



Sawyer County

Agenda

Zoning Committee Meeting

Friday, August 16, 2024 @ 8:30 AM

Sawyer County Board Room - Sawyer County Courthouse

Page

1.

The public is strongly encouraged to access the public hearing remotely due to public health and safety concerns. To view or participate in the **virtual meeting** from a computer, iPad, or Android device please go to

<https://zoom.us/j/99413118485>. You can also use the dial in number for listening only at 1-312-626-6799 with the Webinar ID: 994 1311 8485. If additional assistance is needed please contact the Zoning & Conservation Department at 715-634-8288 prior to the meeting.

2. PRELIMINARY MATTERS

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

4 - 5

- d. Approval of Previous Meeting Minutes
[7-19-24 ZC Minutes](#)

6 - 10

- e. Public Comment

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

3. REZONE APPLICATIONS

- a. A Public Hearing in the Town of Hayward. RZN #24-011. Owner: Jason Turnbull. The S ½ of the SE ¼ of the NW ¼; S20, T40N, R09W; Parcel

11 - 18

#010-941-20-2401; Tax ID #12287; 20 total acres; Zoned Forestry One (F-1). Purpose of request is to rezone from Forestry One (F-1) to Agricultural Two (A-2) to have a hobby farm per section 17.5 (A) of the Sawyer County Ordinance.

[RZN #24-011, Jason Turnbull pkt.](#)

- b. Discussion/Action in the Town of Hayward. RZN #24-011. Owner: Jason Turnbull. The S ½ of the SE ¼ of the NW ¼; S20, T40N, R09W; Parcel #010-941-20-2401; Tax ID #12287; 20 total acres; Zoned Forestry One (F-1). Purpose of request is to rezone from Forestry One (F-1) to Agricultural Two (A-2) to have a hobby farm per section 17.5 (A) of the Sawyer County Ordinance.

4. CONDITIONAL USE APPLICATIONS

19 - 25

- a. A Public Hearing in the Town of Sand Lake. CUP #24-015. Owner: Paige Heath. Part Government Lot 1, part Lot 1 CSM 14/222 #3535 (except OL1 CSM 23/262 #6427); Parcel #026-939-17-5122; Tax ID#28625; 1.051 total acres. Zoned Residential/Recreational One (RR-1). Permit desired for a future "Tiki Bar/Restaurant". Hours of operation 10am-8pm. Accommodating locals & tourists. Seafood/lunch specials & spirits. Bar/Restaurant will respect all of Lake Association rules & regulations per conditional use permit. Per the Sawyer County code of ordinance appendix D, section 17.2 (B) (3).
[CUP #24-015, Paige Heath pkt.](#)
- b. Discussion/Action in the Town of Sand Lake. CUP #24-015. Owner: Paige Heath. Part Government Lot 1, part Lot 1 CSM 14/222 #3535 (except OL1 CSM 23/262 #6427); Parcel #026-939-17-5122; Tax ID#28625; 1.051 total acres. Zoned Residential/Recreational One (RR-1). Permit desired for a future "Tiki Bar/Restaurant". Hours of operation 10am-8pm. Accommodating locals & tourists. Seafood/lunch specials & spirits. Bar/Restaurant will respect all of Lake Association rules & regulations per conditional use permit. Per the Sawyer County code of ordinance appendix D, section 17.2 (B) (3).

5. NEW BUSINESS

26 - 29

- a. Eugene Rumsey Certified Survey Map that crosses the exterior boundary of an existing County Subdivision Plat. Requires Zoning Committee acceptance, conditional acceptance, or rejection. (Discussion/Action Item)
[Eugene Rumsey CSM over Plat](#)
- b. Amending Ordinance to make Holding Tank an option of last resort. (Discussion Only)
- c. Update on Tourist Rooming House Ad Hoc Committee relating to Zoning process/permitting. (Discussion Only)
- d. Communication regarding Zoning processes & timelines received from

the Sawyer County Unit, Wisconsin Towns Association. (Discussion Only)

- e. Any new business that may come before the committee for discussion only.

6. ADJOURNMENT

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

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

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

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

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

Statement of Committee Hearing and Procedure

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

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

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

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

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

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

Statement of Hearing Notice

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

Questions

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

**MINUTES OF PUBLIC HEARING
Sawyer County Zoning Committee
July 19, 2024**

ZONING COMMITTEE MEMBERS

Ronald Buckholtz, Chairman
Tweed Shuman
Kay Wilson
John Suralski
Steve Kariainen
Marsh Savitski

