary survey map that has been conducted which would total 12.20 acres of RR-2. The intent of the RR-2 rezone request would then be for expansion of an existing campground to be heard as CUP 24-014.

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- c. A Public Hearing in the Town of Hunter. CUP #24-014. Owner: John & Trish Badagliocco. Part of Government Lot 1 & Part of the NW ¼ of the SW ¼, Lot 2 CSM 32/263 #7898; S04, T39N, R07W; Parcel #012-739-04-5111; Tax ID #41542; 10.62 total acres; Zoned Agricultural Two (A-2), Residential/Recreational-One (RR-1) & Residential/Recreational-Two (RR-2). & Part of Government Lot 1 & Part of the NW ¼ of the SW ¼, S04, T39N, R07W; Parcel #012-739-04-3204; Tax ID #44788; 28.73 total acres; Zoned Agricultural Two (A-2) and Forestry-One (F-1). If rezone (RZN #24-010) is approved a new 12.20-acre parcel would be



formed by certified survey map. Permit desired per Sawyer County Code of Ordinances – Appendix D Section 17.3(B)(1) for campgrounds Subject to Section 6.7. Permit desired for expansion of an existing campground for additional 25 sites. Totaling 65 totals sites.

[CUP #24-014, John & Trish Badagliacco pkt](#)

- d. Discussion/Action in the Town of Hunter. CUP #24-014. Owner: John & Trish Badagliacco. Part of Government Lot 1 & Part of the NW ¼ of the SW ¼, Lot 2 CSM 32/263 #7898; S04, T39N, R07W; Parcel #012-739-04-5111; Tax ID #41542; 10.62 total acres; Zoned Agricultural Two (A-2), Residential/Recreational-One (RR-1) & Residential/Recreational-Two (RR-2). & Part of Government Lot 1 & Part of the NW ¼ of the SW ¼, S04, T39N, R07W; Parcel #012-739-04-3204; Tax ID #44788; 28.73 total acres; Zoned Agricultural Two (A-2) and Forestry-One (F-1). If rezone (RZN #24-010) is approved a new 12.20-acre parcel would be formed by certified survey map. Permit desired per Sawyer County Code of Ordinances – Appendix D Section 17.3(B)(1) for campgrounds Subject to Section 6.7. Permit desired for expansion of an existing campground for additional 25 sites. Totaling 65 totals sites.

## **8. NEW BUSINESS**

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

## **9. ADJOURNMENT**

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

**ZONING COMMITTEE MEMBERS**

Ronald Buckholtz, Chairman  
Tweed Shuman, Vice Chairman  
Kay Wilson  
John Surlaski  
Steve Kariainen  
Marshal Savitski

**ZONING ADMINISTRATION**

Jay Kozlowski, Zoning Administrator  
Kathy Marks, Deputy Zoning Administrator

**PRELIMINARY MATTERS**

1) Call to Order and Roll Call

Buckholtz called the Public Hearing before the Sawyer County Zoning Committee to order at 8:30 AM. In the Sawyer County Courthouse, 10610 Main St., Hayward, Wisconsin. Roll was called finding present: Ron Buckholtz, Tweed Shuman-virtual, Kay Wilson, John Surlaski, Marshal Savitski and Steve Kariainen. From the Zoning Office Kozlowski and Marks. Legal Counsel Rebecca Roeker – virtual.

2) Pledge of Allegiance.

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

4) Approval of May 17, 2024 minutes. Motion to approve by Surlaski, second by Savitski. All in favor. Motion carries. Shuman now reports on virtually. Savitski is moved to alternate.

5) Public Comment: Linda Zillmer, resident of Village of Edgewater and property owner in the Town of Edgewater comments.

**REZONE APPLICATION**

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. Kozlowski reads the application, staff report, and Town approval. No opinion letters returned. Motion to open the public hearing portion of the application by Wilson, second by Shuman. All in favor. No one was present to speak. No other comments. Motion by Kariainen to close the public hearing portion of the application second by Surlaski. All in favor. Kozlowski reads

the discussion/action portion of the application. Motion by Wilson 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) Provide healthy surroundings for family life. Second by Karianinen. No other comments. Roll call finds: Buckholtz – yes, Suralski – yes, Wilson – yes, Shuman – yes, Kariainen – yes. All in favor. Motion carries.

#### **CONDITIONAL USE APPLICATION**

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/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 Town Approval. Per Sawyer County Ordinance 4.26 (1) with automatic conditions. Kozlowski reads the application, staff report and Town approval. No opinion letters returned. Motion by Wilson to open the public hearing portion of the application, second by Suralski. All in favor. Owner: Grant Pickard speaks in favor of the application. No other comments. Motion to close the public hearing portion of the application by Shuman, second by Suralski. All in favor. Kozlowski goes over the suggested conditions of the application. Motion by Wilson to approve the application with conditions of: 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 meet 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'. 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. Second by Suralski. Roll call finds: Suralski- yes, Wilson – yes, Buckholtz – yes, Kariainen – yes, Shuman – yes. All in favor Motion carries.

#### **PRELIMINARY PLAT REVIEW**

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. Kozlowski explains the preliminary process of the County Plat map. Motion to open the public hearing portion of the plat by Suralski, second by Kariainen. All in favor. Jon Vollmers, owner speaks in favor of the application. Linda Zillmer, resident of Village of Edgewater and property owner in Sawyer County comments. Motion to close the public hearing portion of the plat by Wilson, second by Kariainen. All in favor. Kozlowski reads the discussion/action portion of the plat. Motion by Wilson to approve the preliminary plat with condition of a storm water management report. Second by Shuman. Kozlowski asks if the storm water management report is to be done before the final plat comes for

decision. Reboecca Roeker legal counsel advises. Storm water management report will be done before the final plat. No other comments. Roll call finds: Wilson – yes, Shuman – yes, Suralski –yes, Karianen – yes, Buckholtz – yes. All in favor. Motion carries.

#### **FINAL 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. Kozlowski reads the Final plat for Aspen Grove LLC. States that it has his approval. Wilson – Town approval? Kozlowski reads the Town approval and explains the Agricultural One (A-1) needing to be 5 acres and getting Town approval to be able to build on the lots. Motion by Surlaski to open the public hearing portion of the Final plat, second by Kariainen. All in favor. Lee Gorud, owner speaks in favor of the Final plat. No other comments. Motion to close the public hearing of the Final plat by Wilson, second by Suralski. All in favor. Kozlowski reads the discussion/action portion of the Final plat. Motion by Kariainen to approve the Final plat, second by Shuman. No other discussion. Roll call finds: Shuman – yes, Suralski –yes, Buckholtz –yes, Karianen – yes, Wilson – yes. All in favor.

#### **NEW BUSINESS**

a) Ordinance Amendment for “multi-dwelling development” New survey questionnaire to be sent to the Towns. Kozlowski explains that the office is short staffed and there are only 3 employees in the Zoning office and this time and unable to work on the amendment. Hoping that it will be heard in July.

b) Any other business that may come before the Committee. Ben Kurtzweil, Town of Hayward Chairman explains that the Town agreed that the Aspen Grove LLC will have private roads. Don Robinson, Town of Hayward resident speaks of the southern county concerns. He also speaks of the campgrounds and getting a group together to be able to advise and inform the Zoning Committee.

#### **ADJOURNMENT**

Adjourned by Ronald Buckholtz, Chairman at 9:25am

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

Minutes prepared by Kathy Marks, Deputy Zoning & Conservation Administrator



## **Rezone Request STAFF REPORT**

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

**File: # RZN 24-009**

**Applicant:**

David Freund  
PO BOX 1319  
Hayward, WI 54843

**Property Location & Legal Description:**

Town of Hayward. Part of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , Lot 1 CSM 37/197 #8587; S32, T41N, R08W; Parcel #010-841-32-2125; Tax ID #44295; 2.01 total acres; Zoned Residential/Recreational One (RR-1)..

**Request:** Purpose of request is to rezone 2.01 total acres to Commercial One (C-1) in order to build an auto & marine detailing shop with living quarters. This would be permitted use under the Commercial One (C-1) zone district

**Summary of Request & Project History:**

The applicant is requesting to rezone 2.01 acres of RR-1 to C-1 (see attached map of parcel). The proposed rezone would result in conforming lot dimensional requirements. The purpose of this request would then be to have a permitted use within the commercial-one zone district for storage building(s).

**Additional Information/details:**

See attached additional maps included in this packet. This property is located near the Big Fish Golf Course. The surrounding property to the North, South, and West is currently zoned RR-1 with property to the East across Sheptick Lane zoned C-1. This would not be viewed as "spot zoning". There are several other commercial uses in the immediate area.

The future land use map for the Town of Hayward shows this area as Rural Transitional (RT). RT is defined by the Town of Hayward Comprehensive are to identify certain lands in proximity to developed areas, to be preserved mainly forestry, and open spaces uses until such time as more intensive development may be appropriate. Areas within the RT classification shall be transitioned and new development shall be limited in accordance with all Town Policies including the Highway Corridor District. Appropriate Sawyer County base zoning districts within the RT future land use include C-1 and the Town does not require an amendment to the



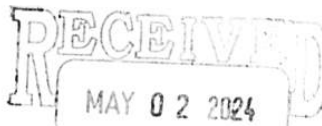
future land use map if the Town determines that the new classification is appropriate for more intensive development.

**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 # 24-009

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: David Freund

Address: 15807 Laura Dr. Unit #1 Hayward, WI 54843  
Phone: 715-558-3024 Email: David.frend@gmail.com

Legacy PIN # 010841322125 Acreage: 2.01

Change from District RR1 to C-1

Property Description: N Sheftick LN, Town of Hayward  
Pct NWNW, Lot 1, CSM # 2587 S 32, T41N, R08W

Purpose of Request: Rezone 2.01 acres of RR-1 to C-1 in order to build  
a auto and marine cleaning shop with living quarters. This would be a permitted  
use under the C-1 District.

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

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

Name, Address, Phone & Email of Agent:

Phone \_\_\_\_\_ Email: \_\_\_\_\_

Fee \$500.00  
1/22

Date of Public Hearing July 19, 2024

Real Estate Sawyer County Property Listing  
Today's Date: 6/5/2024

Property Status: Current  
Created On: 9/23/2021 12:34:27 PM

 **Description** Updated: 9/23/2021

|                   |                                    |
|-------------------|------------------------------------|
| <b>Tax ID:</b>    | 44295                              |
| <b>PIN:</b>       | 57-010-2-41-08-32-2 01-000-000250  |
| Legacy PIN:       | 010841322125                       |
| Map ID:           |                                    |
| Municipality:     | (010) TOWN OF HAYWARD              |
| STR:              | S32 T41N R08W                      |
| Description:      | PRT NENW LOT 1 CSM 37/197 #8587    |
| Recorded Acres:   | 2.010                              |
| Calculated Acres: | 0.000                              |
| Lottery Claims:   | 0                                  |
| First Dollar:     | No                                 |
| Zoning:           | (RR1) Residential/Recreational One |
| ESN:              | 444                                |

 **Tax Districts** Updated: 9/23/2021

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

 **Recorded Documents** Updated: 5/7/2024

|                             |                        |
|-----------------------------|------------------------|
| <b>WARRANTY DEED</b>        |                        |
| Date Recorded: 4/26/2024    | <a href="#">449514</a> |
| <b>TRUSTEES DEED</b>        |                        |
| Date Recorded: 1/27/2022    | <a href="#">437324</a> |
| <b>CERTIFIED SURVEY MAP</b> |                        |
| Date Recorded: 9/17/2021    | <a href="#">434776</a> |
| <b>CERTIFIED SURVEY MAP</b> |                        |
| Date Recorded: 1/14/2015    | <a href="#">393992</a> |
| <b>WARRANTY DEED</b>        |                        |
| Date Recorded: 12/14/2010   | <a href="#">370363</a> |
| <b>WARRANTY DEED</b>        |                        |
| Date Recorded: 12/4/2003    | <a href="#">317771</a> |

Child History Record Count: 2 -

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

 **Tax ID:** 11634 **Pin:** 57-010-2-41-08-32-2 01-000-000030 **Leg. Pin:** 010841322103 **Map ID:** .5.3  
 **Tax ID:** 42008 **Pin:** 57-010-2-41-08-32-2 01-000-000200 **Leg. Pin:** 010841322120  
44295      This Parcel      ↑ Parents      ↓ Children

 **Ownership** Updated: 5/7/2024

**DAVID FREUND** HAYWARD WI

|                         |                         |
|-------------------------|-------------------------|
| <b>Billing Address:</b> | <b>Mailing Address:</b> |
| <b>DAVID FREUND</b>     | <b>DAVID FREUND</b>     |
| PO BOX 1319             | PO BOX 1319             |
| HAYWARD WI 54843        | HAYWARD WI 54843        |

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

 **Property Assessment** Updated: 4/18/2022

| 2024 Assessment Detail |       |      |      |
|------------------------|-------|------|------|
| Code                   | Acres | Land | Imp. |
| G4-AGRICULTURAL        | 1.260 | 200  | 0    |
| G8-AGRICULTURAL FOREST | 0.750 | 700  | 0    |

| 2-Year Comparison | 2023 | 2024 | Change |
|-------------------|------|------|--------|
| <b>Land:</b>      | 900  | 900  | 0.0%   |
| <b>Improved:</b>  | 0    | 0    | 0.0%   |
| <b>Total:</b>     | 900  | 900  | 0.0%   |

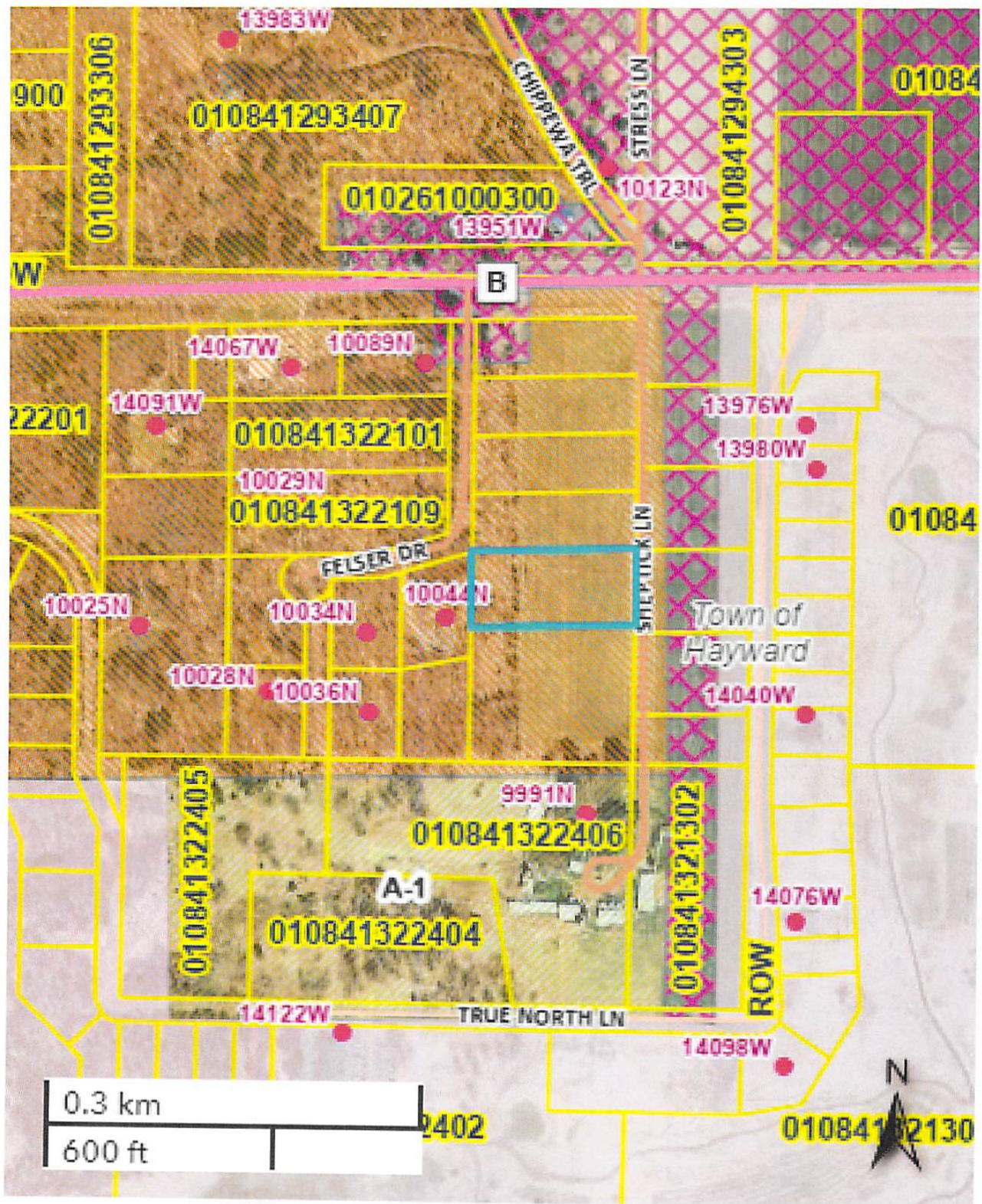
 **Property History**

| Parent Properties                                 | Tax ID                |
|---------------------------------------------------|-----------------------|
| <a href="#">57-010-2-41-08-32-2 01-000-000200</a> | <a href="#">42008</a> |









