



Sawyer County

Agenda

Zoning Committee Meeting

Friday, September 20, 2024 @ 8:30 AM

Sawyer County Board Room - Sawyer County Courthouse

Page

1. 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](#)
- d. Approval of Minutes from August 16, 2024 meeting
[8-16-24 ZC Minutes](#)
- e. Public Comment

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

2. REZONE APPLICATIONS

- a. None

3. CONDITIONAL USE APPLICATIONS

- a. A Public Hearing in the Town of Lenroot. CUP #24-016. Owner: William & Jane Gross Family Trust. Part of the SE ¼ of the SW ¼; S35, T42N, R09W; Lot 1, CSM #7485 Tax ID #39565; Parcel #014-9442-35-3410; 1.84 total acre; Zoned Residential/ Recreational One (RR-1). Permit desired for an accessory structure 48' x 60' (59' x 62') with lean-to across Town Road from where primary dwelling is located. Primary dwelling located at 12173N Wagner Circle Tax Id # 18725. This is to replace and increase an existing garage that would have storage space for a 30' travel trailer 25'pontoon, 2 fishing boats, 1 UTV and add a

small workshop. This has no habitable space and is wood frame. Per Sawyer County Code of Ordinances, Appendix D, Section 4.26(2) Accessory structure across a Town Road (Wagner Circle). With automatic conditions

[CUP #24-016, Gross Family Trust pkt.](#)

- b. Discussion/Action in the Town of Lenroot. CUP #24-016. Owner: William & Jane Gross Family Trust. Part of the SE ¼ of the SW ¼; S35, T42N, R09W; Lot 1, CSM #7485 Tax ID #39565; Parcel #014-9442-35-3410; 1.84 total acre; Zoned Residential/ Recreational One (RR-1). Permit desired for an accessory structure 48' x 60' (59' x 62') with lean-to across Town Road from where primary dwelling is located. Primary dwelling located at 12173N Wagner Circle Tax Id # 18725. This is to replace and increase an existing garage that would have storage space for a 30' travel trailer 25'pontoon, 2 fishing boats, 1 UTV and add a small workshop. This has no habitable space and is wood frame. Per Sawyer County Code of Ordinances, Appendix D, Section 4.26(2) Accessory structure across a Town Road (Wagner Circle). With automatic conditions.

20 - 34

- c. A Public Hearing in the Town of Round Lake. CUP #24-017. Owner: Treeland Cottages Inc., Linda Treland, Harold & Janet Treland. The NW ¼ of the SW ¼ and the SW ¼ of the SW ¼; both in S36, T41N R07W; Tax ID #26393 & #26394; Parcel #024-741-36-3201 and 024-741-36-3301; 39.008 & 37.797 for a total of 76.805 acres; Both zoned Residential/Recreational Two (RR-2). Permit desired for modifying the original CUP #12-007 and as amended CUP #16-001 for Treeland Cottages, Inc. to increase the number of recreational vehicle sites from seventy-five (75) to one hundred (100). The additional sites may be either transient or permanent. All other restrictions currently in place would remain. Per Sawyer County Code of Ordinances, Appendix D, Section 17.2(B)(1) & Section 6.6. With conditions.

[CUP #24-017, Treeland Cottages Inc. pkt.](#)

- d. Discussion/Action in the Town of Round Lake. CUP #24-017. Owner: Treeland Cottages Inc., Linda Treland, Harold & Janet Treland. The NW ¼ of the SW ¼ and the SW ¼ of the SW ¼; both in S36, T41N R07W; Tax ID #26393 & #26394; Parcel #024-741-36-3201 and 024-741-36-3301; 39.008 & 37.797 for a total of 76.805 acres; Both zoned Residential/Recreational Two (RR-2). Permit desired for modifying the original CUP #12-007 and as amended CUP #16-001 for Treeland Cottages, Inc. to increase the number of recreational vehicle sites from seventy-five (75) to one hundred (100). The additional sites may be either transient or permanent. All other restrictions currently in place would remain. Per Sawyer County Code of Ordinances, Appendix D, Section 17.2(B)(1) & Section 6.6. With conditions.

4. NEW BUSINESS

- a. Holding Tanks – Systems of last resort (Discussion Only)

- 35
- b. Zoning Committee Public Hearing Date for 2025 (Discussion Only)
[2025 Proposed Meeting Dates](#)
 - c. Any new business that may come before the Committee.

5. 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
August 16, 2024**

Zoning Committee Members

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

Zoning Administration

Jay Kozlowski, Zoning & Conservation Administrator
Kathy Marks, Deputy Zoning & Conservation Administrator

PRELIMINARY MATTERS

a) Call to Order and Roll Call

Buckholtz calls the Public Hearing before the Sawyer County Zoning Committee to order at 8:30 AM at the Sawyer County Courthouse, 10610 Main St., Hayward, Wisconsin. Roll is called finding present: Buckholtz, Shuman, Wilson, Suralski, Kariainen and Savitski. Attending from the Zoning Office: Kozlowski and Marks. Rebecca Roeker, legal counsel for Sawyer County is virtual.

b) Pledge of Allegiance.

c) Approval of Agenda. Motion by Shuman to approve the agenda, second by Wilson. All in favor.

d) Statement of Committee and Hearing Procedure and Statement of Hearing Notice.

e) Approval of July 19, 2024 minutes. Motion by Suralski to approve the July 19, 2024 minutes, second by Kariainen. All in favor. A copy of the audio recording of this meeting and video may be found at sawyercountygov.org for more information.

f) Public Comment. Linda Zillmer, Edgewater property owner speaks of the processes.

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 #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. Kozlowski reads the application, staff report, and Town opinion. There were no neighbor opinions. Motion by Shuman to open the public hearing portion of the application, second by Wilson. All in favor. Jason Turnbull, owner speaks in favor of the application. No other comments. Motion by Wilson to close the public hearing portion of the application, second by Kariainen. All in favor. Kozlowski reads the discussion/action portion of the application. Motion by Shuman to approve the rezone with Findings of Fact: 1) Promote the public health, safety, convenience and general

welfare. 2) Encourage planned and orderly land use development. 3) Protect property values and the property tax base. 4) Permit the careful planning and efficient maintenance of highway systems. 5) Ensure adequate highway, utility, health, educational and recreational facilities. 6) Recognize the needs of agriculture, forestry, industry and business in future growth. 7) Encourage uses of land and other natural resources which are in accordance with their character and adaptability. 8) Provide adequate light and air, including access to sunlight for solar collectors and to wind for wind energy systems. 9) Encourage the protection of groundwater resources. 10) Preserve wetlands. 11) Conserve soil, water and forest resources. 12) Protect the beauty and amenities of landscape and man-made developments. 13) Provide healthy surroundings for family life. 14) Promote the efficient and economical use of public funds. Second by Suralski. No Comments. Roll call finds: Buckholtz – yes, Suralski – yes, Wilson – yes, Shuman yes, Kariainen yes. All in favor.