ZONING & CONSERVATION ADMINISTRATION

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

PRELIMINARY MATTERS

- a) Call to Order and Roll Call
Buckholtz calls the Public Hearing before the Sawyer County Zoning Committee to order at 8:30 am in the Sawyer County Courthouse, 10610 Main St., Hayward, Wisconsin. Roll call finding present: Ronald Buckholtz, Tweed Shuman – by phone, Kay Wilson, John Suralski, Marsh Savitski and Steve Kariainen. From the Zoning Office: Kozlowski and Marks. Legal Counsel, Rebecca Roeker.
- b) Pledge of Allegiance.
- c) Approval of Agenda. All in favor.
- d) Statement of Committee and Hearing Procedure and Statement of Hearing Notice.
The Public Hearing Notice was published as a Class 2 Notice in accordance with Chapter 985 of the Wisconsin Statutes in the Sawyer County Record and Sawyer County Gazette.
- e) Approval of the June 16, 2023 Minutes. Motion by Wilson to approve the July 19, 2024 minutes, second by Suralski. All in favor.
- 6) Public Comment. Linda Zillmer, Edgewater property owner and resident of Village of Birchwood, Washburn County comments. David Freund, owner of application RZN #24-009 comments. No other comments.

REZONE APPLICATION

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 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. Kozlowski reads the application, staff report, and Town opinion. No opinion letters returned. Motion to open the public hearing

portion of the application by Surlaski, second by Kariainen. All in favor. David Freund, owner speaks in favor of the application. Linda Zillmer, Edgewater property owner and Village of Birchwood resident speaks neither for nor against the application. Motion to close the public hearing portion of the application by Wilson, second by Buckholtz. All in favor. Kozlowski reads the discussion/action portion of the application. Motion to approve the application by Kariainen, second by Surlaski. Rebecca Roeker, legal counsel advises. Discussion held. Wilson adds the findings of fact. Kariainen amends his motion to include findings of fact, second by Surlaski. 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. 5) Provide healthy surroundings for family life. Roll call finds: Buckholtz - yes, Surlaski – yes, Wilson – yes, Shuman – yes, Steve Kariainen – yes. All in favor.

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. Kozlowski lets the Committee know that this case was remanded back by the County Board to the Zoning Committee. The applicant has requested to withdraw the application. The office had received the withdraw letter on July 4, 2024, and is Kozlowski's recommendation for the committee to approve the withdraw. Motion by Shuman to accept the withdraw, second by Wilson. All in favor.

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. Motion to open closed session at 8:50am by Wilson, second by Shuman. All in favor. Motion to close the closed session at 9:43am by Wilson, second by Surlaski. All in favor.

CONDITIONAL USE APPLICATIONS

a) ***WITHDRAW REQUEST BY APPLICANT. 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. Kozlowski explains that the owner has requested and submitted a withdraw letter, and recommendation for the committee to approve the withdraw. Motion to approve the withdraw by Wilson, second by Shuman. All in favor.

b) A Public Hearing in the Town of Hayward, CUP #24-013. Owner: T&K Roloffs 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. Kozlowski reads the application, staff report and Town opinion. No opinion letters returned. Motion by Suralski to open the public hearing portion of the application, second by Wilson. All in favor. Travis Wold, owner speaks in favor of the application. Linda Zillmer Edgewater property owner and Village of Birchwood resident speaks neither-for-nor against the application. Motion by Suralski to closed the public hearing portion of the application, second by Kariainen. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held. Discussion held with owner. Motion to approve the application by Shuman, second by Wilson with conditions of: 1) Hours of operation from 7am-5pm, Monday through Friday; 2) Obtain licensing requirements from WI DNR. 3) All other Town, County, State, Federal Laws are followed. Finding of Facts: 1) Promote the public health, safety, convenience and general welfare. 2) Encourage planned and orderly land use development. 3) Protect property values and the property tax base. 4) Permit the careful planning and efficient maintenance of highway systems, 5) Ensure adequate highway, utility, health, educational and recreational facilities. 6) Recognize the needs of agriculture, forestry, industry and business in future growth. 7) Encourage uses of land and other natural resources which are in accordance with their character and adaptability. 8) Encourage the protection of groundwater resources. Roll call finds: Shuman – yes, Suralski – yes, Buckholtz – yes, Kariainen – yes, Wilson – yes. All in favor.