434776  
 PAULA CHISSER  
 REGISTER OF DEEDS  
 SAWYER COUNTY, WI  
 09/17/2021 02:45 PM  
 RECORDING FEE 30.00  
 PAGES: 2  
 VOL: 37 PAGE: 197  
 CSM MAP #: 8587



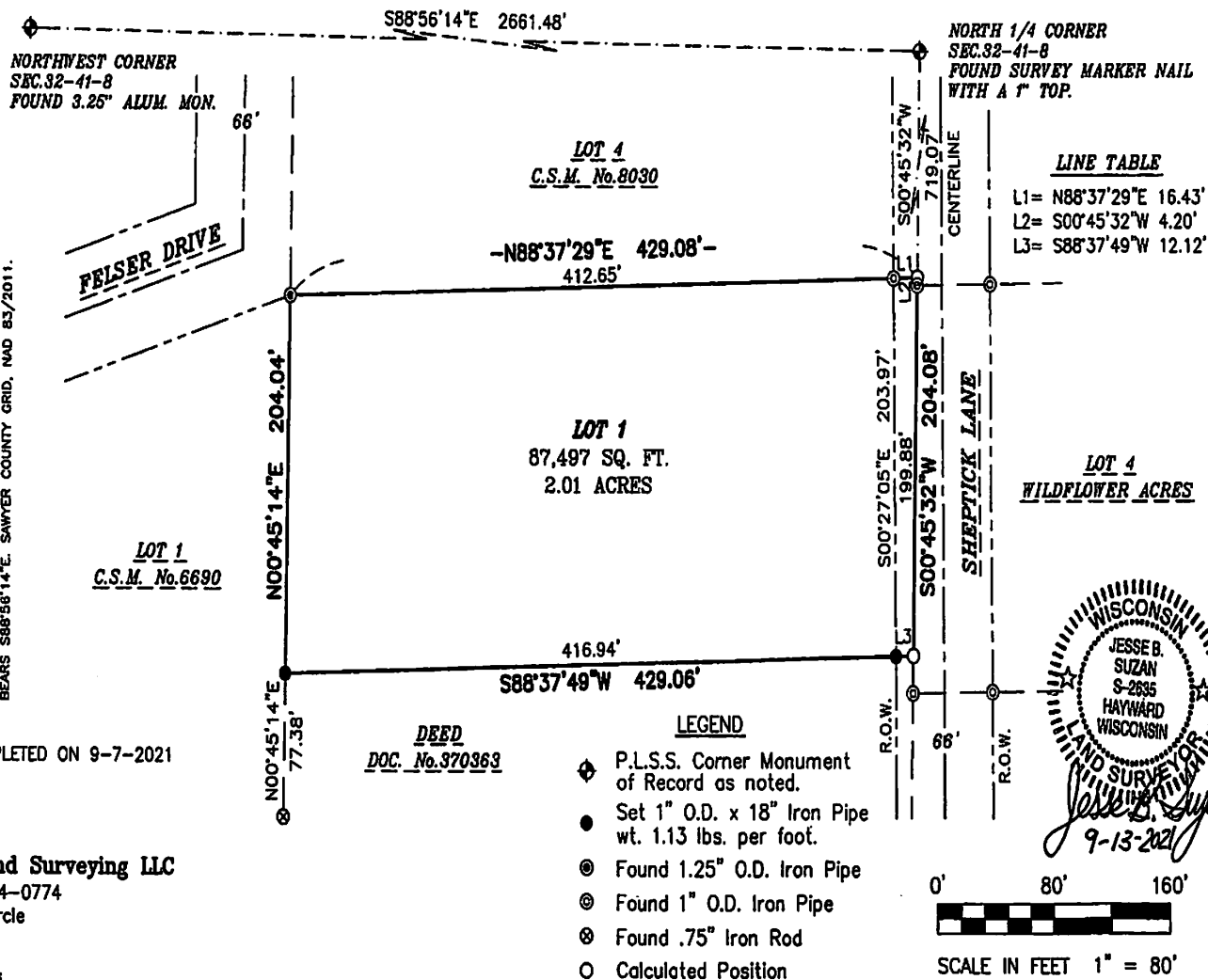
BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE  
 NW1/4 OF SECTION 32, TOWNSHIP 41 N., RANGE 8 W. WHICH  
 BEARS S88°56'14"E. SAWYER COUNTY GRID, NAD 83/2011.

FIELDWORK COMPLETED ON 9-7-2021

JOB # 10321  
 Prepared by:  
**Jesse Suzan Land Surveying LLC**  
 Phone No. (715) 634-0774  
 13731W Sjostrom Circle  
 Hayward, WI 54843  
 Sheet 1 of 2 Sheets

# SAWYER COUNTY CERTIFIED SURVEY MAP

LOCATED IN PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, OF SECTION 32,  
 TOWNSHIP 41 NORTH, RANGE 8 WEST, IN THE TOWN OF HAYWARD, SAWYER COUNTY, WISCONSIN.



434776 1 of 2









## Conditional Use Permit Request STAFF REPORT

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

**File: # CUP 24-012**

**Applicant:**

Equity Trust CO FBO  
Joseph Johnston  
226 S View Drive  
Barron, WI 54812

**Property Location & Legal Description:**

Town of Round Lake. Part of Government Lot 1, Lot 5 CSM 34/220 #8161; S33, T41N, R07W; Parcel #024-741-33-5102; Tax ID #42527; 13.31 total acres; Zoned Forestry One (F-1) & Residential/Recreational Two (RR-2) (Island Lot – all of the building site island is zoned RR-2) & Part of Government Lot 1, Lot 1 CSM 34/183 # 8146; S34, T41N, R07W; Parcel #024-741-34-5132; Tax ID #42434; .73 total acres; Zoned Residential/Recreational One (RR-1) (Mainland).

**Request:** Permit desired for Sawyer County Code of Ordinances – Appendix B - Section 4.4(D) Island development for island use and Sawyer County Code of Ordinances – Appendix D Section 17.(3)(B)(16) Multi-dwelling development. Request is for 5 dwelling units to be used as a resort use for a camp for foster kids. This case will also be requiring a variance for 5 dwelling units utilizing 1 mainland access point. The Sawyer County Zoning Shoreland-Wetland Protection Ordinance would only allow up to 2 dwelling units utilizing said mainland access.

**Project History & Summary of Request**

The applicant is requesting to operate a resort/camp for kids on an island property located on Callahan Lake. The proposal would be to have 5 separate units on the 1 lot that would function as a “resort” use under the provisions of “Multi-Dwelling Development” (MDD). The current ordinance language allows for multi-dwelling development within the RR-1 & RR-2 zone districts. MDD is defined as: “Development, regardless of form of ownership consisting of three or more DWELLING UNITS, condominium, resort, hotel or motel units or other units/structures intended for residential or long or short-term rental uses, all of which are to be located on the same LOT.” The conflicts within the current Zoning Ordinance falls under the definition of DWELLING UNITS which then states only 1 dwelling unit is allowed per lot. This definition was most likely added into the ordinance in error because with potential approvals of a CUP one could still apply



for an MDD. The intent of the definition was not to allow 2 dwellings on 1 lot that didn't meet the dimensional requirements for the lot or to allow the classification of garage bonus rooms as separate dwellings. Several ordinance amendment processes have attempted to make corrections within the ordinance but Towns have denied potential changes. At this point, current work flow within the Zoning Department has been shifted to other duties as opposed to ordinance re-writes.

In any case, this CUP request still remains and if you look again at the definition of MDD: "Development, regardless of form of ownership consisting of three or more DWELLING UNITS, condominium, resort, hotel or motel units or other units/structures one could argue that the CUP request is for 5 "resort" units and not 5 "Dwelling Units" which avoids the conflict with the Dwelling Unit definition.

It is the Zoning Administrator's recommendation that the CUP case be heard on the merits of MDD and not the Dwelling Unit definition. The CUP still has 2 separate elements to it. The first, is for the approval of a resort that would have 5 units associated with it that would serve as a camp for foster kids. The island lot that this is proposed on consist of approximately 7.8 acres of upland area which would meet dimensional requirements for the 5 units proposed and adequate setback distances.

The second element of approval of the CUP is for island development. All new island development required a Conditional Use Approval. A similar CUP was granted in 2021 to the island property just to the north of this. During the planning phases of that project it was discovered that there was a Bald Eagle nesting spot in close proximity to the build and a potential other site located on the island in questions. The applicant would need to contact the US Fish & Wildlife Services to see if additional permitting was needed for development in proposed location.

If the CUP is approved the applicant would also need to be granted a Variance for the proposed development. As part of island development, a mainland access point is needed. The ordinance further states the number of building sites utilizing the mainland access be limited to 2. This request is for 5 and even 6 if the north island is to still utilize this mainland access point. Again, this request would be as a separate variance hearing process which is pending application submittal if the CUP is approved.

**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 Fire number must be obtained on mainland access parcel for each island development unit.
- 2 Must comply with all other Town, County, State, and Federal regulation including but not limited to condition as set forth in "Short-Term Eagle Incidental Take Permit"
- 3 Land Use Permit required for island structures.
- 4 The Conditional Use Permit for "resort use" would only be valid for a "camp for kids" type of use. Any change of said use would require additional CUP approvals. CUP may transfer to other owner's but use of "camp for kids" would need to remain under the terms of the CUP approval.

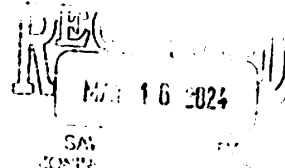
**Findings of Fact:**

**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;
- 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@sawyercounty.gov](mailto:kathy.marks@sawyercounty.gov)

Phone: 715-638-3225

Property Owner Name & Address:

Joseph M Johnston  
226 S. View Drive  
Barron, WI 54812

Phone: 715-790-5014

Email: [joeдеб@chibardin-net](mailto:joeдеб@chibardin-net)

Property description including Parcel Number:

Island lot PRT GOVT Lot 1, Lot 5 CSM- 34/220 024741335102  
Mainland PRT GOVT Lot 1, Lot 1 CSM- 34/183 024741345132

Permit desired for:

Sect 4.4(d) Shoreland Wetland Protection Ordinance  
Island Development for Island use  
Zoning Ordinance 17.3(b) Multi dwelling development  
also will be requiring a variance for 5 dwelling units for development  
of a camp for foster camp.

Joseph Johnston (IRA)  
Joseph Johnston  
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:

James Johnston  
N605 Rulsam Lake Rd.  
Barron, WI 54817  
715-456-10490  
jimejohnston@gmail.com

Fee: \$350.00

Date of Public Hearing:

Gravel Pit renewal \$300.00

Rev January 2023



## Real Estate Sawyer County Property Listing

Today's Date: 5/16/2024

Property Status: Current

Created On: 8/25/2016 10:49:12 AM

 **Description** Updated: 7/28/2022

**Tax ID:** 42527  
**PIN:** 57-024-2-41-07-33-5 05-001-000020  
**Legacy PIN:** 024741335102  
**Map ID:**  
**Municipality:** (024) TOWN OF ROUND LAKE  
**STR:** S33 T41N R07W  
**Description:** PRT GOVT LOT 1, LOT 5 CSM 34/220 #8161  
**Recorded Acres:** 13.310 *island lot*  
**Lottery Claims:** 0  
**First Dollar:** No  
**Waterbody:** Callahan/Mud Lake  
**Zoning:** (F-1) Forestry One (RR2) Residential/Recreational Two  
**ESN:** 404

 **Tax Districts** Updated: 8/25/2016

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

 **Recorded Documents** Updated: 8/22/2014

**QUIT CLAIM DEED**  
 Date Recorded: 7/28/2017 [407845](#)  
**COVENANTS**  
 Date Recorded: 8/24/2016 [402634](#)  
**CERTIFIED SURVEY MAP**  
 Date Recorded: 8/24/2016 [402633](#)  
**SPECIAL WARRANTY DEED**  
 Date Recorded: 3/6/2015 [394615](#)  
**SHERIFFS DEED**  
 Date Recorded: 6/4/2014 [390694](#)  
**QUIT CLAIM DEED**  
 Date Recorded: 3/24/2005 [329281](#)

 **Ownership** Updated: 7/28/2022

**EQUITY TRUST CO FBO JOSEPH M JOHNSTON IRA** BARRON WI

**Billing Address:**

**EQUITY TRUST CO FBO JOSEPH M JOHNSTON IRA**  
 226 S VIEW DR  
 BARRON WI 54812

**Mailing Address:**

**EQUITY TRUST CO FBO JOSEPH M JOHNSTON IRA**  
 226 S VIEW DR  
 BARRON WI 54812

 **Site Address** \* indicates Private Road

N/A

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

| Code                 | Acres | Land   | Imp. |
|----------------------|-------|--------|------|
| G5-UNDEVELOPED       | 5.000 | 100    | 0    |
| G6-PRODUCTIVE FOREST | 8.310 | 50,000 | 0    |

**2-Year Comparison**

|                  | 2023   | 2024   | Change |
|------------------|--------|--------|--------|
| <b>Land:</b>     | 50,100 | 50,100 | 0.0%   |
| <b>Improved:</b> | 0      | 0      | 0.0%   |
| <b>Total:</b>    | 50,100 | 50,100 | 0.0%   |