CONDITIONAL USE APPLICATIONS

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). Kozlowski reads the application, staff report, and Town opinion. 6 opinion letters returned, all read by the Committee members. Paige Heath, owner speaks in favor of the application. Discussion with Committee & Kozlowski held. Corey Vatland, speaks in favor of the application along with Brian Poch, Dewey Vatland, Brad Tiede, PJ Flynn, Betsy Snider, Lee McMullen, Dale Neumann and John Runsel all in support. Speaking of opposition of the application are Cindelu & Scott Crosby, Karlene Hart, Buck & Monika Biernier, Jeanne Plum, Linda Zillmer, Debra Wild, Vera Lindel, Ron Foremen, Marsha Simons, Robert Wild and Karin Fischer. Paige Heath, owner speaks of the concerns of the public. Discussion held. Motion to close the public hearing portion of the application by Shuman, second by Surlaski. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion by Committee and Kozlowski. Sawyer County Administrator addresses concerns of roadways. Motion by Kariainen to approve the application with the conditions of: 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 to remain intact in present location and maintained. 5) All other Town, County, State, Federal Laws are followed. 6) Conditional Use permit will stay with the owner, not the property. 7) Will abide by the Lake Association rules. 8) Not to exceed 75 people capacity. 9) Internal Sound Proofing measures to be used. Paige Heath, owner agrees to all conditions. Rebecca Roeker, counsel advises that Kariainen's motion made would include the 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 Shuman. Roll call finds: Suralski – yes, Wilson – no, Buckholtz – yes, Karianen – yes, Shuman – yes. Four to one in favor of the application.

NEW BUSINESS

a) Eugene Rumsey Certified Survey Map that crosses the exterior boundary of an existing County Subdivision Plat. Kozlowski explains the map and that approval, conditional acceptance or rejection from Committee. Jesse Suzan, Land Surveying explains why the CSM was needed. Discussion held. Motion to approve the CSM by Shuman, second by Wilson. All in favor.

b) Amending Ordinance to make Holding Tank an option of last resort. Kozlowski explains the request. Ginny Chabek, TRH Chairman speaks in favor of this change. Kozlowski will bring draft language for this. Linda Zillmer, Edgewater property owner and Village of Birchwood resident speaks of concerns. Discussion held.

c) Update on Tourist Rooming House Ad Hoc Committee relating to Zoning process/permitting. Ginny Chabek, Tourist Rooming House Chairman request language to be changed in the Ordinance and that things need to get done soon. Ben Kurtzweil, Town of Hayward resident and Chairman speaks about other counties and staffing in Zoning. Douglas Kurtzweil, Town of Hunter resident. Feels Zoning should handle this, they also need staff and enforcement staff. Processes and timelines. Sawyer County, Wisconsin Towns Association. Kozlowski explains handout letter.

d) Sawyer County, Wisconsin Towns Association. Kozlowski explains handout letter. Kozlowski explains other counties, processes for the information to give to Towns. Discussion held with Committee, Kozlowski and Sawyer County Administrator, Andy Albardo, explains the need for added staff. Kozlowski explains what other Counties do for their processes. Discussion held. Sawyer County Administrator would like to have a sit down with Town Chairmen and/or Supervisors. Ben Kurtzweil, Town of Hayward Chairman explains what has been going on in the last few months with their cases. The Town Planning Commission meets every first of the month and the Town Board meets every second Tuesday. Let's work together. Rebecca Roeker, counsel urges to cutoff public comment. Linda Zillmer, Edgewater property owner & Village of Birchwood resident speaks. Rebecca Roeker, counsel rebuts her comment. Linda Zillmer speaks of the Town of Sand Lake.

a) Any new business that may come before the committee for discussion only. None.

ADJOURNMENT

Buckholtz adjourns meeting at 11:04am.

Minutes prepared by Kathy Marks, Deputy Zoning & Conservation Administrator



Conditional Use Permit Request STAFF REPORT

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

File: # CUP 24-016

Applicant:

William & Jane Gross Family Trust
Attn: Tammy Hubeler
19028 Savage Road
Union Grove, WI 53182

Property Location & Legal Description:

Town of Lenroot. Part of the SE ¼ of the SW ¼; S35, T42N, R09W; Lot 1, CSM #7485 Tax ID #39565; Parcel #014-9442-35-3410; 1.84 total acre; Zoned Residential/ Recreational One (RR-1).

Request: Permit desired for an accessory structure 48' x 60' (59' x 62') with lean-to across Town Road from where primary dwelling is located. Primary dwelling located at 12173N Wagner Circle Tax Id # 18725. This is to replace and increase an existing garage that would have storage space for a 30' travel trailer 25' pontoon, 2 fishing boats, 1 UTV and add a small workshop. This has no habitable space and is wood frame. Per Sawyer County Code of Ordinances, Appendix D, Section 4.26(2) Accessory structure across a Town Road (Wagner Circle). With automatic conditions.

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

- a) the accessory structure cannot be constructed on that part of the parcel containing the principal structure due to the inability to meet minimum setbacks, and (Zoning Administrator confirms that lot containing primary dwelling would not fit proposed accessory structure due to setbacks)
- b) lakefront parcels may be allowed an exemption from 4.26(2)(a) if Town and Zoning Committee determine in their Findings of Fact that placement of accessory structure on an adjacent parcel divided by a public roadway that does not contain the principal structure lessens the impact of impervious surface runoff to the lake, and (Structure would not

fit on lake side but would also lessen impacts of impervious surfaces. Proposed new structure would be approximately 275' from lakeshore on a non-riparian lot)

- c) the proposed adjacent parcel is within 66' from the parcel containing the principal structure, and (Adjacent lot is approximately 50')
- d) the proposed adjacent parcel meets the minimum square footage requirements per current zone district standards and the proposed accessory structure meets all other Zoning Ordinance requirements and setbacks, and (confirmed)
- e) a Conditional Use Permit may be approved by the Zoning Committee in any Zone District, provided that the Town has approved the Conditional Use for the placement of an accessory structure and both parcels are legally joined together (Deed Restriction) so they may not be sold separately unless approval by the Town and the Zoning Committee (indicated as condition of approval) has been granted to separate the parcels. This process shall also be done by Conditional Use, and
- f) in a platted subdivision, the maximum size allowed is 1,200 square feet and maximum height is 18'. (Not in platted subdivision, N/A)

Project History & Summary of Request

The applicant is requesting to build a 59' x 62' accessory structure with a lean-to on the back side of Wagner Circle (Town Road) from where the primary dwelling is located. The current primary dwelling is located on the lakeside (Nelson Lake) at 12173N Wagner Circle. The proposed new building would not be able to fit on the lake side portion due to setback requirements. The proposed pole shed would be located approximately 275' from the lake and would meet all other setback requirements including impervious surface requirements per the land area, wetland setbacks, and general Town Road Setbacks. See attached maps included in this packet.