REZONE AND CONDITIONAL USE APPLICATIONS

a) A Public Hearing in the Town of Hunter. RZN #24-010. Owner: John & Trish Badaglicco. 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. Kozlowski reads the application, staff report and Town opinion. No opinion letters returned. Motion to open the public hearing portion of the application by Wilson, second by Suralski. All in favor. Trish Badagliacco, owner speaks in favor of the application. Discussion held. Douglas Kurtzweil speaks neither for nor against the application. Motion by Shuman to closed the public hearing portion of the application second by Wilson. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held. Motion by Suralski with findings of fact: 1) Promote the public health, safety, convenience and general welfare. 2) Encourage planned and orderly land use development. 3) Protect property values and the property tax base. 4) Permit the careful planning and efficient maintenance of highway systems, 5) Ensure adequate highway, utility, health, educational and recreational facilities. 6) Recognize the needs of agriculture, forestry, industry and business in future growth. 7) Encourage uses of land and other natural resources which are in accordance with their character and adaptability. 8) Provide adequate light and air, including access to sunlight for solar collectors and to wind for wind energy systems. 9) Encourage the protection of groundwater resources. 10) Preserve wetlands. 11) Conserve soil, water and forest resources. 12) Protect the beauty and amenities of landscape and man-made developments. 13) Provide healthy surroundings for family life. Second by Shuman. No other discussion. Roll call finds: Buckholtz – yes, Wilson – yes, Suralski – yes, Shuman – yes, Kariainen – yes. All in favor.

b) A Public Hearing 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. Kozlowski reads the application, staff report, and Town opinion. No opinion letters returned. Motion to open the public hearing portion of the application by Suralski, second by Wilson. All in favor. Trish Badagliacco, owner speaks in favor of the application. Has 57 sites, no desire to expand over that. Agrees to all conditions. Douglas Kurtzweil, Town of Hunter resident speaks neither for nor against the application. Motion to close the public hearing portion of the application by Wilson, second by Shuman. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held by Kozlowski. Motion by Kariainen to approve the application with a total of 57 sites. Conditions of: 1) Campground will comply with all requirements of Wis. Admin. Code § ATPC 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 fifty-seven (57). 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: 1) Promote the public health, safety, convenience and general welfare. 2) Encourage planned and orderly land use development. 3) Protect property values and the property tax base. 4) Permit the careful planning and efficient maintenance of highway systems, 5) Ensure adequate highway, utility, health, educational and recreational facilities. 6) Recognize the needs of agriculture, forestry, industry and business in future growth. 7) Encourage uses of land and other natural resources which are in accordance with their character and adaptability. 8) Provide adequate light and air, including access to sunlight for solar collectors and to wind for wind energy systems. 9) Encourage the protection of groundwater resources. 10) Preserve wetlands. 11) Conserve soil, water and forest resources. 12) Protect the beauty and amenities of landscape and man-made developments. 13) Provide healthy surroundings for family life. 14) Promote the efficient and economical use of public funds. Second by Wilson. Rebecca Roeker, legal counsel speaks of the staff reports. Discussion held. Roll call finds: Kariainen – yes, Wilson – yes, Buckholtz – yes, Suralski –yes, Shuman – yes. All in favor.

NEW BUSINESS

1) Ben Kurtzweil, Town of Hayward resident speaks of the staff reports, and working together.

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

ADJOURNMENT

Adjournment by Buckholtz at 10:30am

Minutes prepared by Kathy Marks, Deputy Zoning & Conservation Administrator



Rezone Request STAFF REPORT

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

File: # RZN 24-011

Applicant:

Jason Turnbull
10730N Gorud Road
Hayward, WI 54843

Property Location & Legal Description:

Town of Hayward. The S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; S20, T40N, R09W; Parcel #010-941-20-2401; Tax ID #12287; 20 total acres; Zoned Forestry One (F-1). Site address 10730N Gorud Road.

Request: Purpose of request is to rezone the entire 20 acres of Forestry One (F-1) to Agricultural Two (A-2) to have a hobby farm per Section 17.5 (A) of the Sawyer County Code of Ordinances-Appendix D. Any portion of underlying shoreland/wetland district is not subject the change as part of this request.

Additional Information/details:

See attached additional maps included in this packet. The applicant is requesting to rezone this property to A-2 for "hobby farming" purposes. There are no exact details of the hobby farm operation at this time but the applicant would need to meet the requirements of Section 17.5(A) which included but not limited to:

Keeping livestock (not to exceed 15 animal units {1000 pound – 1 au} per 40 acres prorated)

On this 20-acre property subject to be rezoned to A-2 that would equal 7.5 AU or 7500 pounds of livestock. According to the USDA the "average" live weight of a beef cattle is approximately 1250 lbs which would limit the property to 6 beef cattle at any given time.

The nearest agricultural zoned property is immediately East of this property across Gorud Road and another hobby farming operation to the South East approximately 300' away. This request would not be viewed as spot zoning. The current surround land use is forestry, light residential and light agricultural. The Town of Hayward as part of their comprehensive plan shows this future land use area as low density residential (LDR). LDR intent is to identify areas suitable for future single-family residential housing. Within the LDR it is to limit 1 residential dwelling on a minimum of 2 acres of land. Ultimately, this property is currently zoned F-1 which would require a 5 acre minimum land area with a request to rezone to A-2 which would also require a 5 acre

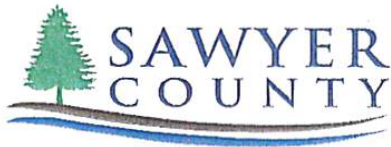


minimum. The proposed A-2 would have a greater “density” requirement as to the future land use maps of LDR. There are no proposed lot splits at this time and the 20-acre property currently has a single-family dwelling unit on it.