 **Property History**

**Parent Properties** Tax ID  
[57-024-2-41-07-33-1 01-000-000020](#) [42525](#)

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

**Tax ID:** 26183 **Pin:** 57-024-2-41-07-33-5 05-002-000010 **Leg. Pin:** 024741335201 **Map ID:** :2.1  
**Tax ID:** 42239 **Pin:** 57-024-2-41-07-33-5 05-002-000030 **Leg. Pin:** 024741335203  
**Tax ID:** 26182 **Pin:** 57-024-2-41-07-33-5 05-001-000010 **Leg. Pin:** 024741335101 **Map ID:** :1.1  
**Tax ID:** 26148 **Pin:** 57-024-2-41-07-33-1 01-000-000010 **Leg. Pin:** 024741331101 **Map ID:** :1.1  
**Tax ID:** 42525 **Pin:** 57-024-2-41-07-33-1 01-000-000020 **Leg. Pin:** 024741331102

42527 This Parcel ↑ Parents ↓ Children

## Real Estate Sawyer County Property Listing

Today's Date: 5/16/2024

Property Status: Current

Created On: 7/8/2016 9:24:01 AM

| Description     | Updated: 7/28/2022                                           |
|-----------------|--------------------------------------------------------------|
| <b>Tax ID:</b>  | 42434                                                        |
| <b>PIN:</b>     | 57-024-2-41-07-34-5 05-001-000320                            |
| Legacy PIN:     | 024741345132                                                 |
| Map ID:         |                                                              |
| Municipality:   | (024) TOWN OF ROUND LAKE                                     |
| STR:            | S34 T41N R07W                                                |
| Description:    | PRT GOVT LOT 1 LOT 1 CSM 34/183<br>#8146 <i>mainland lot</i> |
| Recorded Acres: | 0.730                                                        |
| Lottery Claims: | 0                                                            |
| First Dollar:   | No                                                           |
| Waterbody:      | Callahan/Mud Lake                                            |
| Zoning:         | (RR1) Residential/Recreational One                           |
| ESN:            | 404                                                          |

| Tax Districts | Updated: 7/8/2016                 |
|---------------|-----------------------------------|
| 1             | State of Wisconsin                |
| 57            | Sawyer County                     |
| 024           | Town of Round Lake                |
| 572478        | Hayward Community School District |
| 001700        | Technical College                 |

| Recorded Documents           | Updated: 7/8/2016      |
|------------------------------|------------------------|
| <b>QUIT CLAIM DEED</b>       |                        |
| Date Recorded: 7/28/2017     | <a href="#">407845</a> |
| <b>QUIT CLAIM DEED</b>       |                        |
| Date Recorded: 7/28/2017     | <a href="#">407844</a> |
| <b>COVENANTS</b>             |                        |
| Date Recorded: 8/24/2016     | <a href="#">402634</a> |
| <b>CERTIFIED SURVEY MAP</b>  |                        |
| Date Recorded: 7/7/2016      | <a href="#">401883</a> |
| <b>SPECIAL WARRANTY DEED</b> |                        |
| Date Recorded: 3/6/2015      | <a href="#">394615</a> |
| <b>SHERIFFS DEED</b>         |                        |
| Date Recorded: 6/4/2014      | <a href="#">390694</a> |
| <b>QUIT CLAIM DEED</b>       |                        |
| Date Recorded: 6/25/2008     | <a href="#">354402</a> |

| Ownership                                        | Updated: 7/28/2022 |
|--------------------------------------------------|--------------------|
| <b>EQUITY TRUST CO FBO JOSEPH M JOHNSTON IRA</b> | BARRON WI          |
| <b>BRIAN R &amp; KATHERINE A RIECKENBERG</b>     | BARRON WI          |

| Billing Address:                                                                     | Mailing Address:                                                                     |
|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <b>EQUITY TRUST CO FBO JOSEPH M JOHNSTON IRA</b><br>226 S VIEW DR<br>BARRON WI 54812 | <b>EQUITY TRUST CO FBO JOSEPH M JOHNSTON IRA</b><br>226 S VIEW DR<br>BARRON WI 54812 |

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

| Property Assessment           | Updated: 7/16/2019                    |
|-------------------------------|---------------------------------------|
| <b>2024 Assessment Detail</b> |                                       |
| <b>Code</b>                   | <b>Acres</b> <b>Land</b> <b>Imp.</b>  |
| G1-RESIDENTIAL                | 0.730 48,000 0                        |
| <b>2-Year Comparison</b>      | <b>2023</b> <b>2024</b> <b>Change</b> |
| <b>Land:</b>                  | 48,000 48,000 0.0%                    |
| <b>Improved:</b>              | 0 0 0.0%                              |
| <b>Total:</b>                 | 48,000 48,000 0.0%                    |

| Property History                                  |                       |
|---------------------------------------------------|-----------------------|
| <b>Parent Properties</b>                          | Tax ID                |
| <a href="#">57-024-2-41-07-34-5 05-001-000310</a> | <a href="#">42433</a> |

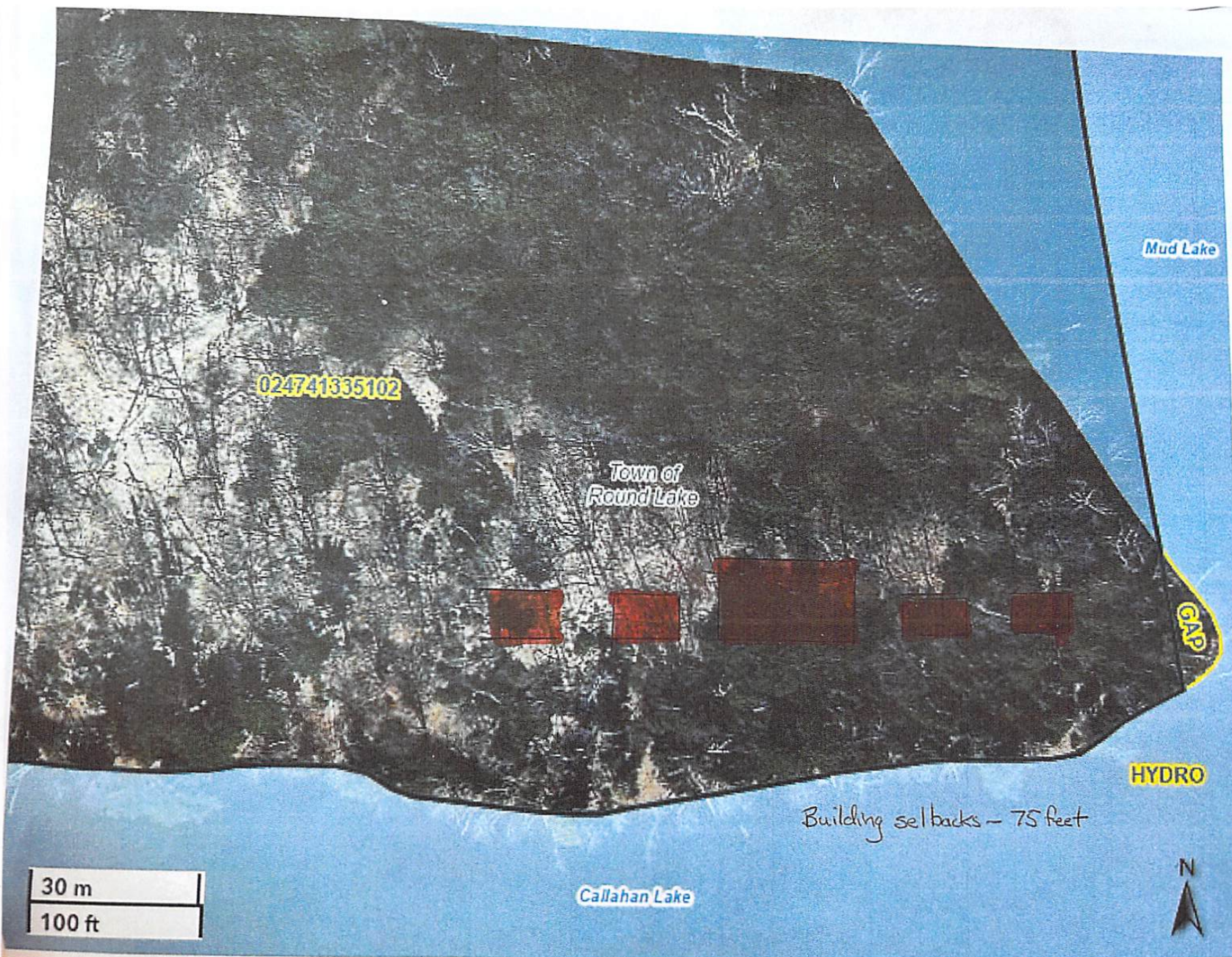
HISTORY [Expand All History](#) White=Current Parcels Pink=Retired Parcels

- Tax ID:** 26333 **Pin:** 57-024-2-41-07-34-5 05-001-000190 **Leg. Pin:** 024741345119 **Map ID:** :1.19
- Tax ID:** 26315 **Pin:** 57-024-2-41-07-34-5 05-001-000010 **Leg. Pin:** 024741345101 **Map ID:** :1.1
- Tax ID:** 26270 **Pin:** 57-024-2-41-07-34-2 01-000-000020 **Leg. Pin:** 024741342102 **Map ID:** :5.2
- Tax ID:** 26269 **Pin:** 57-024-2-41-07-34-2 01-000-000010 **Leg. Pin:** 024741342101 **Map ID:** :5.1
- Tax ID:** 39934 **Pin:** 57-024-2-41-07-34-5 05-001-000200 **Leg. Pin:** 024741345120 **Map ID:** :1.20
- Tax ID:** 26328 **Pin:** 57-024-2-41-07-34-5 05-001-000140 **Leg. Pin:** 024741345114 **Map ID:** :1.14
- Tax ID:** 26320 **Pin:** 57-024-2-41-07-34-5 05-001-000060 **Leg. Pin:** 024741345106 **Map ID:** :1.6
- Tax ID:** 42433 **Pin:** 57-024-2-41-07-34-5 05-001-000310 **Leg. Pin:** 024741345131

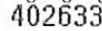
42434 This Parcel ↑ Parents ↓ Children



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PAGES 3

THE NE/NE, GOVERNMENT LOT 1,  
AND PART OF GOVERNMENT LOT 2 OF SECTION 33,  
TOWNSHIP 41 NORTH, RANGE 7 WEST, TOWN OF  
ROUND LAKE, SAWYER COUNTY WISCONSIN.

THIS SURVEY DEFINES ALL OF THE LAND DESCRIBED IN DEED DOC#394615.  
IT IS INTENDED THAT ANY INTEREST IN SUBMERGED OR OVERFLOWED LANDS  
PASS WITH DEED TO LOT 4 AND 5 OF THIS SURVEY.







PAULA CHISSER  
REGISTER OF DEEDS SAWYER COUNTY, WI  
07/07/2016 01:05PM  
REC FEE: 30.00

PAGES 2

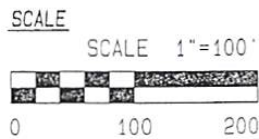
# CERTIFIED SURVEY MAP

PART OF CSM#891 VOLUME 5 PAGE 12, ALL OF LOT 1 OF CSM#7556 VOLUME 30, PAGE 142, ALL IN A PART OF GOVERNMENT LOT 1 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 7 WEST, TOWN OF ROUND LAKE, SAWYER COUNTY, WISCONSIN.



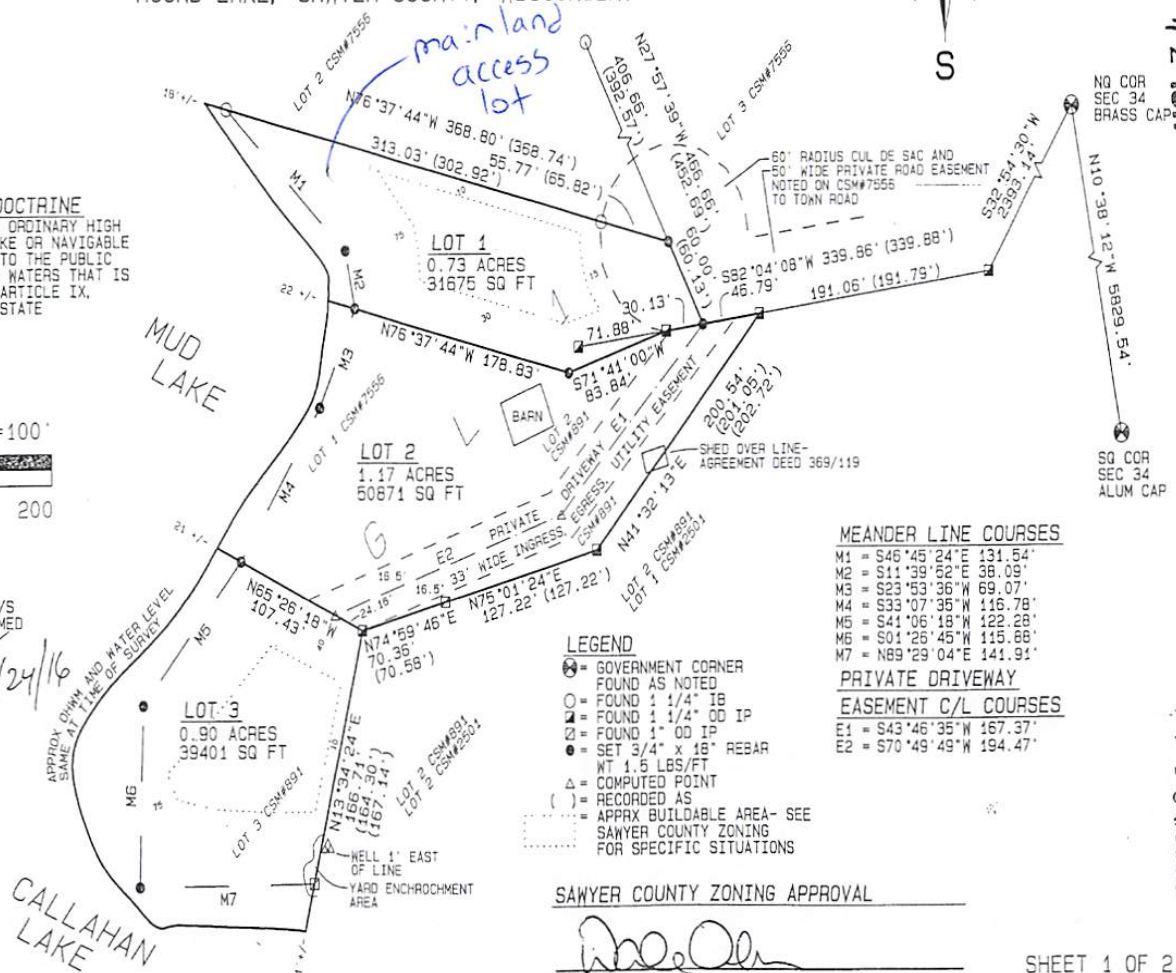
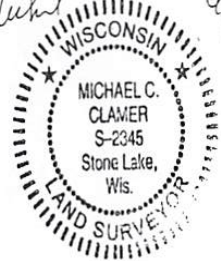
VOL 34 PG 183

**PUBLIC TRUST DOCTRINE**  
ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1. OF THE STATE CONSTITUTION.



**BEARING REFERENCE**  
BEARINGS REFERENCED TO THE N/S QTR LINE OF SECTION 34. ASSUMED BEARING OF N10°36'12"W

*Muhl c clw 6/24/16*



**MEANDER LINE COURSES**

|    |   |             |         |
|----|---|-------------|---------|
| M1 | = | S46°45'24"E | 131.54' |
| M2 | = | S11°39'52"E | 36.09'  |
| M3 | = | S23°53'36"W | 69.07'  |
| M4 | = | S33°07'35"W | 116.78' |
| M5 | = | S41°06'18"W | 122.28' |
| M6 | = | S01°26'45"W | 115.88' |
| M7 | = | N89°29'04"E | 141.91' |

**PRIVATE DRIVEWAY**

**EASEMENT C/L COURSES**

|    |   |             |         |
|----|---|-------------|---------|
| E1 | = | S43°46'35"W | 167.37' |
| E2 | = | S70°49'49"W | 194.47' |

- LEGEND**
- = GOVERNMENT CORNER FOUND AS NOTED
  - = FOUND 1 1/4" IB
  - = FOUND 1 1/4" OD IP
  - ⊠ = FOUND 1" OD IP
  - = SET 3/4" x 18" REBAR AT 1.5 LBS/FT
  - Δ = COMPUTED POINT
  - ( ) = RECORDED AS
  - = APPROX BUILDABLE AREA- SEE SAWYER COUNTY ZONING FOR SPECIFIC SITUATIONS

SAWYER COUNTY ZONING APPROVAL

*Dale Olson*  
Dale Olson

SHEET 1 OF 2

CSM# 8146

























## Conditional Use Permit Request STAFF REPORT

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

File: # CUP 24-013

**Applicant:**

T&K Rolloffs LLC  
8965N Trapper Trail  
Hayward, WI 54843

**Property Location & Legal Description:**

Town of Hayward. Part of the SW ¼ of the SW ¼, Lot 2 CSM 38/347 #8797; S30, T41N, R08W; Parcel #010-841-30-3305; Tax ID #45117; 6.35 total acres; Zoned Industrial One (I-1).