Additional information for Conditional Use Permits:

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

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

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

- 1 No habitable area is allowed in this structure.
- 2 No commercial use or operation allowed in structure.
- 3 Size of proposed accessory structure not to exceed 59' x 62' with lean-to
- 4 Must follow all other Town, County, State, Federal regulations/laws/conditions including a potential Town Driveway Permit.
- 5 Removal of existing garage on this vacant lot is required within 1 year of date of issued Land Use Permit. (Land Use Permit still required if CUP is approved)
- 6 A deed restriction or lot binding agreement is required so that lot containing primary dwelling and lot containing new proposed accessory structure cannot be sold separately.

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

RECEIVED
JUL 18 2024

SAWYER COUNTY
ZONING ADMINISTRATION

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

Phone: 715-638-3225

Property Owner Name & Address:

Gross Family Trust - William & Jane
Gross, Dave & Tammy Hubeler

Phone: 262-994-0610 Email: DNTHUBELER@GMAIL.COM

Property description including Parcel Number:

12173 N Wagner Circle, PRT SE SW LOT 1 CSM 29/332#7485
014942353410, TAX ID 39565, \$35142N R09W

currently has existing 2-car garage. Owners
intention is to replace existing structure with

Permit desired for:
Accessory structure to replace & increase existing
garage. Storage space for 30 ft travel trailer,
25 ft pontoon & two fishing boats, one ATV, add
small workshop. Not intended for living space.
accessory building with
wood frame with metal exterior.
max size - 48 x 160 building
59 x 162 including 50 sq ft

Wm Gross
William Gross
Owner Print & Sign

Tammy L Hubeler
Tammy L Hubeler
Owner Print & Sign

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

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

Fee: \$350.00

Date of Public Hearing:

Sept. 20, 2024

Gravel Pit renewal \$300.00

Rev January 2023

Real Estate Sawyer County Property Listing

Today's Date: 8/5/2024

Property Status: **Current**

Created On: 10/17/2007 12:35:45 PM

**Description**

Updated: 9/1/2022

Tax ID:	39565
PIN:	57-014-2-42-09-35-3 04-000-000100
Legacy PIN:	014942353410
Map ID:	.12.10
Municipality:	(014) TOWN OF LENROOT
STR:	S35 T42N R09W
Description:	PRT SESW LOT 1 CSM 29/332 #7485
Recorded Acres:	1.840
Calculated Acres:	1.837
Lottery Claims:	0
First Dollar:	Yes
Zoning:	(RR1) Residential/Recreational One
ESN:	400

**Tax Districts**

Updated: 10/17/2007

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

**Recorded Documents**

Updated: 3/27/2020

QUIT CLAIM DEED	
Date Recorded: 6/29/2017	407403
QUIT CLAIM DEED	
Date Recorded: 8/13/2012	380162
QUIT CLAIM DEED	
Date Recorded: 8/13/2012	380161
TRANSFER ON DEATH DEED	
Date Recorded: 4/5/2010	365855
TERMINATION OF DECEDENTS INTEREST	
Date Recorded: 3/19/2009	359099
QUIT CLAIM DEED	
Date Recorded: 2/14/2005	328570
NOTE	
Date Recorded:	

Child History Record Count: 1 -

HISTORY [Expand All History](#)

White=Current Parcels

Pink=Retired Parcels

Tax ID: 18778 **Pin:** 57-014-2-42-09-35-3 04-000-000070 **Leg. Pin:** 014942353407 **Map ID:** .12.7[39565](#) This Parcel [↑](#) Parents [↓](#) Children**Ownership**

Updated: 9/1/2022

WILLIAM H & JANE A GROSS FAMILY TRUST UNION GROVE WI**Billing Address:**

WILLIAM H & JANE A GROSS FAMILY TRUST
ATTN TAMMY HUBELER
19028 SAVAGE RD
UNION GROVE WI 53182

Mailing Address:

WILLIAM H & JANE A GROSS FAMILY TRUST
ATTN TAMMY HUBELER
19028 SAVAGE RD
UNION GROVE WI 53182

**Site Address** * Indicates Private Road

N/A

**Property Assessment**

Updated: 9/26/2014

2024 Assessment Detail		Tribal Exempt ☐	
Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.840	17,100	8,500

2-Year Comparison	2023	2024	Change
Land:	17,100	17,100	0.0%
Improved:	8,500	8,500	0.0%
Total:	25,600	25,600	0.0%

**Property History**

Parent Properties	Tax ID
57-014-2-42-09-35-3 04-000-000070	18778

proposed accessory structure lot

Real Estate Sawyer County Property Listing

Today's Date: 7/18/2024

Property Status: Current
Created On: 2/6/2007 7:55:31 AM

Description

Updated: 9/1/2022

Tax ID:	18725
PIN:	57-014-2-42-09-35-3 01-000-000150
Legacy PIN:	014942353115
Map ID:	.9.15
Municipality:	(014) TOWN OF LENROOT
STR:	S35 T42N R09W
Description:	PRT NESW
Recorded Acres:	0.350
Calculated Acres:	0.268
Lottery Claims:	0
First Dollar:	Yes
Waterbody:	Nelson Lake
Zoning:	(RR1) Residential/Recreational One
ESN:	400

Tax Districts

Updated: 2/6/2007

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

Recorded Documents

Updated: 3/27/2020

QUIT CLAIM DEED	
Date Recorded: 6/29/2017	<u>407403</u>
QUIT CLAIM DEED	
Date Recorded: 8/13/2012	<u>380162</u>
QUIT CLAIM DEED	
Date Recorded: 8/13/2012	<u>380161</u>
TRANSFER ON DEATH DEED	
Date Recorded: 4/5/2010	<u>365855</u>
TERMINATION OF DECEDENTS INTEREST	
Date Recorded: 3/19/2009	<u>359099</u>
QUIT CLAIM DEED	
Date Recorded: 2/14/2005	<u>328570</u>
NOTE	
Date Recorded:	

Ownership

Updated: 9/1/2022

WILLIAM H & JANE A GROSS FAMILY TRUST UNION GROVE WI

Billing Address:

WILLIAM H & JANE A GROSS FAMILY TRUST
ATTN TAMMY HUBELER
19028 SAVAGE RD
UNION GROVE WI 53182

Mailing Address:

WILLIAM H & JANE A GROSS FAMILY TRUST
ATTN TAMMY HUBELER
19028 SAVAGE RD
UNION GROVE WI 53182



Site Address * indicates Private Road

12173N WAGNER CIR HAYWARD 54843



Property Assessment

Updated: 9/26/2014

2024 Assessment Detail

Tribal Exempt ☐

Code	Acres	Land	Imp.
G1-RESIDENTIAL	0.350	135,000	55,200

2-Year Comparison

	2023	2024	Change
Land:	135,000	135,000	0.0%
Improved:	55,200	55,200	0.0%
Total:	190,200	190,200	0.0%