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.



RECEIVED

JUN 14 2024

Rezoning Application # 24-011
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: Jason J Turnbull

Address: 10730 N Gorod Rd Hayward WI 54843

Phone: 715-558-1140 Email: _____

Legacy PIN # 010-941-20-2401 Acreage: 20

Change from District F-1 to A-2

Property Description: Sec 20 Tn 41 Rg 09 SE NW
TAX ID # 12287, Parcel # 101-941-20-2401, S 1/2 of SE NW, 20 acres,
Zoning Due (F-1).

Purpose of Request: Hobby Farm
Section 17.5 (A) of the Sawyer County Ordinance

Jason J Turnbull Jan J. Turnbull
*Please Print & Sign (Property Owner)

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

Name, Address, Phone & Email of Agent:

Phone: _____ Email: _____

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

Date of Public Hearing: Aug. 16, 2024

Real Estate Sawyer County Property Listing

Today's Date: 6/14/2024

Property Status: Current

Created On: 2/6/2007 7:55:21 AM



Description

Updated: 1/4/2003

Tax ID: 12287
PIN: 57-010-2-41-09-20-2 04-000-000010
 Legacy PIN: 010941202401
 Map ID: .8.1
 Municipality: (010) TOWN OF HAYWARD
 STR: S20 T41N R09W
 Description: S1/2 SENW
 Recorded Acres: 20.000
 Lottery Claims: 1
 First Dollar: Yes
 Zoning: (F-1) Forestry One
 ESN: 444



Tax Districts

Updated: 2/6/2007

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



Recorded Documents

Updated: 4/15/2014

QUIT CLAIM DEED
 Date Recorded: 10/20/2016 [403532](#)
TRANSFER ON DEATH DEED
 Date Recorded: 11/17/2016 [403981](#)
WARRANTY DEED
 Date Recorded: 5/24/1995 [248017](#) 553/326



Ownership

Updated: 10/24/2016

JASON J TURNBULL HAYWARD WI

Billing Address:

JASON J TURNBULL
 10730N GORUD RD
 HAYWARD WI 54843

Mailing Address:

JASON J TURNBULL
 10730N GORUD RD
 HAYWARD WI 54843



Site Address * indicates Private Road

10730N GORUD RD HAYWARD 54843



Property Assessment

Updated: 11/9/2015

2024 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.000	20,000	171,700
G6-PRODUCTIVE FOREST	19.000	32,300	0

2-Year Comparison

	2023	2024	Change
Land:	52,300	52,300	0.0%
Improved:	171,700	171,700	0.0%
Total:	224,000	224,000	0.0%