**Request:** Permit desired for Sawyer County Code of Ordinances – Appendix D Section 17.7(B)(3) for a solid waste disposal site. This would allow the public to bring municipal solid waste and construction debris to the facility where items will be sorted, recycled, and transferred to other facilities including an out-of-County landfill.

**Project History & Summary of Request:**

See attached documentation including applicant's statement. This CUP request would fall under the requirements of Sawyer County Code of Ordinances – Appendix D Section 17.7(B)(3) for a solid waste disposal site. This site would ultimately serve as a transfer station for solid waste and construction material disposal. The property is currently zoned Industrial One as was previously a transfer station for Waste Management. The Waste Management Site had been discontinued several years ago but the new owner would like to proceed with reopening the transfer site use. This CUP request would also include the allowance of an additional construction trailer onsite to be used in association with the industrial use and future additional buildings that may be needed. Additional buildings would require Land Use Permits and subject to a Town Approval process.

The Wisconsin Department of Natural Resources would have other licensing and permitting requirements for the solid waste disposal aspects. Currently, there are no other disposal sites in the immediate area that accepts construction material waste.

In conversations with the applicant they are requesting the hours of operation to be 7AM-5PM, Monday-Friday and 8AM-12PM on Saturdays, closed Sunday.



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

- 1 Hours of operation from 7AM-5PM, Monday through Friday; 8AM-12PM, Saturdays; closed Sundays
- 2 Obtain licensing requirements from WI DNR
- 3 All other Town, County, State, Federal Laws are followed

**Findings of Fact:**

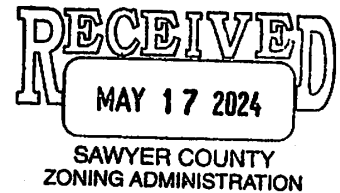
**Does the request do the following? Yes/No**

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](mailto:kathy.marks@sawyercountygov.org)

Phone: 715-638-3225

Property Owner Name & Address:

T & K Roloffs LLC - Travis & Krista Wold  
14612 W County Rd B  
Hayward, WI 54843

Phone: 715-580-0838

Email: [tkrolloffs@gmail.com](mailto:tkrolloffs@gmail.com)

Property description including Parcel Number:

All Parcel # 010841303305, LOTA CSM 38/347 #8797, TRW ID# 45117

Parcel # 57-010-2-41-08-30-000-000050

This property is a transfer station located in the SW 1/4 of the SW 1/4 of section 30  
T. 41 N., R. 12 W., in the town of Hayward, Sawyer County.

Permit desired for:

Please see attached

Travis R. Wold - Owner  
*[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

Gravel Pit renewal \$300.00

Date of Public Hearing:  
Rev January 2023

*July 21, 2024*

This permit is desired for the use of the recently purchased WM(Waste Management) Transfer Station by T&K Rolloffs LLC. This site has previously been zoned and used for this purpose before WM shut it down and moved their base to a different location.

We desire a permit to allow the public to bring MSW(municipal solid waste) and construction debris to this facility where we will sort such items as tires, metal, brush and concrete to be further recycled. All materials will be inspected on arrival and all hazardous materials will be rejected.

Fees will be based on weight of product being brought in and the items such as tires, appliances and mattresses will have separate fees.

Any scrap metal materials will be brought to Best Choice Recycling in Hayward or EMR Northern Metal Recycling in Eau Claire.

Tires go to Liberty Tire Recycling in Auburndale.

Brush will go to Select Excavating in Hayward to their brush site.

Clean concrete will go to Todds Redimix in Hayward.

All other material will be brought to Weyerhouser utilizing a route from County Hwy B to CC south to Hwy 70 to 27 S to Hwy 8 W or County Hwy B to Cty Hwy W to Cty Hwy 70 to Cty Hwy 27 to Cty Hwy 8 where it will be dumped at the WM Landfill-Timberline Trail.

We wish our hours of operation open to the public to be 7 am to 4 pm possibly up to 5 days a week in the summer and three days a week in the winter. Our hours could fluctuate based on the amount of business we generate and the needs of the community.

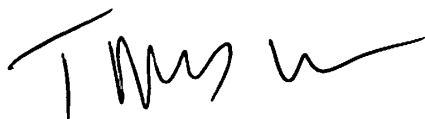
Equipment needed to run this operation:

Excavator, Skid steer, Weight Scale, Rolloff Trucks and Dumpsters.

We would possibly add a construction trailer office near the scale to help with the flow of traffic. This would be in addition to the current small office that is already located on the property.

We plan to make improvements to the property itself as we are able by maintaining the forestry area that is already established and improving the drive.

It is currently fenced, and security cameras are on site. These areas will be highly maintained as well as locks on all fences and structures.

A handwritten signature in black ink, appearing to read 'TMS' followed by a stylized flourish.



# Real Estate Sawyer County Property Listing

Today's Date: 7/10/2024

Property Status: **Next Year**  
Created On: 5/15/2024 11:00:49 AM

| Description                                       | Updated: 5/15/2024 |
|---------------------------------------------------|--------------------|
| <b>Tax ID:</b> 45117                              |                    |
| <b>PIN:</b> 57-010-2-41-08-30-3 03-000-000050     |                    |
| Legacy PIN: 010841303305                          |                    |
| Map ID:                                           |                    |
| Municipality: (010) TOWN OF HAYWARD               |                    |
| STR: S30 T41N R08W                                |                    |
| Description: PRT FRAC SWSW LOT 2 CSM 38/347 #8797 |                    |
| Recorded Acres: 6.350                             |                    |
| Calculated Acres: 0.000                           |                    |
| Lottery Claims: 0                                 |                    |
| First Dollar: No                                  |                    |
| Zoning: (I-1) Industrial One                      |                    |
| ESN: 444                                          |                    |

| Tax Districts | Updated: 5/15/2024                |
|---------------|-----------------------------------|
| 1             | State of Wisconsin                |
| 57            | Sawyer County                     |
| 010           | Town of Hayward                   |
| 572478        | Hayward Community School District |
| 001700        | Technical College                 |

| Recorded Documents           | Updated: 5/15/2024     |
|------------------------------|------------------------|
| <b>SPECIAL WARRANTY DEED</b> |                        |
| Date Recorded: 5/2/2024      | <a href="#">449619</a> |
| <b>ACCESS EASEMENT</b>       |                        |
| Date Recorded: 5/2/2024      | <a href="#">449620</a> |
| <b>CERTIFIED SURVEY MAP</b>  |                        |
| Date Recorded: 4/30/2024     | <a href="#">449551</a> |
| <b>CERTIFIED SURVEY MAP</b>  |                        |
| Date Recorded: 2/6/1998      | <a href="#">265764</a> |
| <b>QUIT CLAIM DEED</b>       |                        |
| Date Recorded: 8/1/1995      | <a href="#">249278</a> |
| <b>WARRANTY DEED</b>         |                        |
| Date Recorded: 6/23/1995     | <a href="#">248603</a> |

Child History Record Count: 1 -

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

**Tax ID:** 11584 **Pin:** 57-010-2-41-08-30-3 03-000-000030 **Leg. Pin:** 010841303303 **Map ID:** .11.3  
45117 This Parcel [↑ Parents](#) [↓ Children](#)

| Ownership                   | Updated: 5/15/2024 |
|-----------------------------|--------------------|
| <b>T&amp;K ROLLOFFS LLC</b> | HAYWARD WI         |

| Billing Address:            | Mailing Address:            |
|-----------------------------|-----------------------------|
| <b>T&amp;K ROLLOFFS LLC</b> | <b>T&amp;K ROLLOFFS LLC</b> |
| 8965N TRAPPER TRL           | 8965N TRAPPER TRL           |
| HAYWARD WI 54843            | HAYWARD WI 54843            |

| Site Address        | * indicates Private Road |
|---------------------|--------------------------|
| 14612W COUNTY HWY B | HAYWARD 54843            |



Property Assessment

Updated: N/A

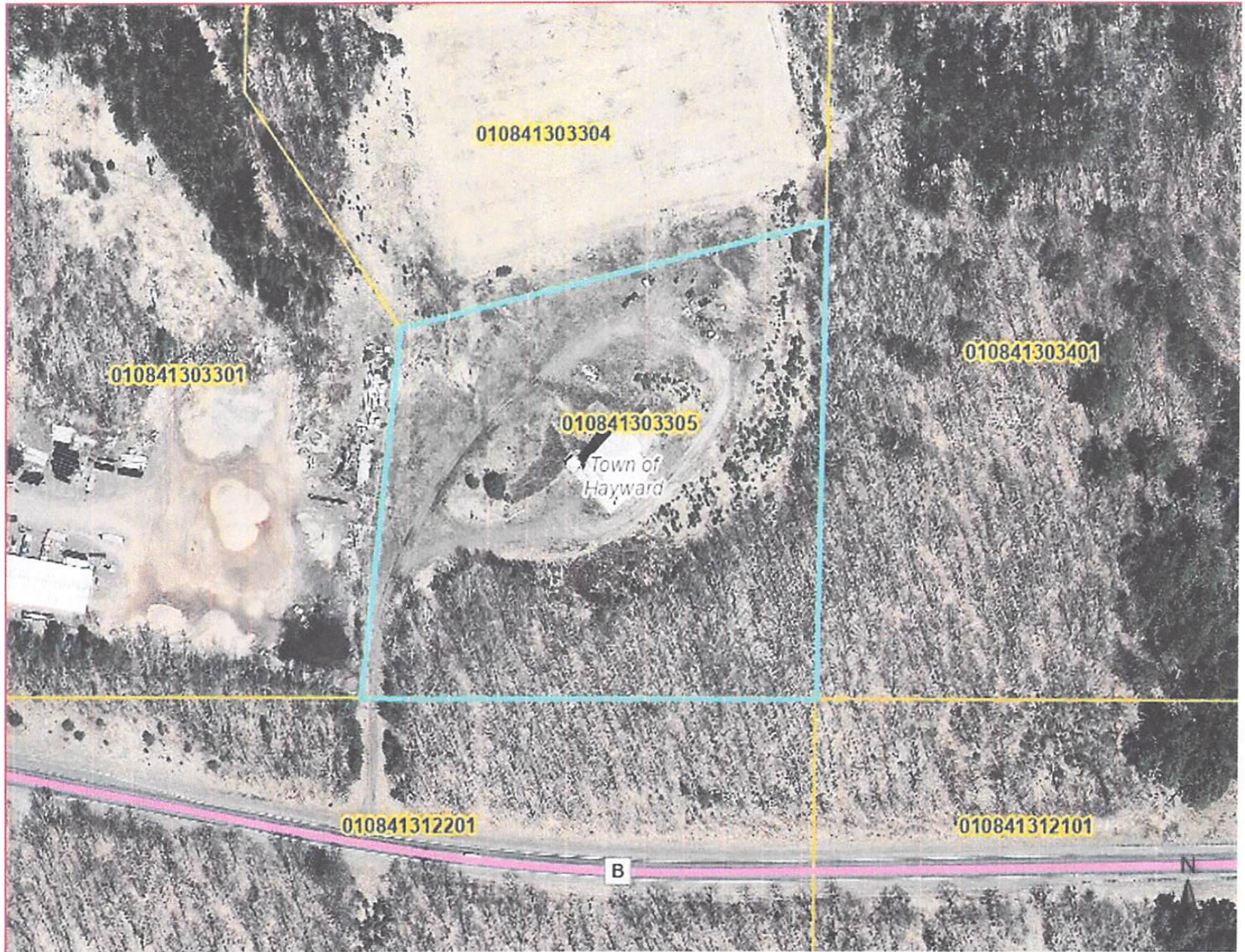
2024 Assessment Detail

| Code | Acres | Land | Imp. |
|------|-------|------|------|
| N/A  |       |      |      |

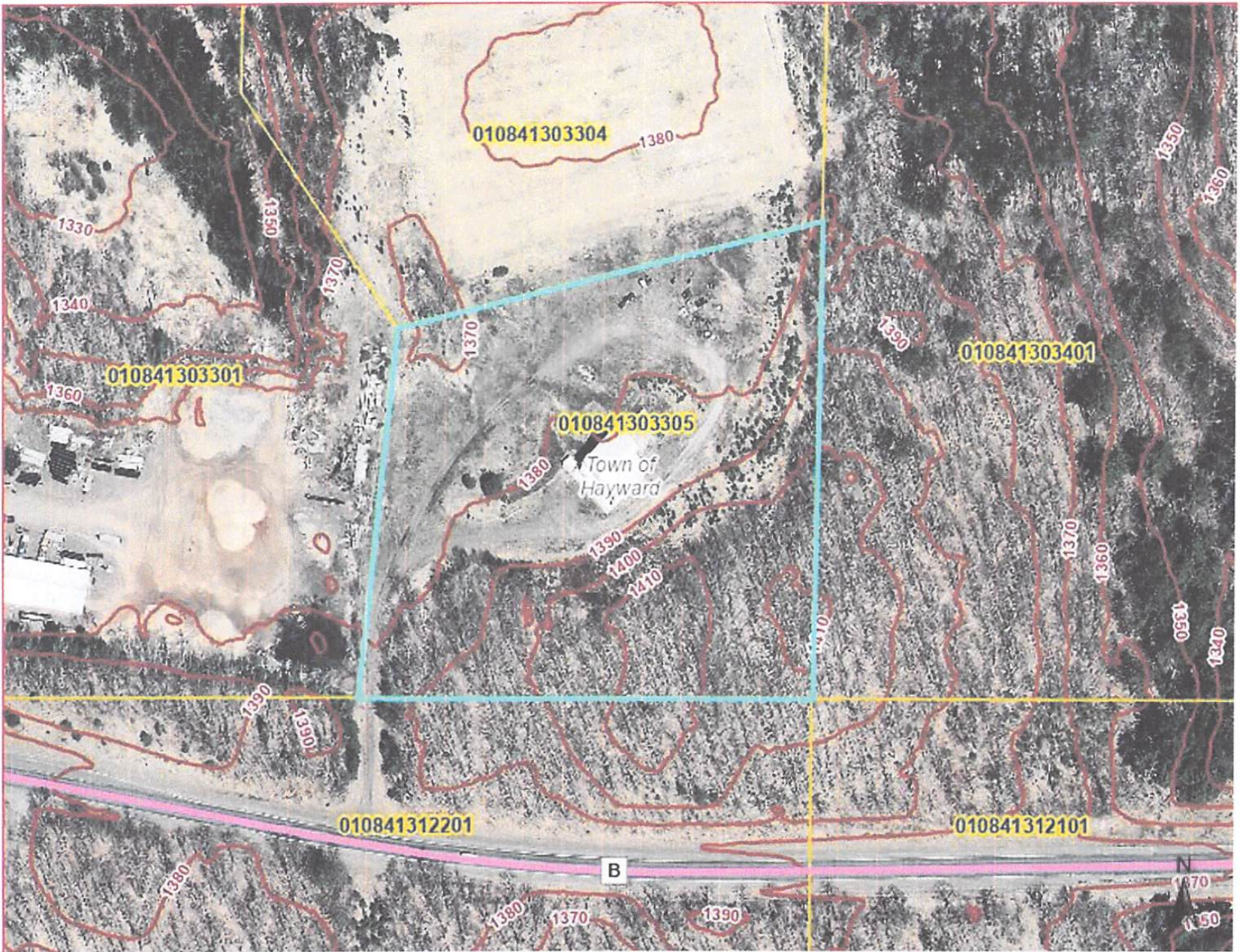
| 2-Year Comparison | 2023 | 2024 | Change |
|-------------------|------|------|--------|
| <b>Land:</b>      | 0    | 0    | 0.0%   |
| <b>Improved:</b>  | 0    | 0    | 0.0%   |
| <b>Total:</b>     | 0    | 0    | 0.0%   |

| Property History                  |                       |
|-----------------------------------|-----------------------|
| <b>Parent Properties</b>          | Tax ID                |
| 57-010-2-41-08-30-3 03-000-000030 | <a href="#">11584</a> |