Property History

N/A

existing primary dwelling lot



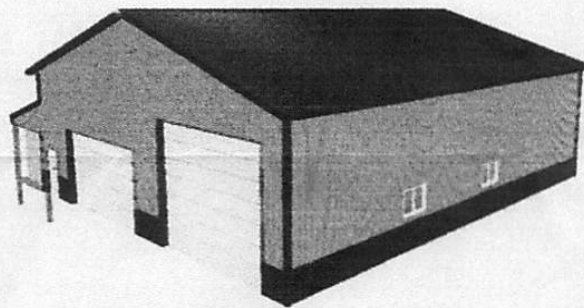
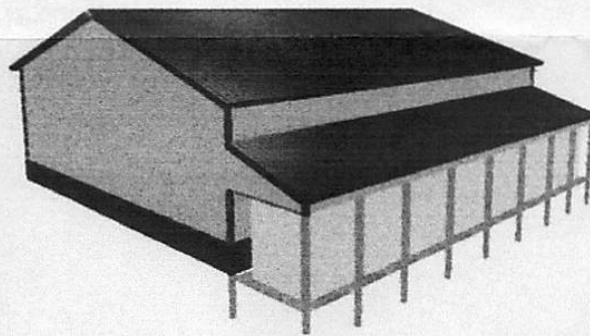
JEFFREY MACDONALD
Cell Phone: (651) 587-3754
Phone Number: (715) 458-2233
Email: JMacDonald@clearybuilding.com

2/29/2024
HUBELER, TAMMY AND DAVID
Doc ID: 5364020240229154722

Cleary Buildings Project Estimate

Client Proposal - Erected

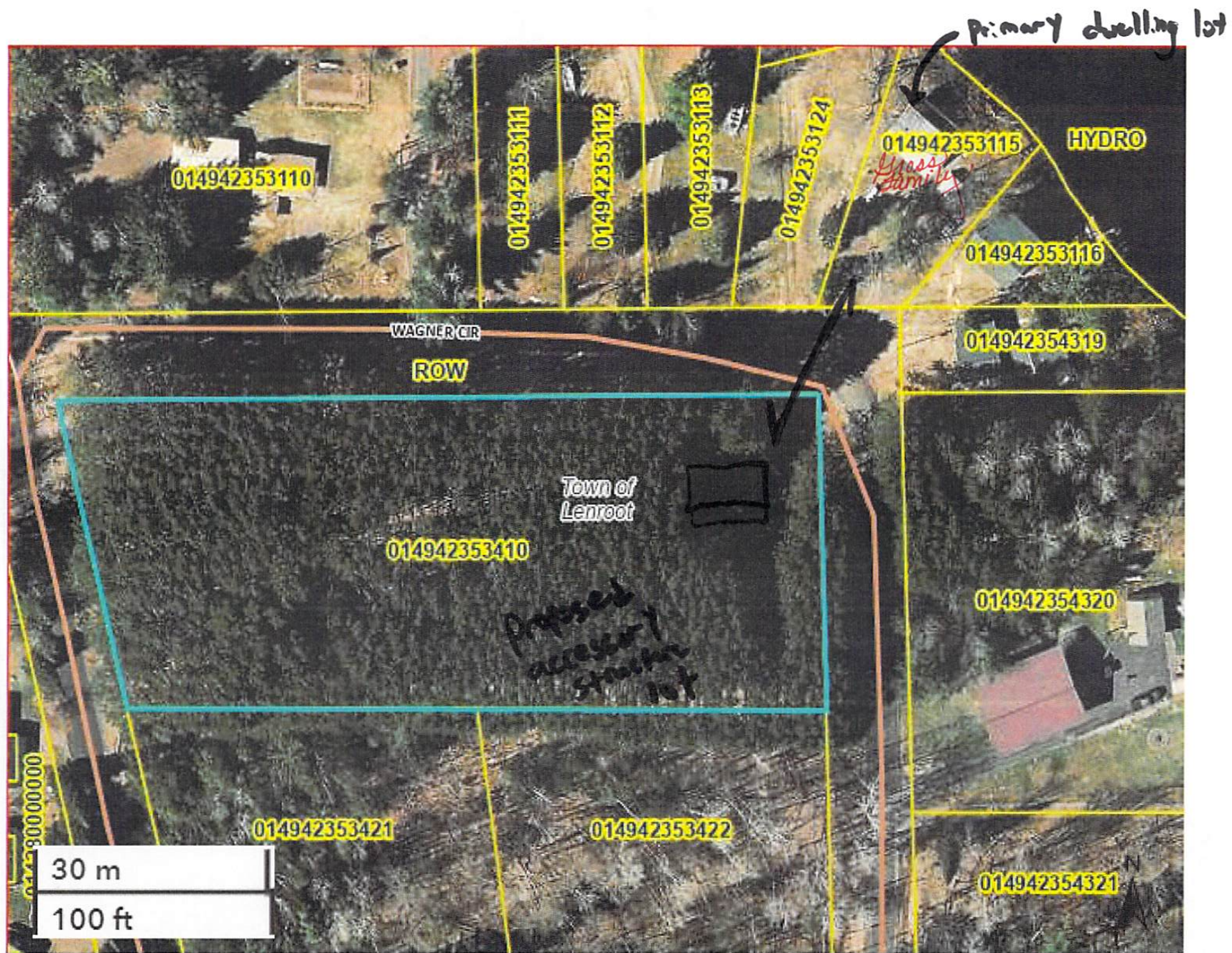
Project Name: HUBELER, TAMMY AND DAVID
Site Address: 12173 N WAGNER CIRCLE HAYWARD, WISCONSIN 54843
Email: Dnthubeler@gmail.com
Cell Phone: (262) 994-0610