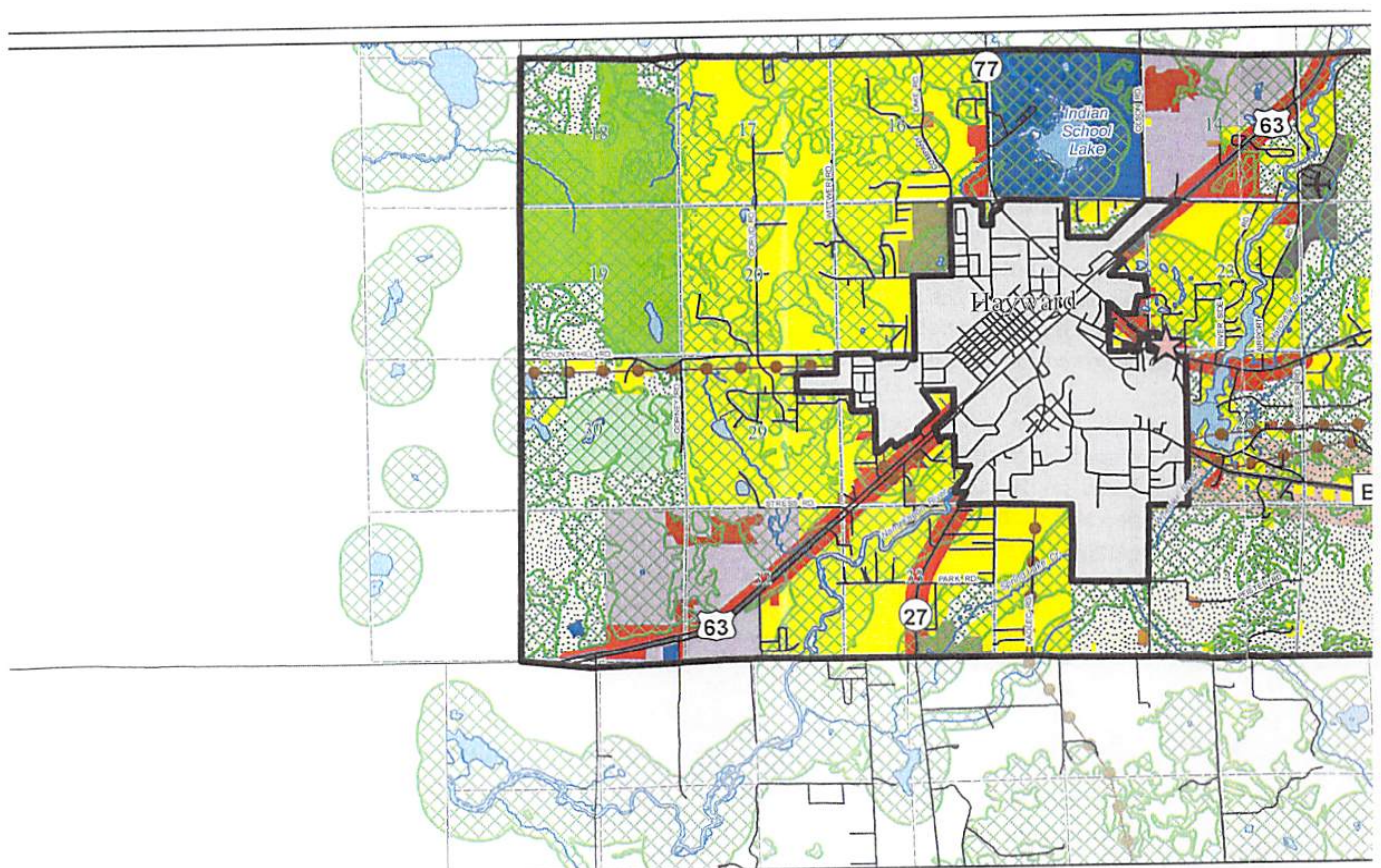
Property History

N/A









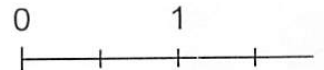
Town of Sawyer Cou Future L

- Fee Simple Parcels
- Airport
- Town Hall
- CountyRoadLayer
- Town of Hayward
- City of Hayward
- Lakes
- Rivers
- Sections
- Trails
- Resource Protection Area

Future Land Use

- Commercial
- Farmstead
- Industrial
- Parks and Recreation
- Rural Preservation
- Low Density Residential
- State Lands
- County Lands
- RURALTRANS
- Public / Institutional
- Quarry
- Communications
- Wetlands
- Transportation
- Recreational Commercial
- Medium Density Residential
- Lac Courte Oreilles Reservation

Sources:
 - Base data created by Sawyer Co./MSA
 - Updated by NWRPC in 2018
 - Wetland data provided by WIDNR





Conditional Use Permit Request STAFF REPORT

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

File: # CUP 24-015

Applicant:

Paige Heath
7827N Janesville Ave
Hayward, WI 54843

Property Location & Legal Description:

Town of Sand Lake. Part Government Lot 1, part Lot 1 CSM 14/222 #3535 (except OL1 CSM 23/262 #6427); Parcel #026-939-17-5122; Tax ID#28625; 1.051 total acres. Zoned Residential/Recreational One (RR-1). Site Address of 16105W Ron-De-Woo Road.

Request: Permit desired for a future "Tiki Bar/Restaurant". Hours of operation 10am-8pm. Accommodating locals & tourists. Seafood/lunch specials & spirits. Bar/Restaurant will respect all of Lake Association rules & regulations per conditional use permit. Per the Sawyer County code of ordinance appendix D, section 17.2 (B) (3) for a recreational service-oriented use such as cocktail lounge & restaurant.

Project History & Summary of Request:

The existing structures on the property have been removed and all new structures associated with the commercial business use would need to meet compliant setback locations including 75' from the water and all other setbacks per the RR-1 zone district. At this time, there are no formal plans or dimensions for the bar/restaurant use but the plan would be to include said use with additional living quarters for owner/operator of the business. Vehicle traffic would enter off Ron-De-Voo Road. The applicant is currently in the process of buying the property located to the West of the subject parcel. This would then eliminate any easement road access issues for the bar/restaurant. All parking would need to be entirely on property or special approval from the Town to allow Town Road Parking further to the North. Applicant would still need to meet all impervious surface limitations, grading requirements, storm water management plans (if applicable), and WI DNR dock requirements as this bar/restaurant would also be open to boat traffic.