DocId:8060519  
Tx:4051510

449551  
PAULA CHISSER  
REGISTER OF DEEDS  
SAWYER COUNTY, WI  
04/30/2024 09:11 AM  
RECORDING FEE 30.00

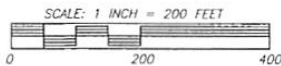
PAGES: 3  
VOL: 38 PAGE: 347  
CSM MAP #: 8797

## SAWYER COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

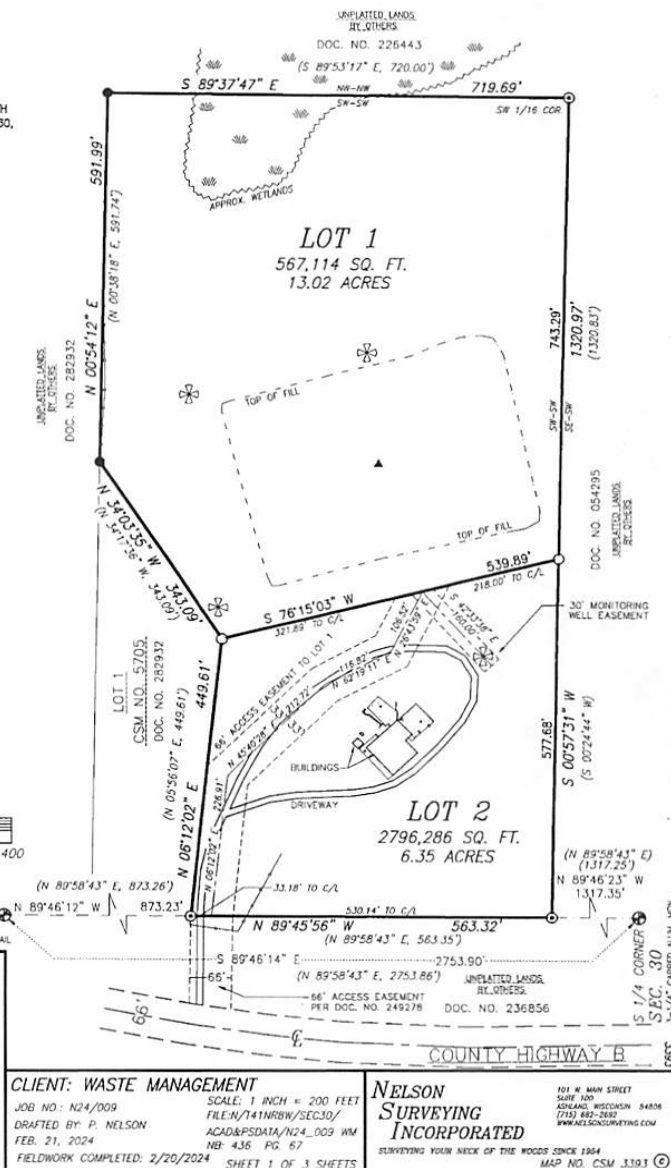
A DIVISION OF LOT 2 OF CSM NO. 5705,  
RECORDED IN VOLUME 19 OF CSMS ON PAGES  
275-276, AS DOCUMENT NO. 265764, LOCATED IN  
THE SW 1/4 OF THE SW 1/4 OF SECTION 30,  
T. 41 N., R. 8 W., IN THE TOWN OF HAYWARD,  
SAWYER COUNTY, WISCONSIN

BEARINGS ARE BASED ON THE SOUTH  
LINE OF THE SW 1/4 OF SECTION 30,  
BEING S 89°46'14" E

**TOTAL AREA**  
843,900 SQ. FT.  
19.37 ACRES



- PIPE DIMENSIONS ARE OUTSIDE DIAMETER
- LEGEND**
- FOUND MONUMENT, AS NOTED
  - FOUND 1-1/4" IRON PIPE
  - FOUND 3/4" IRON ROD
  - 1" x 18" IRON PIPE, WEIGHING 1.13 LBS/FT.
  - ( ) SET THIS SURVEY
  - ( ) RECORDED INFORMATION
  - ⊗ MONITORING WELL
  - ▲ VENT
  - CHAINLINK FENCE
  - CONCRETE SURFACE
  - ELEC. TRANSFORMER
  - ⊞ APPROX. MAPPED WETLANDS



CLIENT: WASTE MANAGEMENT

JOB NO.: N24/009  
DRAFTED BY: P. NELSON  
FEB. 21, 2024

FIELDWORK COMPLETED: 2/20/2024

SCALE: 1 INCH = 200 FEET  
FILE: N\7411NRBW\SEC30\

ACAD&PSDATA\N24\_009.WM  
N24\_009.PG 67

SHEET 1 OF 3 SHEETS

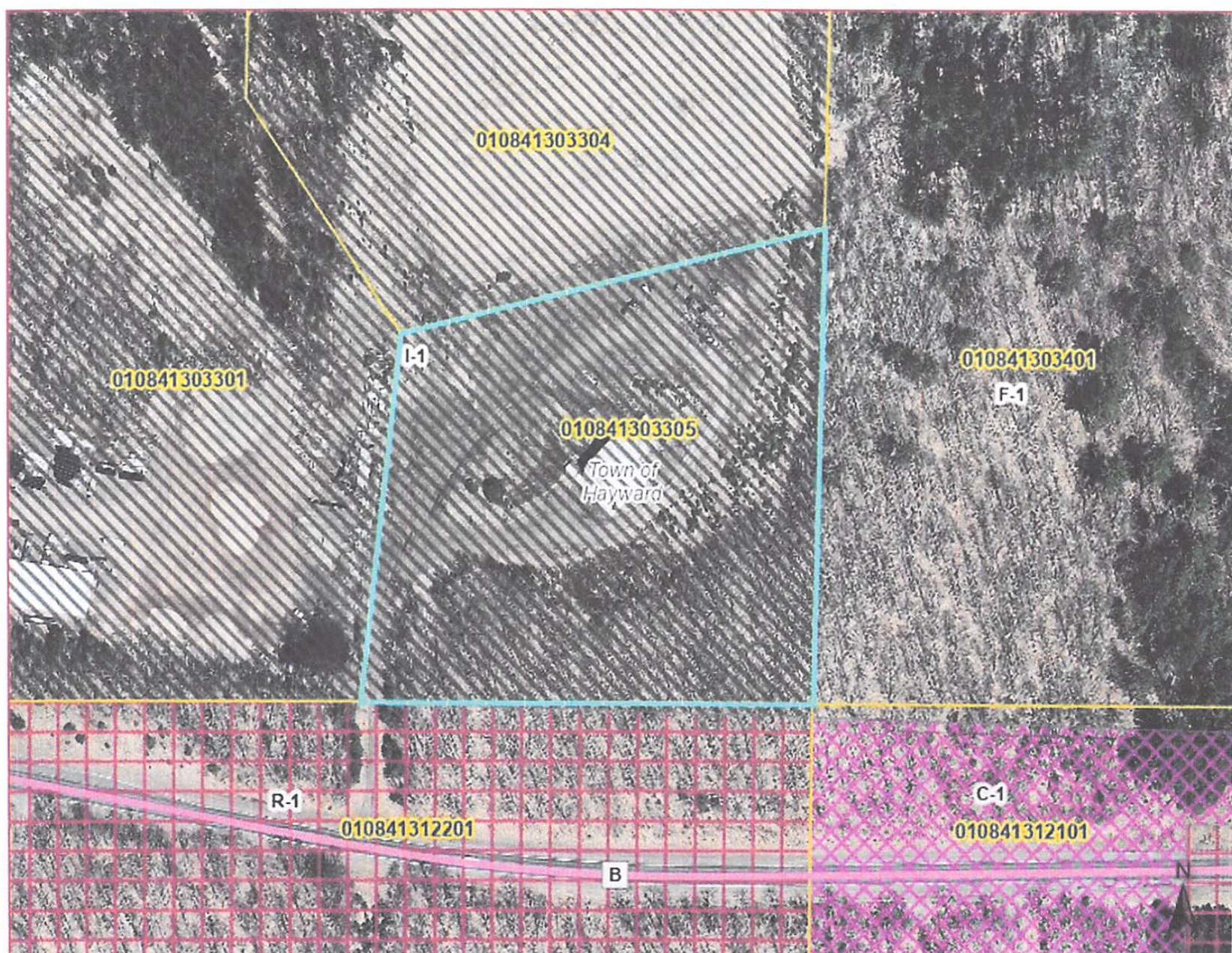
**NELSON  
SURVEYING  
INCORPORATED**

SURVEYING YOUR NECK OF THE WOODS SINCE 1964

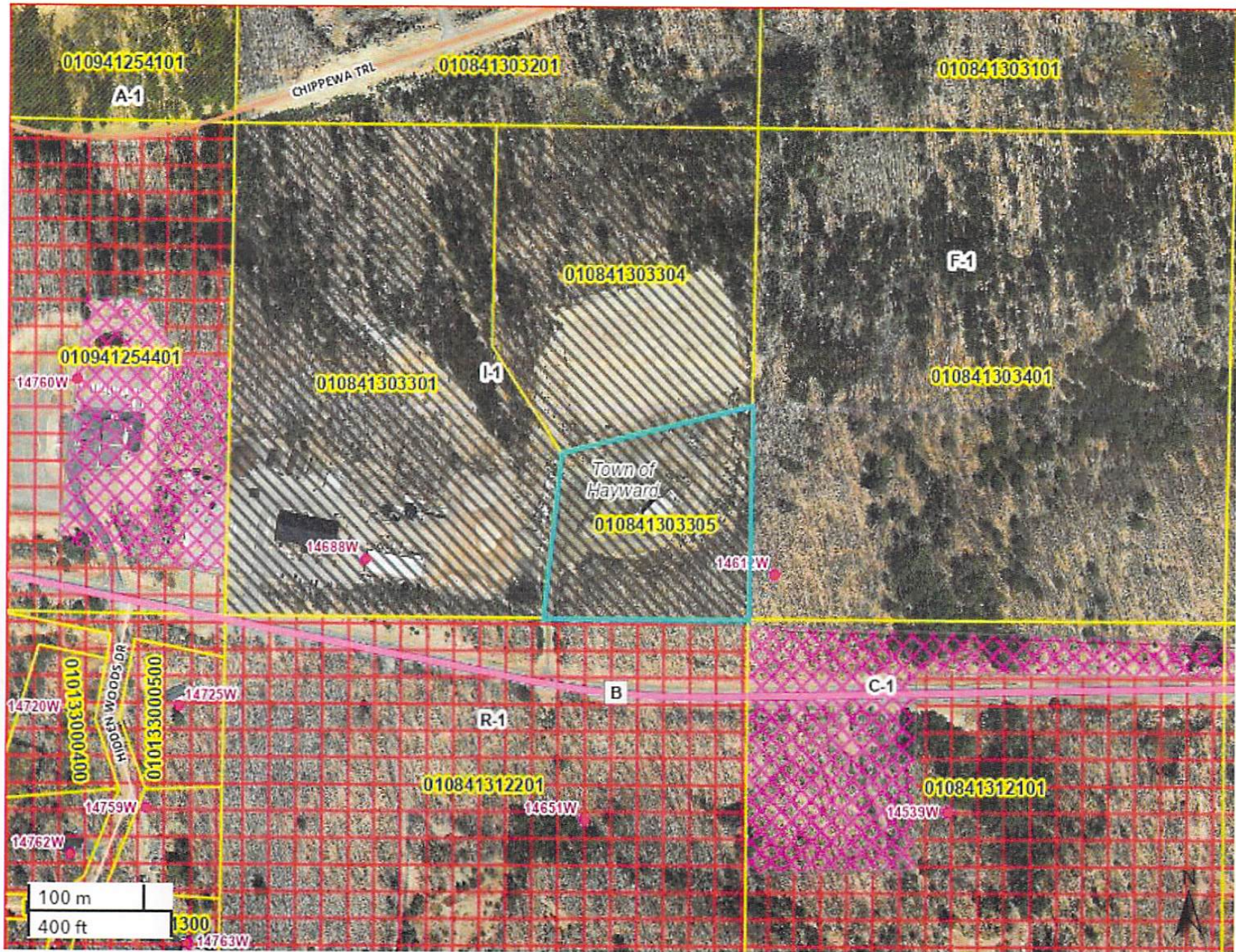
MAP NO. CSM 3391 ©

101 N. MAIN STREET  
SUITE 100  
ASHLAND, WISCONSIN 54806  
(715) 882-2692  
WWW.NELSONSURVEYING.COM













## **Rezone Request STAFF REPORT**

Prepared By: Jay Kozlowski, Sawyer County Zoning Administrator

**File: # RZN 24-010**

**Applicant:**

John Badagliacco  
7049N Lake Shore Drive  
Couderay, WI 54828

**Property Location & Legal Description:**

Town of Hunter. Part of Government Lot 1 & Part of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , Lot 2 CSM 32/263 #7898; S04, T39N, R07W; Parcel #012-739-04-5111; Tax ID #41542; 10.62 total acres; Zoned Agricultural Two (A-2), Residential/Recreational-One (RR-1) & Residential/Recreational-Two (RR-2). & Part of Government Lot 1 & Part of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , S04, T39N, R07W; Parcel #012-739-04-3204; Tax ID #44788; 28.73 total acres; Zoned Agricultural Two (A-2) and Forestry-One (F-1).

**Request:** Purpose of request is to rezone approximately 3.25 acres of A-2 (across both existing parcels) and approximately 1.44 acres of RR-1 for a total of 4.69 acres all to RR-2. With approval of the rezone this would result in a new lot which has a preliminary survey map that has been conducted which would total 12.20 acres of RR-2. (7.51 acres of existing RR-2 and 4.69 acres of proposed rezone to RR-1) The intent of the RR-2 rezone request would then be for expansion of an existing campground to be heard as CUP 24-014. The S/W District overlay is not subject to change as part of this request.