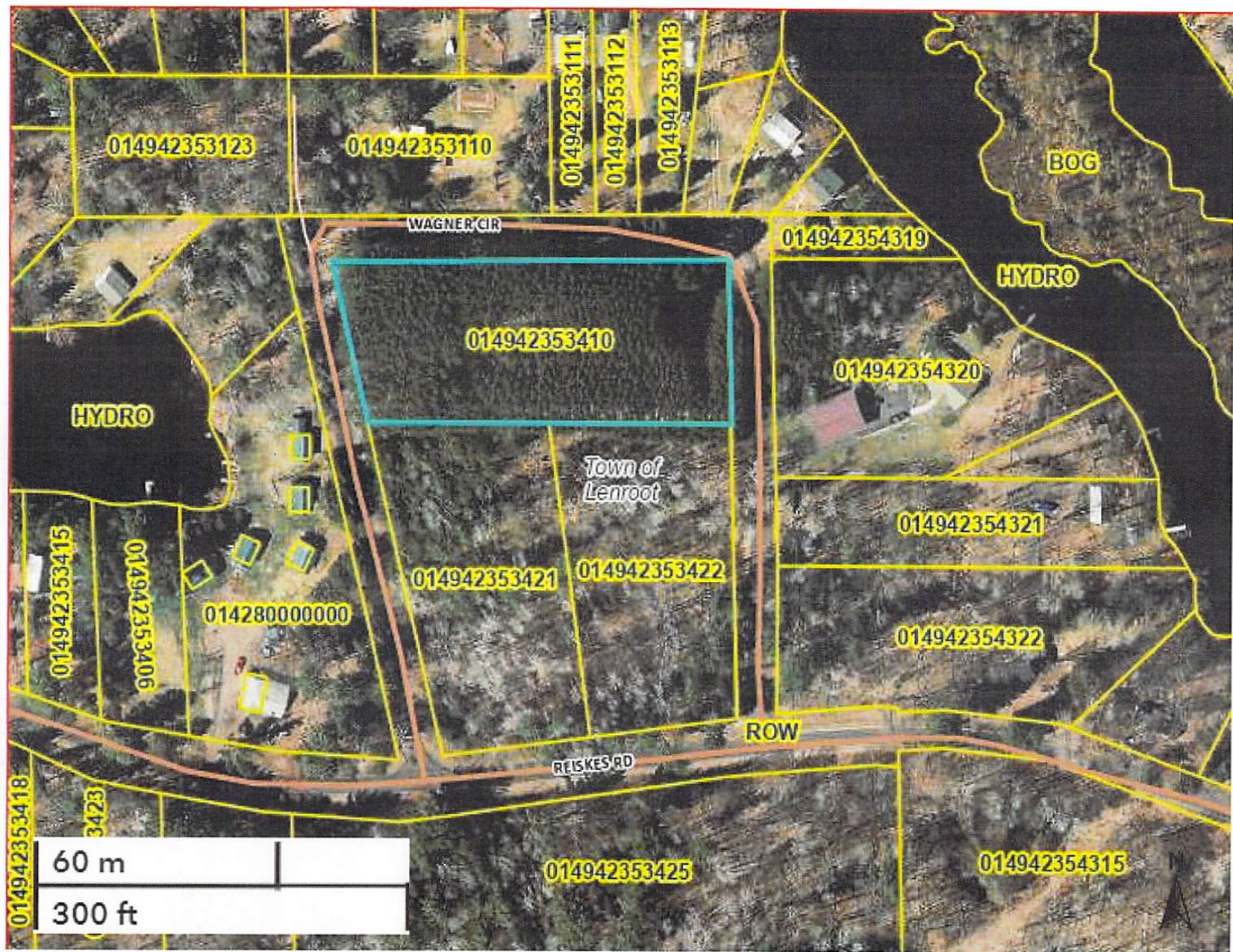


v6/11

built with pride before the  *is applied**

1 of 6









Conditional Use Permit Request STAFF REPORT

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

File: # CUP 24-017

Applicant:

Treeland Cottages, INC
9630N Treeland Road
Hayward, WI 54843

Property Location & Legal Description:

Town of Round Lake. The NW ¼ of the SW ¼ and the SW ¼ of the SW ¼; both in S36, T41N R07W; Tax ID #26393 & #26394; Parcel #024-741-36-3201 and 024-741-36-3301; 39.008 & 37.797 for a total of 76.805 acres; Both properties zoned Residential/Recreational Two (RR-2). Site Address 10138W County Hwy B.

Purpose of Request:

Permit desired for modifying the original CUP #12-007 and as amended CUP #16-001 for Treeland Cottages, Inc. to increase the number of recreational vehicle sites from seventy-five (75) to one hundred (100). The additional sites may be either transient or permanent. All other restrictions currently in place would remain. Per Sawyer County Code of Ordinances, Appendix D, Section 17.2(B)(1) & Section 6.6. With conditions.

Project History & Summary or Request:

The applicant is seeking to increase the total number of permitted campsites within an existing approved campground by an additional 25 sites which would be for a total of 100 sites. A previous CUP was approved as CUP #12-007 which initially approved the 75-unit campground and later amended as CUP #16-001 to alter some of the conditions there were previously placed on the CUP #12-007.

With this potential expansion all proposed sites would be compliant with the provisions as laid out in the Sawyer County Code of Ordinances – Appendix D – Section 6.6. Also, with the potential expansion no other conditions as the amended CUP #16-001 would change except the total number of permitted sites. The applicant has already started working with a soil tester and licensed plumber to install additional sewer systems on the property to be utilized for the potential expansion. The additional 25 sites are to be located in the NW corner of the existing campground and would

ultimately be across 2 (approximately 40 acre parcels) both under same ownership and zoned RR-2.

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)
Conditions below were obtained from CUP #16-001

1. Setbacks:
 - a. On Highway B, the existing 100' tree buffer is to be maintained.
 - b. Any campsites are to be a minimum of 300' from Moss Creek
 - c. Any campsites are to be a minimum of 300' from existing house to the west of this property on County Hwy B
2. No more than 3 docks (or piers) allowed in Moss Creek and no motorized watercraft allowed to access to Moss Creek (the motorized access may not be compliant with State Public Trust Doctrine)
3. No water park allowed (swim pool area only)
4. No mobile homes allowed; only recreational vehicles or approved "park model units"
5. All lighting must be down lighting
6. No cabins allowed
7. No permanent attachments to any recreational vehicles allowed
8. Sites only to be in operation from April 15 until November 15th. A year-round caretaker is allowed to live on the premises.
9. No more than 100 campsites allowed
10. A permanent manager or designee available 24 hours per day.
11. Quiet hours from 11PM to 8AM every day
12. No fireworks allowed.
13. Of the 100 campsites allowed – 60 may be seasonal; 40 must remain transient

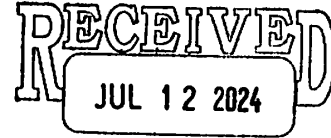
Findings of Fact:

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

Phone: 715-638-3225

Property Owner Name & Address:

Treeland Cottages, Inc.

9630 N. Treeland Road

Hayward, WI 54843

Phone: 715-462-3874

Email: tatum@treelandresorts.com

Property description including Parcel Number:

Southwest Quarter (SW¼) Southwest Quarter (SW¼), Section Thirty-six (36), Township Forty-one (41) North, Range Seven (7) West

Parcels 10.1 and 11.1 Parcel Nos: 024-741-36-3201 & 024-741-36-3301

Document No. 350837 64.54 acres Zoned RR2

Permit desired for:

Modifying the original conditional use permit CUP #12-007 and as amended CUP #16-001 for Treeland Cottages, Inc. to increase the number of recreational vehicle sites from seventy-five (75) to one hundred (100). (see attached map) The additional sites may be either transient or permanent. All other restrictions currently in place would remain.