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

- 1 Hours of operation from 10AM-8PM, Monday through Sunday
- 2 Obtain licensing requirements from DATCP
- 3 All lighting to be at a minimum for safety aspects and downward facing
- 4 Fencing or screening requirements (Committee discussion should occur)
- 5 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

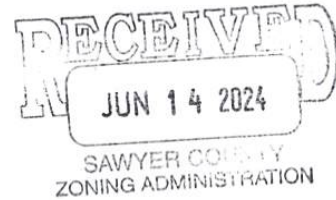
Hayward, Wisconsin 54843

Attn:

kathy.marks@sawyercounty.gov

Kathy Marks E-mail:

Phone: 715-638-3225



Property Owner Name & Address:

Paige A. Heath

16105 W Ron-De-Voo Rd, Stone Lake WI, 54876

(HOME ADDRESS): 7827N Janesville Ave
Hayward WI 54843

Phone: 608-792-4538

Email: pheath08@gmail.com

Property description including Parcel Number:

Located on the corner of 27/70, Stone Lake, WI.
Behind Billboards. NO existing structure.
On Sand Lake.

Tax ID No: 28625

Parcel #: 57-026-2-39-09-17-5-05-001-000220

Permit desired for:

Future Tiki bar/Restaurant. 10am-8pm business hours.
Accommodating locals and tourists.
Seafood / lunch Specials + Spirits.

Bar/Restaurant will respect all of Lake Associations



rules and regulations per Conditional Permit use.

Per Sawyer County Code of Ordinance Appendix D
Section 17.2(B)(3)

Owner Print & Sign Paige Heaton

Owner Print & Sign

Paige A. Heaton

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

August 16, 2024

Real Estate Sawyer County Property Listing

Today's Date: 7/26/2024

Property Status: **Current**

Created On: 2/6/2007 7:55:48 AM

 Description

Updated: 6/26/2020

Tax ID:	28625
PIN:	57-026-2-39-09-17-5 05-001-000220
Legacy PIN:	026939175122
Map ID:	:1.22
Municipality:	(026) TOWN OF SAND LAKE
STR:	S17 T39N R09W
Description:	PRT GOVT LOT 1 PRT LOT 1 CSM 14/222 #3535 (EXCEPT OL1 CSM 23/262 #6427)
Recorded Acres:	1.051
Calculated Acres:	1.137
Lottery Claims:	0
First Dollar:	No
Waterbody:	Sand Lake
Zoning:	(RR1) Residential/Recreational One
ESN:	423

 Tax Districts

Updated: 2/6/2007

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

 Recorded Documents

Updated: 6/26/2020

 WARRANTY DEED	
Date Recorded: 5/29/2020	424071
 DESIGNATION OF TOD BENEFICIARY	
Date Recorded: 5/4/2017	406558
 AMENDED TERMINATION OF DECEDENTS INTEREST	
Date Recorded: 5/4/2017	406557
 DESIGNATION OF TOD BENEFICIARY	
Date Recorded: 10/7/2014	392641
 TERMINATION OF DECEDENTS INTEREST	
Date Recorded: 9/11/2014	392185
 CERTIFIED SURVEY MAP	
Date Recorded: 5/31/2002	300579
 CERTIFIED SURVEY MAP	
Date Recorded: 7/13/1992	229898
 WARRANTY DEED	
Date Recorded: 10/16/1972	142052 239/671

 Ownership

Updated: 6/26/2020

PAIGE A HEATH	HAYWARD WI
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Billing Address:

PAIGE A HEATH
7827N JANESVILLE AVE
HAYWARD WI 54843

Mailing Address:

PAIGE A HEATH
7827N JANESVILLE AVE
HAYWARD WI 54843

 Site Address * indicates Private Road

16105W RON-DE-VOO RD	STONE LAKE 54876
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 Property Assessment

Updated: 6/7/2023

2024 Assessment Detail		Tribal Exempt ☐	
Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.051	230,300	0

2-Year Comparison	2023	2024	Change
Land:	230,300	230,300	0.0%
Improved:	0	0	0.0%
Total:	230,300	230,300	0.0%