**Summary of Request:**

For rezone 24-010 the applicant is requesting to rezone approximately 4.69 acres of A-2 & RR-1 to RR-2 (see attached map of parcel). Again, the purpose of this rezone request is then to apply for an additional 25 sites as part of RV campground. Previous CUPs have authorized an amount of the campground to 40 sites. The actual parameters of the campground will be further discussed within the CUP request which will be heard next.

**Project History & Additional Information/details:**

This property was initially rezoned from F-1 to A-2 back in 2004. At that time the request was for a light hobby farm including the ability to keep horses. The horses are no longer there and the owner would like to expand upon the existing campground. With a proposed rezone to RR-2 all other zone district requirements would be met. The existing campground area is already zoned RR-2 so the proposed request would not be viewed as spot zoning. The existing surrounding use is light residential and forestry. The current owner of this property would also own the land to the





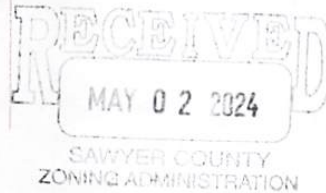
north of this to County Hwy CC. The land to the north of this location is not subject to the rezone request.

The Town of Hunter as part of the future land use maps included within the Town Comprehensive Plan shows a portion of this rezone area within the “resort recreational” future land use and a portion within “rural residential”. The “resort recreational” area would be in line with the proposed campground expansion request within the RR-2 zone district. The “rural residential” area is defined as an area where higher density development is anticipated. It is recommended to keep lot sizes of 1.5 acres in size or larger. Ultimately the intent of the rezone is to expand the campground and the lot size would be larger than 1.5 acres but would not be a true residential use. The Town of Hunter Comp Plan goes further on to state that the future land use map delineates broad categories of future land uses. In some cases, the classification is consistent with existing uses; in other cases, it is to represent an anticipated shift. When and whether these areas should be rezoned it should be upon a mutually agreed decision between the Town of Hunter and the Sawyer County Zoning Committee.

**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.



Rezone Application # 24-010  
Town of Hunter  
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: JOHN & TRISH BADAGLIACCO

Address: 7049 N. LAKESHORE DR. COUDGRAY WI 54828

Phone: 715-296-9326 Email: blueberryhillresort@hotmail.com

Legacy PIN # 012739045111 Acreage: 10.62 + 28.73

Change from District A2 & RR-1 to RR2

Property Description: PRT GOUT LOT 1 & PRT N & SW LOT 1  
CSM 32/263 # 7898  
TAX ID # 41542 # 012-739-04-3204 TAX ID # 41542  
S04, T39N, R07W # 012-739-04-5111

Purpose of Request: REZONE TO RR2 FOR CAMPGROUND EXPANSION  
APPROX 3.25 acres of A-2 and approx 1.44 of RR-1 to RR-2

Trish Badagliacco Trish Badagliacco  
\*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  
Rev. 1/2021

Date of Public Hearing July 19, 2024



## Real Estate Sawyer County Property Listing

Today's Date: 5/8/2024

Property Status: Current

Created On: 5/1/2013 2:58:12 PM

**Description**

Updated: 5/19/2015

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| <b>Tax ID:</b>    | 41542                                                                              |
| <b>PIN:</b>       | 57-012-2-39-07-04-5 05-001-000110                                                  |
| Legacy PIN:       | 012739045111                                                                       |
| Map ID:           | :1.11                                                                              |
| Municipality:     | (012) TOWN OF HUNTER                                                               |
| STR:              | S04 T39N R07W                                                                      |
| Description:      | PRT GOVT LOT 1 & PRT NWSW LOT 1<br>CSM 32/263 #7898                                |
| Recorded Acres:   | 10.620                                                                             |
| Calculated Acres: | 10.647                                                                             |
| Lottery Claims:   | 1                                                                                  |
| First Dollar:     | Yes                                                                                |
| Zoning:           | (A-2) Agricultural Two<br>(F-1) Forestry One<br>(RR2) Residential/Recreational Two |
| ESN:              | 412                                                                                |

**Tax Districts**

Updated: 5/1/2013

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

**Recorded Documents**

Updated: 2/26/2019

|                             |               |
|-----------------------------|---------------|
| <b>QUIT CLAIM DEED</b>      |               |
| Date Recorded: 3/7/2011     | <u>371684</u> |
| <b>CERTIFIED SURVEY MAP</b> |               |
| Date Recorded: 4/25/2013    | <u>384693</u> |
| <b>WARRANTY DEED</b>        |               |
| Date Recorded: 7/8/1996     | <u>255262</u> |

Child History Record Count: 2 -

**HISTORY** [Expand All History](#)

White=Current Parcels Pink=Retired Parcels

**Tax ID:** 14581 **Pin:** 57-012-2-39-07-04-5 05-001-000060 **Leg. Pin:** 012739045106 **Map ID:** :1.6  
**Tax ID:** 39275 **Pin:** 57-012-2-39-07-04-5 05-001-000080 **Leg. Pin:** 012739045108 **Map ID:** :1.8

41542 This Parcel ↑ Parents ↓ Children

**Ownership**

Updated: 5/19/2015

**JOHN A BADAGLIACCO** COUDERAY WI**Billing Address:**

**JOHN A BADAGLIACCO**  
7049N LAKE SHORE DR  
COUDERAY WI 54828

**Mailing Address:**

**JOHN A BADAGLIACCO**  
7049N LAKE SHORE DR  
COUDERAY WI 54828

**Site Address** \* indicates Private Road

7049N LAKE SHORE DR \* COUDERAY 54828

**Property Assessment**

Updated: 9/26/2016

**2024 Assessment Detail**

| Code                 | Acres  | Land   | Imp.    |
|----------------------|--------|--------|---------|
| G2-COMMERCIAL        | 0.620  | 6,200  | 226,500 |
| G6-PRODUCTIVE FOREST | 10.000 | 20,000 | 0       |

**2-Year Comparison**

|                  | 2023    | 2024    | Change |
|------------------|---------|---------|--------|
| <b>Land:</b>     | 26,200  | 26,200  | 0.0%   |
| <b>Improved:</b> | 226,500 | 226,500 | 0.0%   |
| <b>Total:</b>    | 252,700 | 252,700 | 0.0%   |

**Property History**

| Parent Properties                 | Tax ID       |
|-----------------------------------|--------------|
| 57-012-2-39-07-04-5 05-001-000080 | <u>39275</u> |

Real Estate Sawyer County Property Listing  
Today's Date: 6/5/2024

Property Status: Current  
Created On: 8/11/2023 3:39:58 PM

 **Description** Updated: 8/11/2023

|                   |                                              |
|-------------------|----------------------------------------------|
| <b>Tax ID:</b>    | 44788                                        |
| <b>PIN:</b>       | 57-012-2-39-07-04-3 02-000-000040            |
| Legacy PIN:       | 012739043204                                 |
| Map ID:           |                                              |
| Municipality:     | (012) TOWN OF HUNTER                         |
| STR:              | S04 T39N R07W                                |
| Description:      | PRT NWSW & PRT GOVT LOT 1                    |
| Recorded Acres:   | 28.730                                       |
| Calculated Acres: | 0.000                                        |
| Lottery Claims:   | 0                                            |
| First Dollar:     | Yes                                          |
| Zoning:           | (A-2) Agricultural Two<br>(F-1) Forestry One |
| ESN:              |                                              |

 **Tax Districts** Updated: 8/11/2023

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

 **Recorded Documents** Updated: 8/11/2023

|                             |                        |
|-----------------------------|------------------------|
| <b>CERTIFIED SURVEY MAP</b> |                        |
| Date Recorded: 7/25/2023    | <a href="#">445561</a> |
| <b>QUIT CLAIM DEED</b>      |                        |
| Date Recorded: 3/7/2011     | <a href="#">371684</a> |
| <b>WARRANTY DEED</b>        |                        |
| Date Recorded: 7/8/1996     | <a href="#">255262</a> |

Child History Record Count: 2 -

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

 **Tax ID:** 14557 **Pin:** 57-012-2-39-07-04-3 02-000-000010 **Leg. Pin:** 012739043201 **Map ID:** .10.1  
 **Tax ID:** 39278 **Pin:** 57-012-2-39-07-04-3 02-000-000020 **Leg. Pin:** 012739043202 **Map ID:** .10.2  
44788 This Parcel  Parents  Children

 **Ownership** Updated: 8/11/2023

**JOHN A BADAGLIACCO** COUDERAY WI

|                           |                           |
|---------------------------|---------------------------|
| <b>Billing Address:</b>   | <b>Mailing Address:</b>   |
| <b>JOHN A BADAGLIACCO</b> | <b>JOHN A BADAGLIACCO</b> |
| 7049N LAKE SHORE DR       | 7049N LAKE SHORE DR       |
| COUDERAY WI 54828         | COUDERAY WI 54828         |

 **Site Address** \* indicates Private Road

N/A

 **Property Assessment** Updated: 6/5/2024

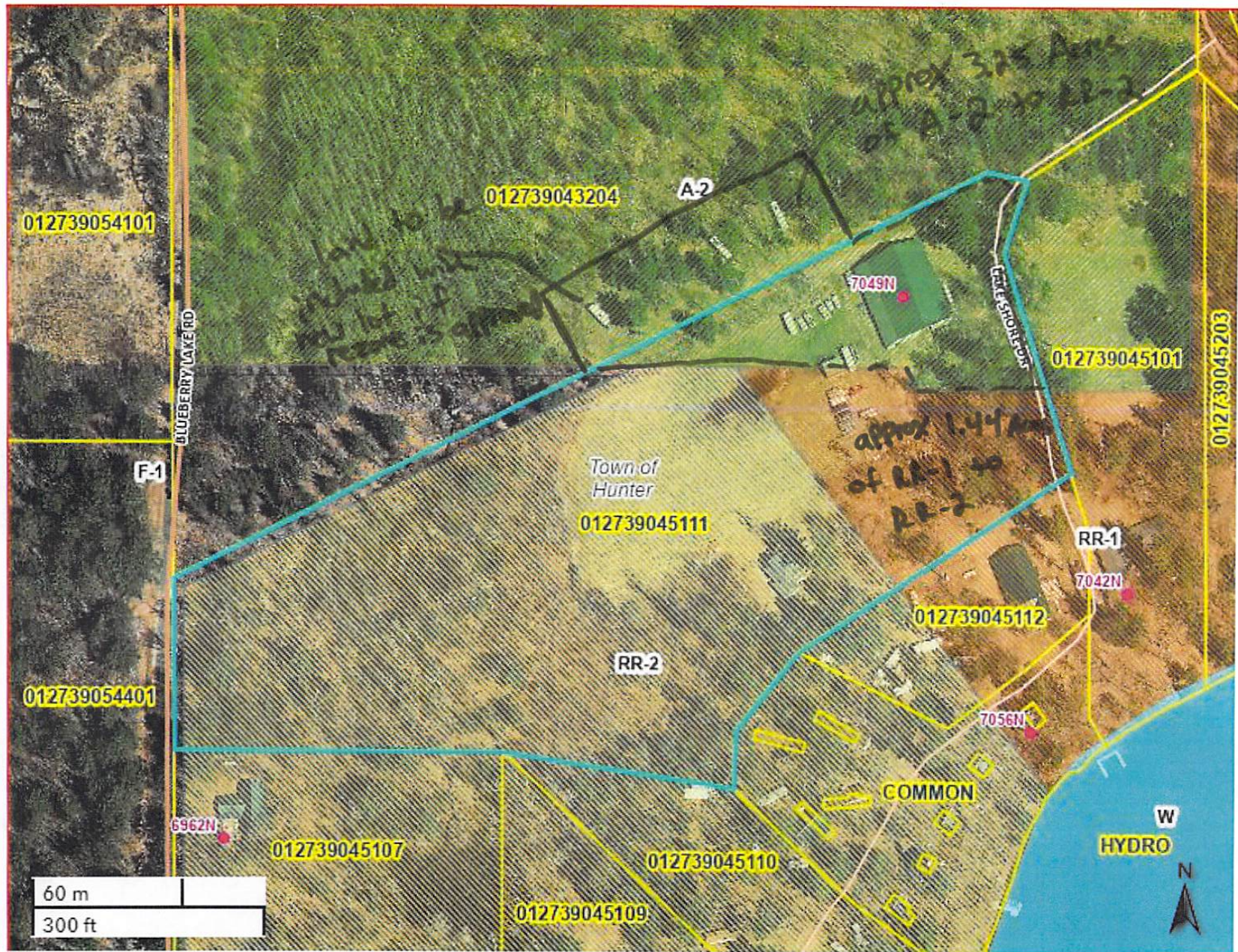
| 2024 Assessment Detail |        |        |       |
|------------------------|--------|--------|-------|
| Code                   | Acres  | Land   | Imp.  |
| G2-COMMERCIAL          | 1.000  | 5,000  | 3,500 |
| G5-UNDEVELOPED         | 8.000  | 3,200  | 0     |
| G6-PRODUCTIVE FOREST   | 19.730 | 25,300 | 0     |

| 2-Year Comparison | 2023 | 2024   | Change |
|-------------------|------|--------|--------|
| <b>Land:</b>      | 0    | 33,500 | 100.0% |
| <b>Improved:</b>  | 0    | 3,500  | 100.0% |
| <b>Total:</b>     | 0    | 37,000 | 100.0% |

 **Property History**

| Parent Properties                                 | Tax ID                |
|---------------------------------------------------|-----------------------|
| <a href="#">57-012-2-39-07-04-3 02-000-000020</a> | <a href="#">39278</a> |