Per Sawyer County Code of ordinances Appendix D - Section
17.3(B)(1) : Section 6.6

HAROLD E. TRELAND President

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:

Harold Treland

9630N Treeland Road

Hayward, WI 54843

715-462-3874

HTRELAND@yahoo.com

Tatum@TreelandResorts.com

Fee: \$350.00

Date of Public Hearing:

Real Estate Sawyer County Property Listing

Today's Date: 7/31/2024

Property Status: Current

Created On: 2/6/2007 7:55:44 AM

**Description**

Updated: 12/1/2021

Tax ID:	26394
PIN:	57-024-2-41-07-36-3 03-000-000010
Legacy PIN:	024741363301
Map ID:	.11.1
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S36 T41N R07W
Description:	PRT SWSW
Recorded Acres:	37.797
Calculated Acres:	37.797
Lottery Claims:	0
First Dollar:	Yes
Zoning:	(RR2) Residential/Recreational Two
ESN:	404

**Tax Districts**

Updated: 2/6/2007

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

**Recorded Documents**

Updated: 12/1/2021

CORRECTION INSTRUMENT	
Date Recorded: 11/30/2021	436206
CONVEYANCE RECORDED NOT USED	
Date Recorded: 10/26/2021	435518
AMENDED COVENANTS	
Date Recorded: 3/29/2016	400391
SPECIAL WARRANTY DEED	
Date Recorded: 11/26/2014	393390
SPECIAL WARRANTY DEED	
Date Recorded: 11/24/2014	393341
COVENANTS	
Date Recorded: 9/19/2012	380799
WARRANTY DEED	
Date Recorded: 12/14/2007	350837
WARRANTY DEED	
Date Recorded: 10/23/1989	216109

**Ownership**

Updated: 9/14/2018

TREELAND COTTAGES INC	HAYWARD WI
LINDA R TRELAND	HAYWARD WI
HAROLD & JANET TRELAND TRUST	HAYWARD WI

Billing Address:

TREELAND COTTAGES INC
9630N TREELAND RD
HAYWARD WI 54843

Mailing Address:

TREELAND COTTAGES INC
9630N TREELAND RD
HAYWARD WI 54843

**Site Address** * indicates Private Road

10138W COUNTY HWY B HAYWARD 54843

**Property Assessment**

Updated: 6/19/2024

2024 Assessment Detail		Tribal Exempt ☐	
Code	Acres	Land	Imp.
G2-COMMERCIAL	28.000	76,500	525,900
G5-UNDEVELOPED	6.000	2,100	0
G6-PRODUCTIVE FOREST	3.797	8,000	0

2-Year Comparison		2023	2024	Change
Land:		74,600	86,600	16.1%
Improved:		386,800	525,900	36.0%
Total:		461,400	612,500	32.7%

**Property History**

N/A

Real Estate Sawyer County Property Listing

Today's Date: 7/31/2024

Property Status: Current

Created On: 2/6/2007 7:55:44 AM



Description

Updated: 10/27/2021

Tax ID:	26393
PIN:	57-024-2-41-07-36-3 02-000-000010
Legacy PIN:	024741363201
Map ID:	.10.1
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S36 T41N R07W
Description:	NWSW
Recorded Acres:	39.008
Calculated Acres:	39.008
Lottery Claims:	0
First Dollar:	No
Zoning:	(RR2) Residential/Recreational Two
ESN:	404



Tax Districts

Updated: 2/6/2007

1	State of Wisconsin
57	Sawyer County
024	Town of Round Lake
572478	Hayward Community School District
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Recorded Documents

Updated: 10/27/2021

TRUSTEES DEED	
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WARRANTY DEED	
Date Recorded: 12/14/2007	350837
WARRANTY DEED	
Date Recorded: 10/23/1989	216109



Ownership

Updated: 9/14/2018

TREELAND COTTAGES INC	HAYWARD WI
LINDA R TRELAND	HAYWARD WI
HAROLD & JANET TRELAND TRUST	HAYWARD WI

Billing Address:

TREELAND COTTAGES INC
9630N TREELAND RD
HAYWARD WI 54843

Mailing Address:

TREELAND COTTAGES INC
9630N TREELAND RD
HAYWARD WI 54843



Site Address

* Indicates Private Road

N/A



Property Assessment

Updated: 6/19/2024

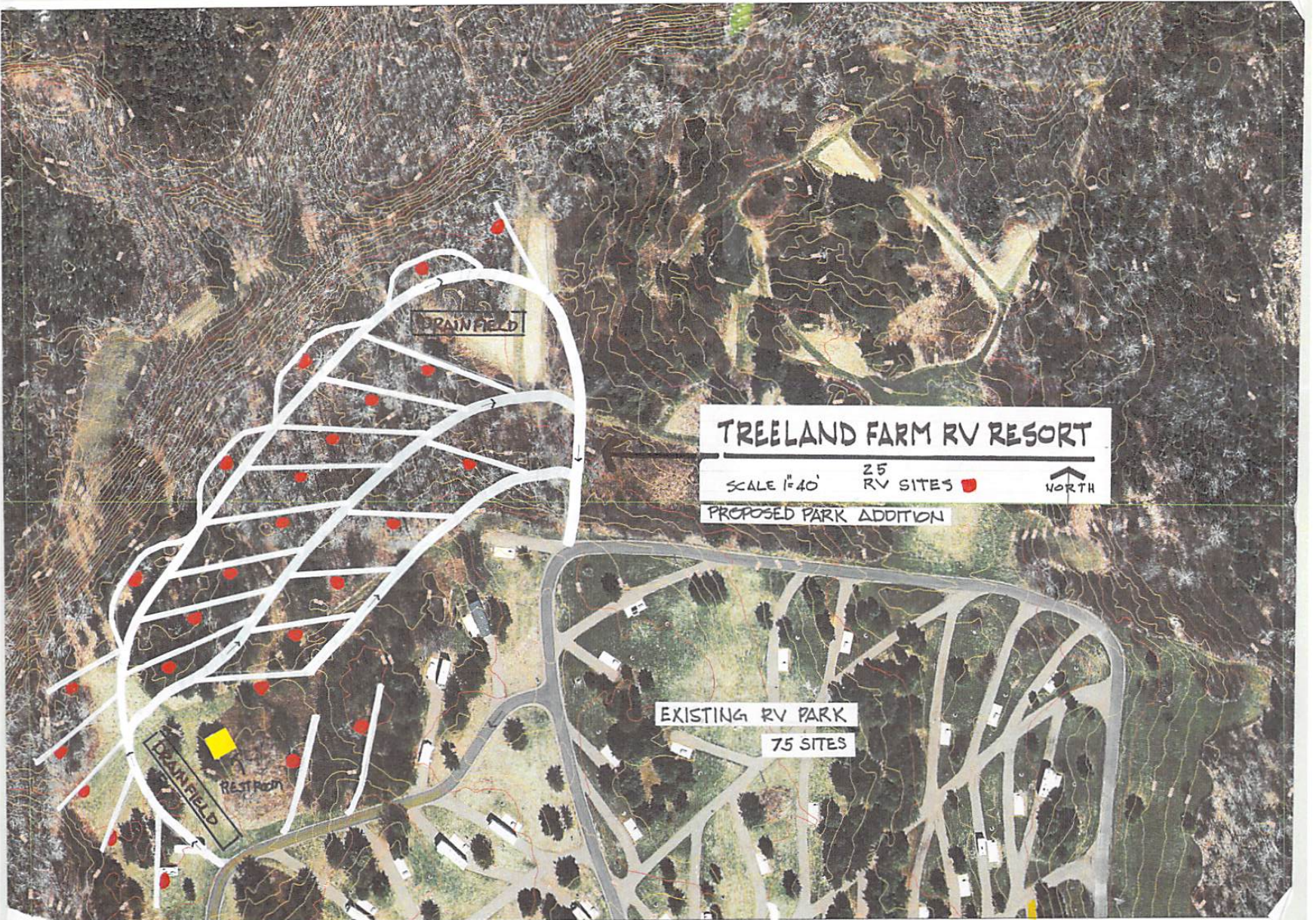
2024 Assessment Detail		Tribal Exempt ☐	
Code	Acres	Land	Imp.
G5-UNDEVELOPED	29.008	10,200	0
G6-PRODUCTIVE FOREST	10.000	19,000	0
2-Year Comparison		2023	2024
Land:		20,000	29,200
Improved:		0	0
Total:		20,000	29,200
		Change	
		46.0%	
		0.0%	
		46.0%	