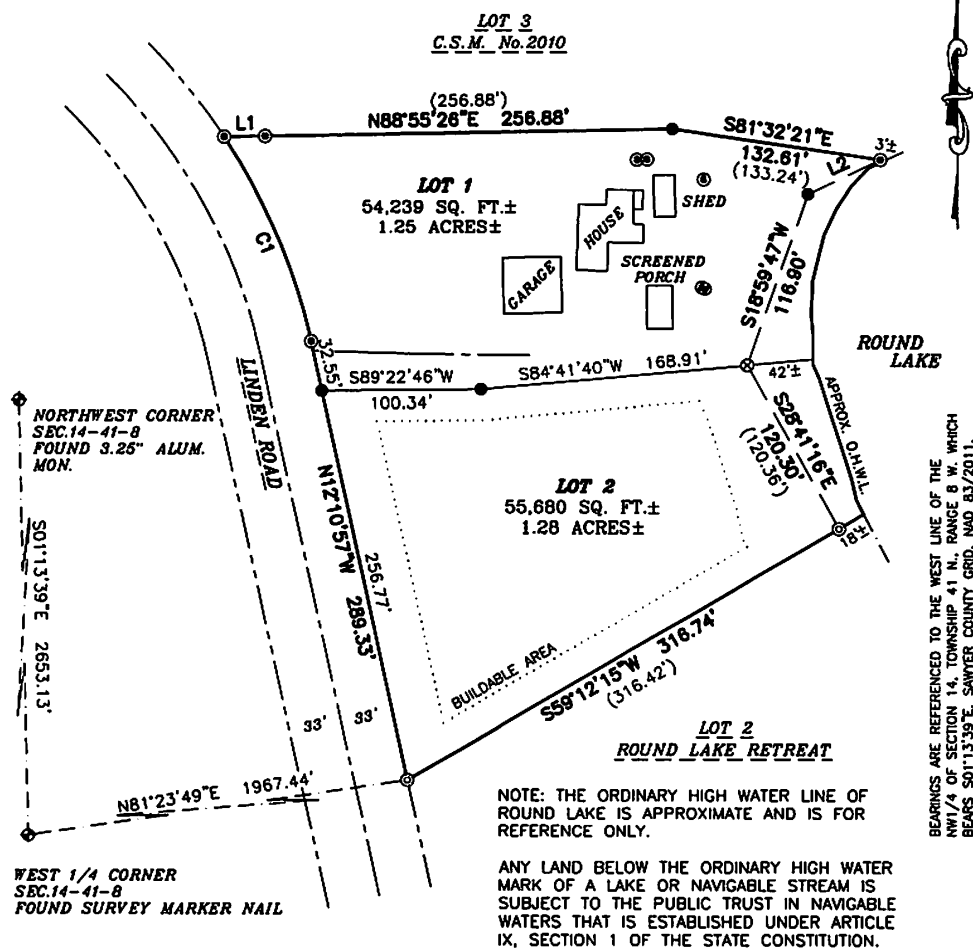
 Property History

N/A



SAWYER COUNTY CERTIFIED SURVEY MAP

LOCATED IN PART OF GOVERNMENT LOT 3, SECTION 14,
TOWNSHIP 41 NORTH, RANGE 8 WEST, IN THE TOWN OF
HAYWARD, SAWYER COUNTY, WISCONSIN. INCLUDING ALL OF LOT
4 OF CERTIFIED SURVEY MAP No. 2010 RECORDED IN VOLUME
9 PAGES 328-329 AS DOCUMENT No.187682 AND ALL OF LOT
1 OF THE PLAT OF ROUND LAKE RETREAT SUBDIVISION
RECORDED AS DOCUMENT No.129893.



JOB # 11624

Prepared by:

Jesse Suzan Land Surveying LLC

Phone No. (715) 558-4668

13731W Sjoström Circle

Hayward, WI 54843

Sheet 1 of 4 Sheets

0' 80' 160'



SCALE IN FEET 1" = 80'

SAWYER COUNTY CERTIFIED SURVEY MAP

Located in part of Government Lot 3, of Section 14, Township 41 North, Range 8 West, in the Town of Hayward, Sawyer County, Wisconsin. Including all of Lot 4 of Certified Survey Map No. 2010 recorded in Volume 9 Pages 328-329 as Document No.187682 and all of Lot 1 of the Plat of Round Lake Retreat Subdivision recorded as Document No.129893.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	DEGREE OF CURVE
C1	402.58'	143.42'	142.66'	N22°33'06"W	20°24'40"	14°13'56"
(C1)	402.58'		142.65'	N22°37'30"W	20°24'36"	

LINE TABLE

L1= N88°51'13"E 25.82' (25.77')
L2= S64°06'57"W 50.76'

SURVEYOR'S CERTIFICATE:

I, Jesse B. Suzan, a Profesional Wisconsin Land Surveyor, do hereby certify that by the direction of Eugene Rumsey, I have surveyed, divided, and mapped a parcel located in part of Government Lot 3, of Section 14, Township 41 North, Range 8 West, in the Town of Hayward, Sawyer County, Wisconsin, described as follows:

Commencing at the West 1/4 corner of said Section 14; thence, N81°23'49"E 1967.44' to a found iron pipe on the easterly right of way of Linden Road and the point of beginning; thence along said right of way, N12°10'57"W 289.33' to a found iron pipe; thence along the arc of a curve to the left 143.42', said curve has a central angle of 20°24'40" and a chord that bears N22°33'06"W 142.66' to a found iron pipe; thence leaving said right of way, N88°51'13"E 25.82' to a found iron pipe; thence, N88°55'26"E 256.88' to a set iron rod; thence, S81°32'21"E 132.61' to a found iron pipe on a meander line of Round Lake; thence, S64°06'57"W 50.76' to a set iron rod; thence, S18°59'47"W 116.90' to a found iron pipe; thence, S28°41'16"E 120.30' to a found iron pipe; thence leaving said meander line, S59°12'15"W 316.74' to the point of beginning. Containing approximately 109,919 square feet (2.53 acres). Together with all lands lying between the above described meander line, the ordinary high water line of Round Lake and the side lot lines extended to said ordinary high water line. Subject to all easements, restrictions, and covenants of record.