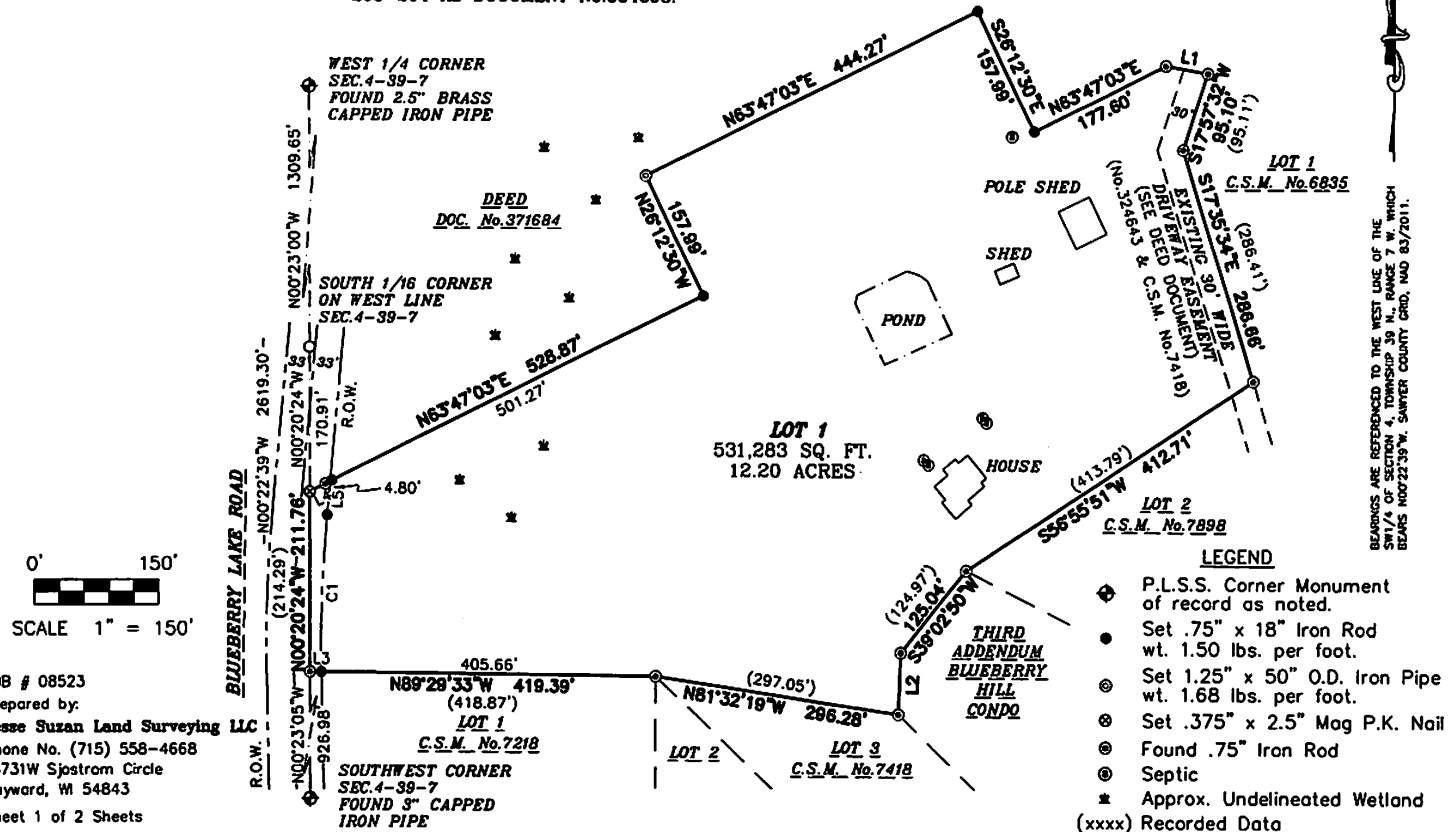






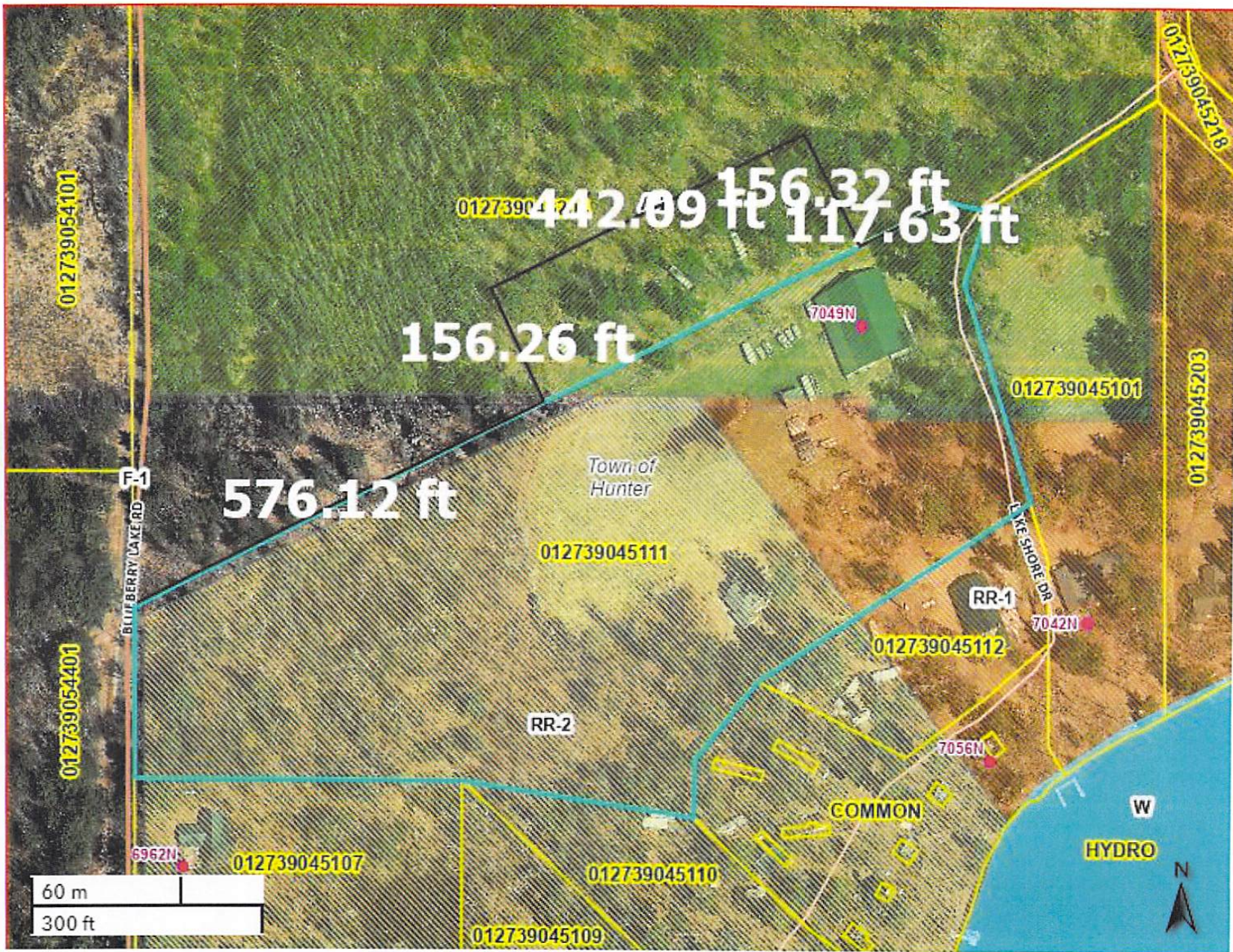
# SAWYER COUNTY CERTIFIED SURVEY MAP

LOCATED IN PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF GOVERNMENT LOT 1, OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 7 WEST, IN THE TOWN OF HUNTER, SAWYER COUNTY, WISCONSIN. INCLUDING ALL OF LOT 1 OF CERTIFIED SURVEY MAP No.7898 RECORDED IN VOLUME 32 PAGES 263-264 AS DOCUMENT No.384693.



JOB # 08523  
Prepared by:  
Jesse Suzan Land Surveying LLC  
Phone No. (715) 558-4668  
13731W Sjostrom Circle  
Hayward, WI 54843  
Sheet 1 of 2 Sheets









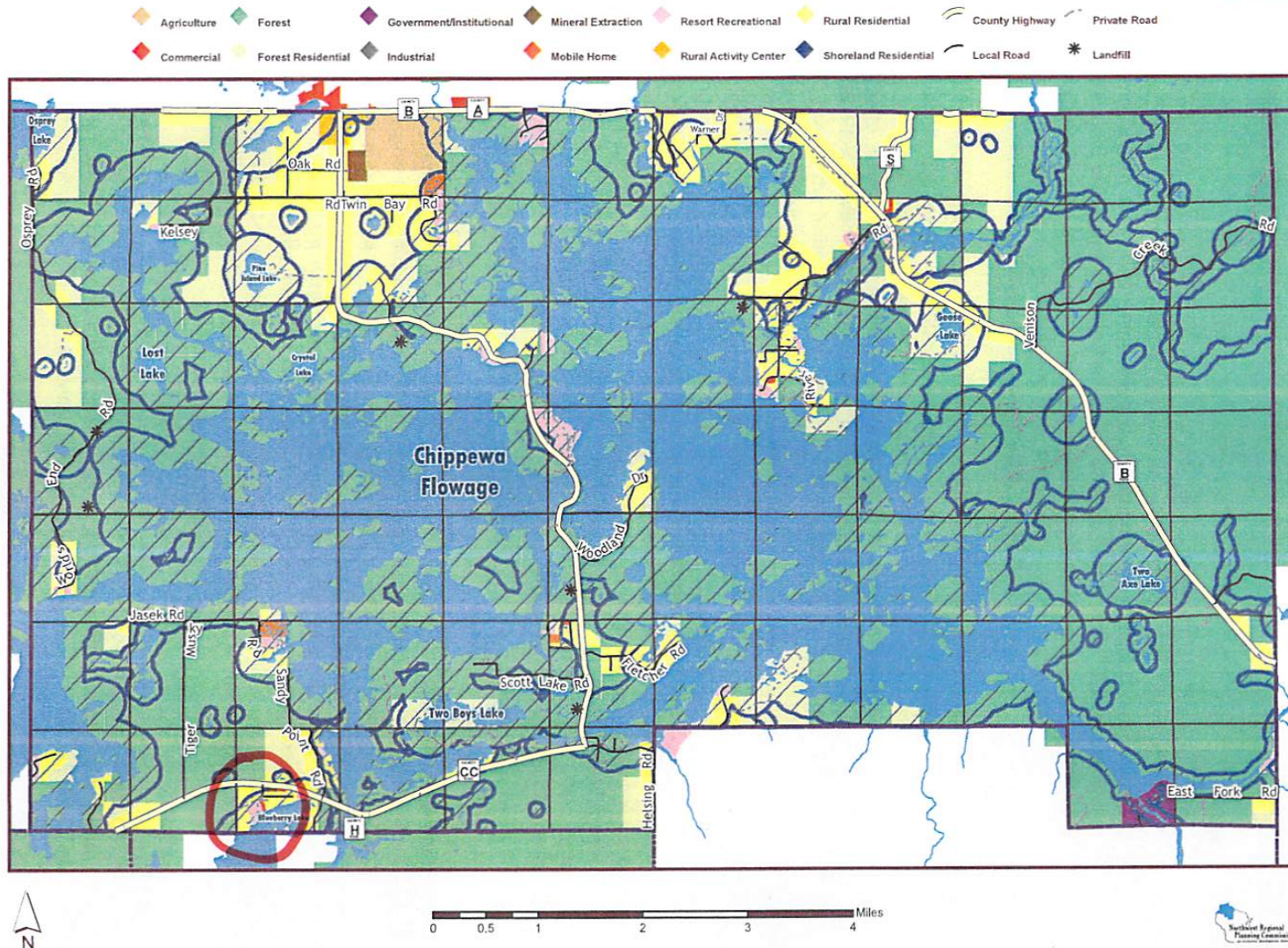




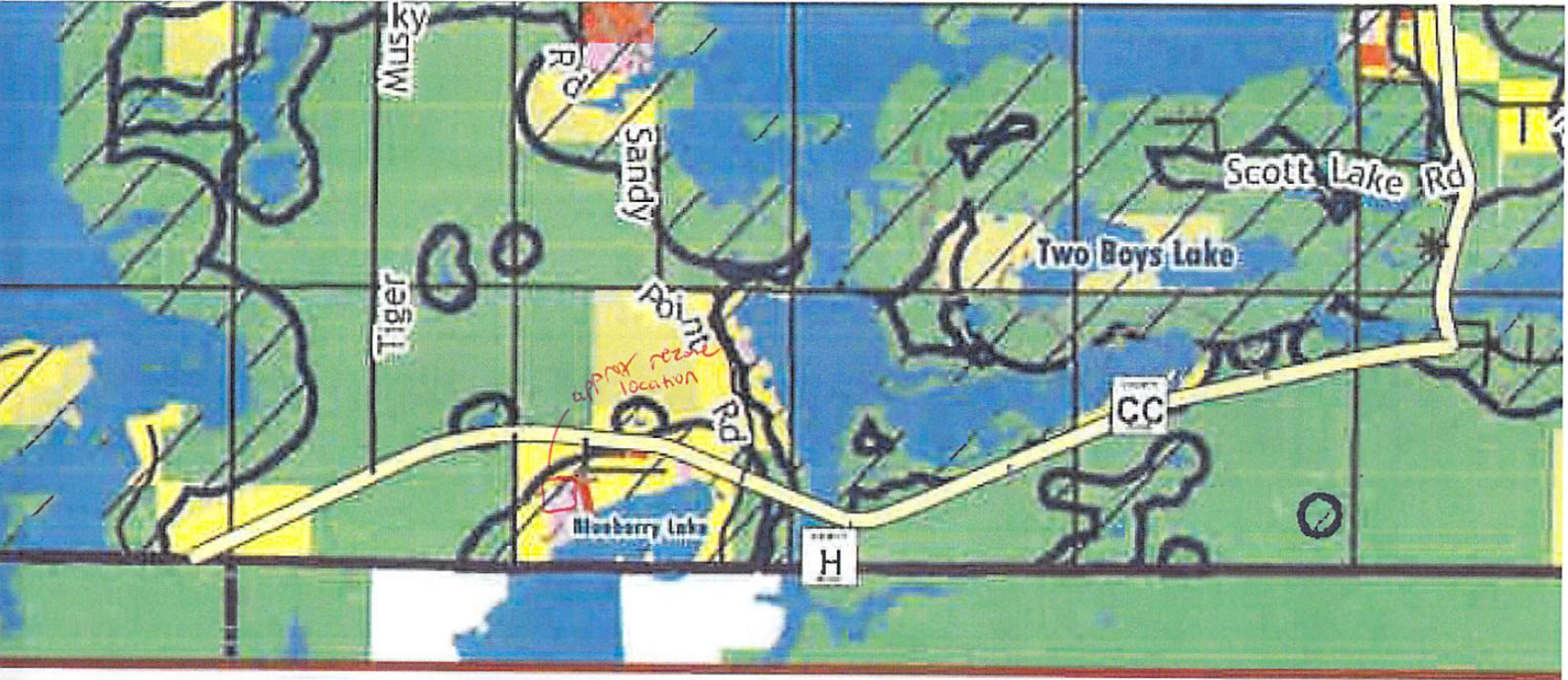


# Town of Hunter, Sawyer County, Wisconsin

Map 8.4 - Future Land Use  
10/14/2009









## Conditional Use Permit Request STAFF REPORT

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

**File: # CUP 24-014**

**Applicant:**

John Badagliacco  
7049N Lake Shore Drive  
Couderay, WI 54828

**Property Location & Legal Description:**

Town of Hunter. Part of Government Lot 1 & Part of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , Lot 2 CSM 32/263 #7898; S04, T39N, R07W; Parcel #012-739-04-5111; Tax ID #41542; 10.62 total acres; Zoned Agricultural Two (A-2), Residential/Recreational-One (RR-1) & Residential/Recreational-Two (RR-2). & Part of Government Lot 1 & Part of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , S04, T39N, R07W; Parcel #012-739-04-3204; Tax ID #44788; 28.73 total acres; Zoned Agricultural Two (A-2) and Forestry-One (F-1).

**Purpose of Request:**

Purpose of request is for a 25 unit expansion to an existing campground consists of 40 permitted sites for a total of 65 units. This request is subject to Sawyer County Code of Ordinance-Appendix D-Section 17.3 (B) (1) for a Campground. Campgrounds are also subject to the provisions of Appendix D - Section 6.6.

**Project History & Summary or Request:** With the potential approval of RZN #24-010 into the RR-2 zone district the owner/operator is requesting for the expansion of an additional 25-unit (site) RV Campground/Resort. See additional attached maps to see purposed campground layout. Campground layout must meet all minimum standards as specified in Section 6.6 of the Sawyer County Code of Ordinances - Appendix D and Wisconsin State Chapter ATCP 79 for Campground Regulations. If campground layout is to change a new map must be placed on file with the Zoning & Conservation Department and approved by the Sawyer County Zoning Committee. The proposed expansion would meet the other requirements of Section 6.6 for setbacks and density.