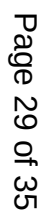
Property History

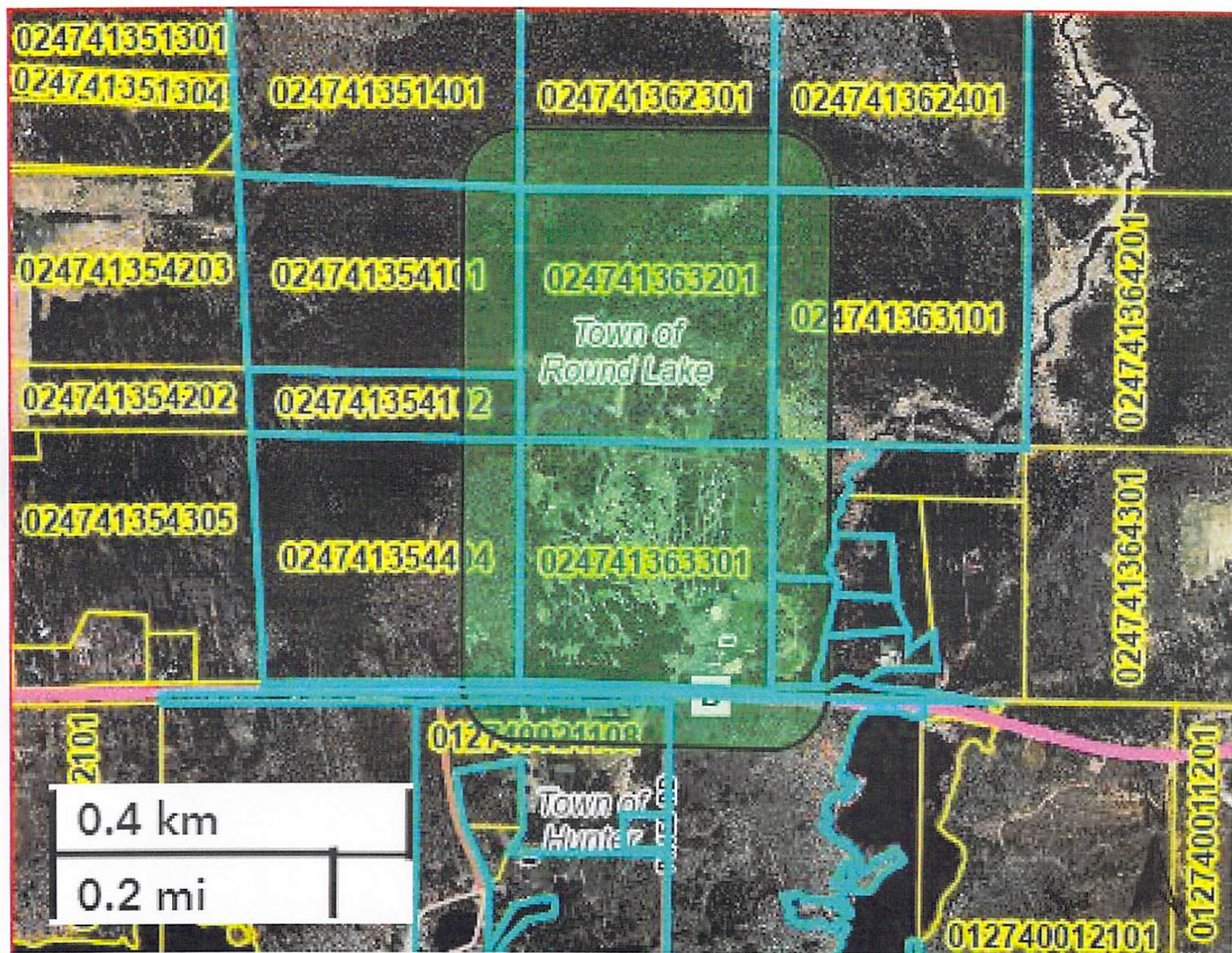
N/A











CUP 16-001 Decision letter pg 1/4

Office of
Sawyer County Zoning and Conservation
Administration

10610 Main Street Suite 49
Hayward, Wisconsin 54843
(715) 634-8288

February 24, 2016

Treeland Cottages Inc.
9603N Treeland Rd
Hayward, WI 54843

Re: Conditional Use Application # 16-001

Dear, Treeland Cottages

On February 19, 2016 the Sawyer County Zoning Committee **approved** the following application for a conditional use on the following described real estate to wit:

Town of Round Lake - Treeland Cottages Inc. The SW 1/4 SW 1/4 and NW 1/4 SW 1/4, S36, T41N, R 7W Parcels 10.1 and 11.1. Doc# 350837. Property has 64.54 acres and is zoned Residential/Recreational Two. Permit is desired for modifying original conditional use application (#12-007) to modify the following restrictions:

Restriction #8 currently reads: Site can be operated only from the first of May until Oct. 15. A year round caretaker is allowed to live on the premises.