I also certify that this Certified Survey Map is a correct representation to scale of the exterior boundaries surveyed, divided, and described; that I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of the County of Sawyer and Township of Hayward in surveying, dividing, and mapping the same.

Jesse B. Suzan
Professional Wisconsin Land Surveyor No. 2635
Fieldwork completed on 7-23-2024

Date

This map is hereby approved this ____ day of _____,
2024 by the Sawyer County Zoning Department.

Jay Kozlowski - Zoning Administrator

Sheet 2 of 4 Sheets

SAWYER COUNTY CERTIFIED SURVEY MAP

Located in part of Government Lot 3, of Section 14, Township 41 North, Range 8 West, in the Town of Hayward, Sawyer County, Wisconsin. Including all of Lot 4 of Certified Survey Map No. 2010 recorded in Volume 9 Pages 328-329 as Document No.187682 and all of Lot 1 of the Plat of Round Lake Retreat Subdivision recorded as Document No.129893.

OWNER'S CERTIFICATE:

The Eugene W. Rumsey, Jr. and Mary A. Rumsey, Co-Trustees of the Rumsey Family Trust dated May 25, 2012, as owner, do hereby certify that we caused the land on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this Map. We also certify that this Certified Survey Map is required by S.236.34 to be submitted to the Town of Hayward and the County of Sawyer for approval or objection.

Eugene W. Rumsey, Jr.

Mary A. Rumsey

Co-Trustees of the Rumsey Family Trust dated May 25, 2012.

State of California)
San Diego County)

Personally came before me this ____ day of _____, 2024,
the above named Eugene W. Rumsey, Jr. and Mary A. Rumsey, Co-Trustees of the Rumsey Family Trust dated May 25, 2012. To me known to be the same persons who executed the foregoing instrument and acknowledged same.

(Notary Seal)_____ Notary Public, California

My commission expires_____.

OWNER'S CERTIFICATE:

The Jeffrey R. DeYoung and Michele P. DeYoung, as owners, do hereby certify that we caused the land on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this Map. We also certify that this Certified Survey Map is required by S.236.34 to be submitted to the Town of Hayward and the County of Sawyer for approval or objection.

Jeffrey R. DeYoung

Michele P. DeYoung

State of Wisconsin)
Sawyer County)

Personally came before me this ____ day of _____, 2024,
the above named Jeffrey R. DeYoung and Michele P. DeYoung. To me known to be the same persons who executed the foregoing instrument and acknowledged same.

(Notary Seal)_____ Notary Public, Wisconsin

My commission expires_____.

Sheet 3 of 4 Sheets

SAWYER COUNTY CERTIFIED SURVEY MAP

Located in part of Government Lot 3, of Section 14, Township 41 North, Range 8 West, in the Town of Hayward, Sawyer County, Wisconsin. Including all of Lot 4 of Certified Survey Map No. 2010 recorded in Volume 9 Pages 328-329 as Document No.187682 and all of Lot 1 of the Plat of Round Lake Retreat Subdivision recorded as Document No.129893.

Town Board Approval:

Resolved that this Certified Survey Map by Eugene W. Rumsey, Jr. and Mary A. Rumsey, Co-Trustees of the Rumsey Family Trust, dated May 25, 2012, and Jeffrey P. DeYoung and Michele P. DeYoung, is hereby approved by the Town Board of the Town of Hayward, Sawyer County, Wisconsin.

Benjamin Kurtzweil, Town Chairman

Date

Bryn Hand, Town of Hayward Clerk

Date

Treasurer's Certificate:

State of Wisconsin
Sawyer County) SS

We, Being duly elected qualified and acting Treasurers of the County of Sawyer and the Township of Hayward, do hereby certify that the records in our offices show no unredeemed tax sales and no unpaid taxes or special assessments as of the dates listed below affecting the lands included in this Certified Survey Map.

Samantha Stuhr, Town of Hayward Treasurer

Date

Janeen Abric, Sawyer County Treasurer

Date

Sawyer County Zoning Committee Approval:

Resolved that this Certified Survey Map by Eugene W. Rumsey, Jr. and Mary A. Rumsey, Co-Trustees of the Rumsey Family Trust, dated May 25, 2012, and Jeffrey P. DeYoung and Michele P. DeYoung, is hereby approved by the Sawyer County Zoning Committee, Sawyer County, Wisconsin.

Ronald Buckholtz, Zoning Committee Chair

Date