It was brought to the attention of the Sawyer County Zoning & Conservation Department a couple years ago that it appeared that additional sites were being added to this existing campground. In conversations with the owner they were under the impression that their campground license would



permit up to 75 sites. While this is true, DATCP has a license breakdown for campgrounds for 0-25, 25-50, 50-75, 75-100, etc. However, DATCP “licensing” of campgrounds are not the same requirements as to County Zoning Conditional Use Permit approval process. We have heard several of these confusing aspects before and are attempting to work with DATCP that not only do they require the State License to operate a campground which permits a certain number of sites, they also need CUP approval for the additional sites through the correct zoning process.

In conversations with the applicant they are wanting to do the right thing and apply for the proper permits. They admitted that 12 additional sites were added within the last 3 years to the area shown around a man-made pond and that 7 other sites were added approximately 17 years ago. The total number of existing sites would equal 59 with a permitted number of 40 with a requested number of 65. This CUP request and potential approval would retroactively approve the already installed sites. If the CUP is denied enforcement action would be conducted on the additional 12 sites that were added approximately 3 years ago and would seek legal counsel option for the other 7 sites added 17 years ago as the statute of limitations may have past. All newly added “non-permitted” sites and future proposed sites would meet ordinance requirements with an approved CUP

**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. Campground will comply with all requirements of Wis. Admin. Code § ATCP 79, Campgrounds and Wis. Stat. § 97, Food, Lodging and Recreation.
2. All other Federal, State, County, Town, and other local rules/laws must be followed. This would include Sawyer County Zoning & Conservation setback requirements from wetland areas, floodplain zoning, and navigable water setbacks.

3. All permits, fees, campground plan approval, and inspections required by the State of Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) must be obtained.
4. Maximum number of sites in campground limited to sixty (60).
5. Set-Backs: Any site, including but not limited to camper, park model, trailer, tent, or seasonal must be a minimum of 50' to any adjacent property line.
6. No "Mobile Homes" allowed: only "Recreational" accommodations including but not limited to: travel trailers, park models, campers, tents.
7. All Lighting must be "Down Lighting".
8. All "Waste Water and Septic" systems must comply with State of Wisconsin and Sawyer County regulations. Currently all proposed campsites with this CUP request would be on "portable transfer tanks" which are approved by ATCP within licensed campgrounds.
9. Sites can only be "Operational to Public" from April 1st until December 1st.
10. A "Manager or Designee" must be available twenty-four (24) hours per day.
11. "Quiet Hours" are to be from ten (10) pm to eight (8) am every day.
12. No "Fireworks" or "Firearms" allowed.

**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



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](mailto:kathy.marks@sawyercountygov.org)

Phone: 715-638-3225

Property Owner Name & Address:

JOHN A. TRISH BADAGLIACCO  
7049 N. LAKE SHORE DR.  
CONDOGRAY WI. 54828

Phone: 715-945-2686

Email: [blueberryhillsresort@hotmail.com](mailto:blueberryhillsresort@hotmail.com)

Property description including Parcel Number:

Town of Hunter Sec 04, T39, R07W Pt + Govt lot 1  
and Pt NWSW lot 1 CSM #7898. parcel ID #012-739-04-5111  
TAX ID #41542 10.62 ACS.  
S04, T39N, R07W

Permit desired for:

Reason for the purpose of CAMPGROUND EXPANSION.  
IN AREA THAT WAS USED FOR HORSES.  
WE NO LONGER HAVE HORSES AND WOULD LIKE TO BE ABLE  
TO ADD CAMPSITES TO THE AREA AROUND THE POND  
19 ARE DEFINITE AND THE LAST 6 MAY OR MAY NOT  
BE BUILT, BUT WE ARE ASKING TO BEING OUR TOTAL SITES  
TO 65. NONE ARE ON SEPTA, THEY ALL HAVE THEIR  
OWN 300 GAL. ABOVE GROUND HOLDING TANKS.

JOHN A. BADAGLIACCO

*[Signature]*  
Owner Print & Sign

Patricia Badagliacco

*[Signature]*  
Owner Print & Sign

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

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

Fee: \$350.00

Gravel Pit renewal \$300.00

Date of Public Hearing:

Rev January 2023

*July 19, 2024*

## Real Estate Sawyer County Property Listing

Today's Date: 6/19/2024

Property Status: Current

Created On: 5/1/2013 2:58:12 PM

**Description**

Updated: 5/19/2015

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| <b>Tax ID:</b>    | 41542                                                                              |
| <b>PIN:</b>       | 57-012-2-39-07-04-5 05-001-000110                                                  |
| Legacy PIN:       | 012739045111                                                                       |
| Map ID:           | :1.11                                                                              |
| Municipality:     | (012) TOWN OF HUNTER                                                               |
| STR:              | S04 T39N R07W                                                                      |
| Description:      | PRT GOVT LOT 1 & PRT NWSW LOT 1<br>CSM 32/263 #7898                                |
| Recorded Acres:   | 10.620                                                                             |
| Calculated Acres: | 10.647                                                                             |
| Lottery Claims:   | 1                                                                                  |
| First Dollar:     | Yes                                                                                |
| Zoning:           | (A-2) Agricultural Two<br>(F-1) Forestry One<br>(RR2) Residential/Recreational Two |
| ESN:              | 412                                                                                |

**Tax Districts**

Updated: 5/1/2013

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

**Recorded Documents**

Updated: 2/26/2019

|                             |                        |
|-----------------------------|------------------------|
| <b>QUIT CLAIM DEED</b>      |                        |
| Date Recorded: 3/7/2011     | <a href="#">371684</a> |
| <b>CERTIFIED SURVEY MAP</b> |                        |
| Date Recorded: 4/25/2013    | <a href="#">384693</a> |
| <b>WARRANTY DEED</b>        |                        |
| Date Recorded: 7/8/1996     | <a href="#">255262</a> |

Child History Record Count: 2 -

**HISTORY** [Expand All History](#)

White=Current Parcels

Pink=Retired Parcels

**Tax ID:** 14581 **Pin:** 57-012-2-39-07-04-5 05-001-000060 **Leg. Pin:** 012739045106 **Map ID:** :1.6 **Tax ID:** 39275 **Pin:** 57-012-2-39-07-04-5 05-001-000080 **Leg. Pin:** 012739045108 **Map ID:** :1.8

41542 This Parcel ↑ Parents ↓ Children

**Ownership**

Updated: 5/19/2015

**JOHN A BADAGLIACCO** COUDERAY WI**Billing Address:****JOHN A BADAGLIACCO**  
7049N LAKE SHORE DR  
COUDERAY WI 54828**Mailing Address:****JOHN A BADAGLIACCO**  
7049N LAKE SHORE DR  
COUDERAY WI 54828**Site Address** \* indicates Private Road

7049N LAKE SHORE DR \* COUDERAY 54828

**Property Assessment**

Updated: 6/5/2024

| 2024 Assessment Detail |        | Tribal Exempt <input type="checkbox"/> |         |
|------------------------|--------|----------------------------------------|---------|
| Code                   | Acres  | Land                                   | Imp.    |
| G2-COMMERCIAL          | 0.620  | 6,200                                  | 241,200 |
| G6-PRODUCTIVE FOREST   | 10.000 | 20,000                                 | 0       |

| 2-Year Comparison | 2023    | 2024    | Change |
|-------------------|---------|---------|--------|
| <b>Land:</b>      | 26,200  | 26,200  | 0.0%   |
| <b>Improved:</b>  | 226,500 | 241,200 | 6.5%   |
| <b>Total:</b>     | 252,700 | 267,400 | 5.8%   |

**Property History**

| Parent Properties                 | Tax ID                |
|-----------------------------------|-----------------------|
| 57-012-2-39-07-04-5 05-001-000080 | <a href="#">39275</a> |



## Real Estate Sawyer County Property Listing

Today's Date: 6/19/2024

Property Status: Current

Created On: 8/11/2023 3:39:58 PM

**Description**

Updated: 8/11/2023

|                   |                                              |
|-------------------|----------------------------------------------|
| <b>Tax ID:</b>    | 44788                                        |
| <b>PIN:</b>       | 57-012-2-39-07-04-3 02-000-000040            |
| Legacy PIN:       | 012739043204                                 |
| Map ID:           |                                              |
| Municipality:     | (012) TOWN OF HUNTER                         |
| STR:              | S04 T39N R07W                                |
| Description:      | PRT NWSW & PRT GOVT LOT 1                    |
| Recorded Acres:   | 28.730                                       |
| Calculated Acres: | 0.000                                        |
| Lottery Claims:   | 0                                            |
| First Dollar:     | Yes                                          |
| Zoning:           | (A-2) Agricultural Two<br>(F-1) Forestry One |
| ESN:              |                                              |

**Tax Districts**

Updated: 8/11/2023

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

**Recorded Documents**

Updated: 8/11/2023

|                             |               |
|-----------------------------|---------------|
| <b>CERTIFIED SURVEY MAP</b> |               |
| Date Recorded: 7/25/2023    | <u>445561</u> |
| <b>QUIT CLAIM DEED</b>      |               |
| Date Recorded: 3/7/2011     | <u>371684</u> |
| <b>WARRANTY DEED</b>        |               |
| Date Recorded: 7/8/1996     | <u>255262</u> |

Child History Record Count: 2 -

**HISTORY** [Expand All History](#)

White=Current Parcels

Pink=Retired Parcels

**Tax ID:** 14557 **PIN:** 57-012-2-39-07-04-3 02-000-000010 **Leg. PIN:** 012739043201 **Map ID:** .10.1**Tax ID:** 39278 **PIN:** 57-012-2-39-07-04-3 02-000-000020 **Leg. PIN:** 012739043202 **Map ID:** .10.2

44788 This Parcel ↑ Parents ↓ Children

**Ownership**

Updated: 8/11/2023

|                           |             |
|---------------------------|-------------|
| <b>JOHN A BADAGLIACCO</b> | COUDERAY WI |
|---------------------------|-------------|

**Billing Address:**

**JOHN A BADAGLIACCO**  
7049N LAKE SHORE DR  
COUDERAY WI 54828

**Mailing Address:**

**JOHN A BADAGLIACCO**  
7049N LAKE SHORE DR  
COUDERAY WI 54828

**Site Address**

\* indicates Private Road

N/A

**Property Assessment**

Updated: 6/5/2024

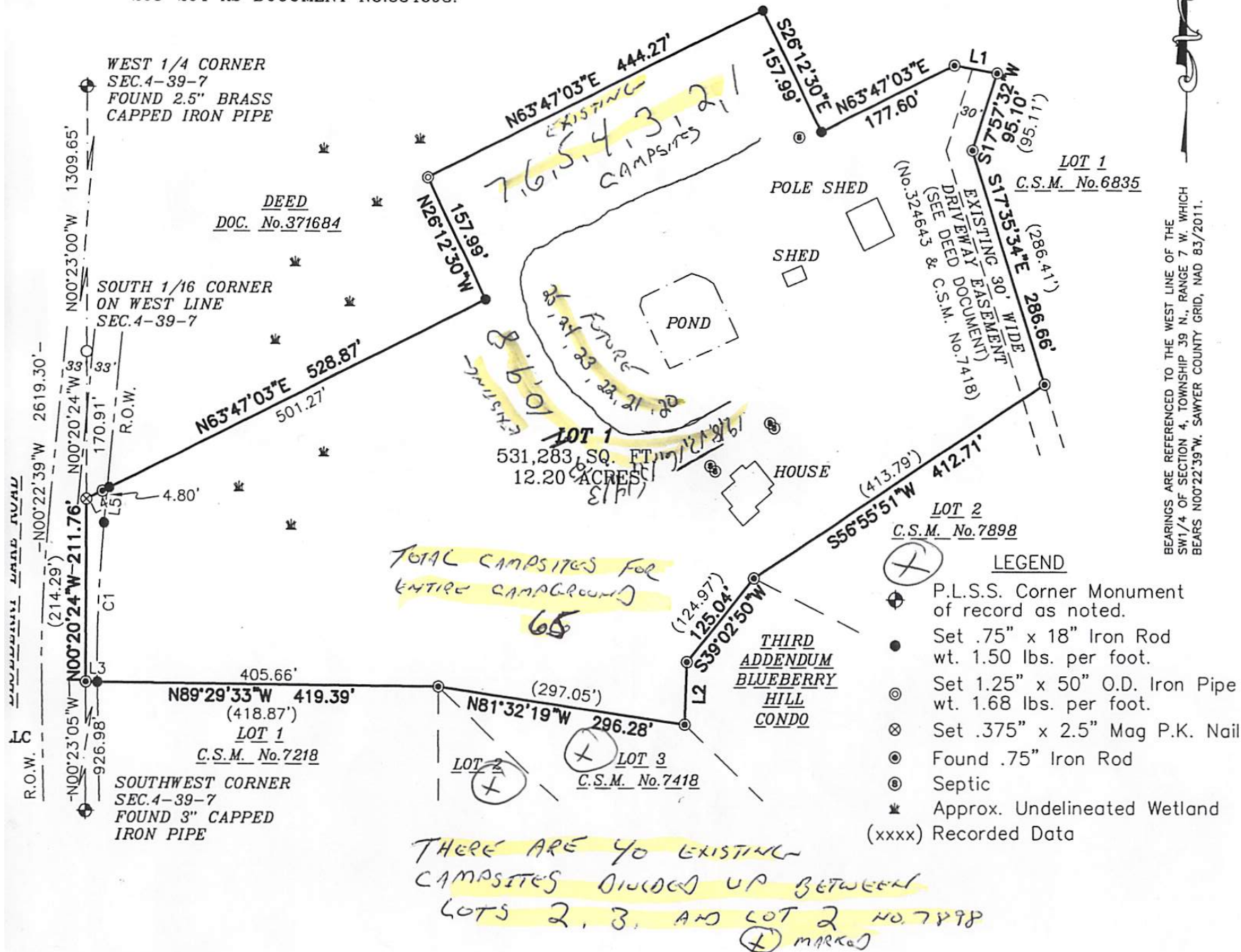
| 2024 Assessment Detail |        | Tribal Exempt <input type="checkbox"/> |       |
|------------------------|--------|----------------------------------------|-------|
| Code                   | Acres  | Land                                   | Imp.  |
| G2-COMMERCIAL          | 1.000  | 5,000                                  | 3,500 |
| G5-UNDEVELOPED         | 8.000  | 3,200                                  | 0     |
| G6-PRODUCTIVE FOREST   | 19.730 | 25,300                                 | 0     |

| 2-Year Comparison | 2023 | 2024   | Change |
|-------------------|------|--------|--------|
| <b>Land:</b>      | 0    | 33,500 | 100.0% |
| <b>Improved:</b>  | 0    | 3,500  | 100.0% |
| <b>Total:</b>     | 0    | 37,000 | 100.0% |

**Property History**

| Parent Properties                 | Tax ID       |
|-----------------------------------|--------------|
| 57-012-2-39-07-04-3 02-000-000020 | <u>39278</u> |

LOT 1, OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 7 WEST, IN THE TOWN OF HUNTER, SAWYER COUNTY, WISCONSIN. INCLUDING ALL OF LOT 1 OF CERTIFIED SURVEY MAP No.7898 RECORDED IN VOLUME 32 PAGES 263-264 AS DOCUMENT No.384693.



BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SW1/4 OF SECTION 4, TOWNSHIP 39 N., RANGE 7 W. WHICH BEARS N00°22'39"W. SAWYER COUNTY GRID, NAD 83/2011.