Change: "from first of May until Oct. 15" to read: "on or about first of May to on or about Oct. 15"

Restriction #9 currently reads: No more than 75 trailer sites allowed. Change "trailer" to "recreational vehicle"

Delete restriction #12 - "no ATV's or similar vehicles allowed"

Delete restriction #14 - "no park models"

The Town Board approved the application with the following changes to the original conditions.

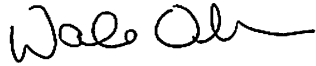
- #7 No permanent attachments to any Recreation Vehicle allowed
- #8 Sites can be operated only from April 15th until November 15th. A year round caretaker is allowed to live on the premises.
- #9 No more than 75 recreational vehicle sites are allowed.
- #12 Delete this condition of No ATV's or similar vehicles.
- #14 Of the 75 Recreational Vehicle Sites allowed - 40 may be seasonal; 35 must remain transient.

Findings of Fact of the Zoning Committee: It would not be damaging to the rights of others or property values. Additionally, it would not be detrimental to ecology, wildlife, wetlands or shorelands.

PS 1

Any person or persons jointly aggrieved by the decision of the Zoning Committee may commence an action in the Circuit Court for Writ of Certiorari to review the legality of the decision within 30 days after the date of this notice.

Sincerely,

A handwritten signature in black ink, appearing to read "Dale Olson", with a long horizontal flourish extending to the right.

Dale Olson
Zoning Administrator



380799

PAULA CHISSER
REGISTER OF DEEDS SAWYER COUNTY, WI
09/19/2012 10:35AM
REC FEE: 30.00

PAGES 2

RESTRICTIVE COVENANTS

RE: Part of the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$), and the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$), all in Section Thirty-six (36); Township Forty-one (41) North, Range Seven (7) West.

NOW COMES, Treeland Cottages, Inc., owner of the above described parcels and declare the following Restrictive Covenants be placed on said property and shall be binding upon the owner/owners, successors and assigns.

T. W. Duffy
Duffy Law Office
P. O. Box 965
Hayward, WI 54843

024-741-36-3301

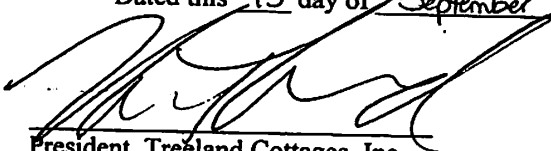
024-741-36-3201

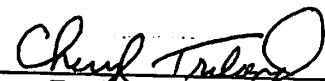
Parcel Identification Number

- OK 1) Setback:
A) On Highway B, the existing 100' tree buffer is to be maintained.
B) Any trailer sites are to be a minimum of 300' from Moss Creek.
C) Any Trailer sites are to be a minimum of 300' from the existing house to the west on Highway B.
- OK 2) No more than 3 docks (or piers) allowed in Moss Creek and no motorized watercraft allowed access to Moss Creek.
- OK 3) No water park allowed.
- OK 4) No mobile homes allowed; only recreational/travel trailers.
- OK 5) All lighting must be down lighting.
- OK 6) No cabins allowed.
- OK 7) No permanent attachments to any trailer allowed.
- CHANGE 8) Site can be operated only from the first of May until October 15th. ^{"ON OR ABOUT THE FIRST OF MAY UNTIL ON OR ABOUT OCT. 15"} A year round caretaker is allowed to live on the premises.
- CHANGE 9) No more than 75 trailer sites allowed. "TRAILER" TO "RECREATION VEHICLE"
- OK 10) A permanent manager or designee on site 24 hours per day.

- OK 11) Quiet hours from 11 PM to 8AM every day.
- DELETE 12) No ATV's or similar vehicles allowed.
- OK 13) No fireworks allowed.
- DELETE 14) No park models

Dated this 13 day of September, 2012.


 President, Treeland Cottages, Inc.
 Harold Treeland

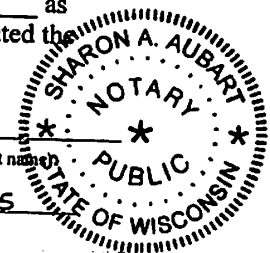

 Secretary, Treeland Cottages, Inc.
 Cheryl Treeland

ACKNOWLEDGMENT

STATE OF WISCONSIN)
 SAWYER COUNTY)

Personally came before me this 13 day of September the above named
Harold Treeland as President and Cheryl Treeland as
 Secretary of Treeland Cottages, Inc. to me known to be the persons who executed the
 foregoing instrument and acknowledge the same.


 Sharon A. Aubart (Print name)
 My Commission expires 9-27-15



THIS INSTRUMENT DRAFTED BY:
 THOMAS W. DUFFY
 HAYWARD, WI 54843

ZC BOA CB

2025 Calendar

January							February							March							April						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4							1							1			1	2	3	4	5
5	6	7	8	9	10	11	2	3	4	5	6	7	8	2	3	4	5	6	7	8	6	7	8	9	10	11	12
12	13	14	15	16	17	18	9	10	11	12	13	14	15	9	10	11	12	13	14	15	13	14	15	16	17	18	19
19	20	21	22	23	24	25	16	17	18	19	20	21	22	16	17	18	19	20	21	22	20	21	22	23	24	25	26
26	27	28	29	30	31		23	24	25	26	27	28		23	24	25	26	27	28	29	27	28	29	30			
														30	31												

May							June							July							August						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
27	28	29	30	1	2	3	1	2	3	4	5	6	7	27	28	29	30	1	2	3	27	28	29	30	1	2	
4	5	6	7	8	9	10	8	9	10	11	12	13	14	6	7	8	9	10	11	12	3	4	5	6	7	8	9
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18	19	20	21	22	23	24	22	23	24	25	26	27	28	20	21	22	23	24	25	26	17	18	19	20	21	22	23
25	26	27	28	29	30	31	29	30						27	28	29	30	31			24	25	26	27	28	29	30
																					31						

September							October							November							December							
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	
1	2	3	4	5	6				1	2	3	4								1			1	2	3	4	5	6
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21	22	23	24	25	26	27	19	20	21	22	23	24	25	16	17	18	19	20	21	22	21	22	23	24	25	26	27	
28	29	30					26	27	28	29	30	31		23	24	25	26	27	28	29	28	29	30	31				
														30														

Holidays and common observances (United States)

1 Jan.	New Year's Day
20 Jan.	Birthday of Martin Luther King, Jr.
17 Feb.	Washington's Birthday (Presidents' Day)
20 Apr.	Easter
26 May	Memorial Day
19 June	Juneteenth
4 July	Independence Day
1 Sept.	Labor Day
13 Oct.	Columbus Day
11 Nov.	Veterans Day
27 Nov.	Thanksgiving Day
25 Dec.	Christmas