Sawyer County

Agenda

Zoning Committee Meeting

Friday, October 18, 2024 @ 8:30 AM

Sawyer County Board Room - Sawyer County Courthouse

Page

1.

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

2. PRELIMINARY MATTERS

a. Call to Order and Roll Call

b. Pledge of Allegiance

5 - 6 c. State of Committee and Hearing Procedure & Statement of Hearing Notice
Statement of Comm. Hearing Procedure & Hearing Notice

7 - 10 d. Approval of Previous Meeting Minutes
9-20-2024 ZC Minutes

e. Public Comment

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

3. REZONE APPLICATIONS

11 - 25 a. A Public Hearing in the Town of Edgewater. RZN #24-012. Owner: Ronald & Laura Zook. Part of the SE ¼ of the NE ¼; S 20, T37N, R 09W; Part of Parcel #008-934-20-1404, Part of Tax ID #8740; 1.85 total acres; Zoned Agricultural One (A-1). Purpose of request is to rezone to Commercial One (C-1) for a permitted landscaping business use. This

would also include the storage of equipment and materials onsite available for purchase.
RZN #24-012, Ronald & Laura Zook pkt.

b. Discussion/Action. A Public Hearing in the Town of Edgewater. RZN #24-012. Owner: Ronald & Laura Zook. Part of the SE ¼ of the NE ¼; S 20, T37N, R 09W; Part of Parcel #008-934-20-1404, Part of Tax ID #8740; 1.85 total acres; Zoned Agricultural One (A-1). Purpose of request is to rezone to Commercial One (C-1) for a permitted landscaping business use. This would also include the storage of equipment and materials onsite available for purchase.

26 - 35

c. A Public Hearing in the Town of Meadowbrook. RZN #24-013. Owner: Brad & Wenda Whitacre. Part of Government Lot 1; S31, T37N, R06W; Parcel #016-637-31-5101; Tax ID#19396; 25 total acres; Zoned Forestry One (F-1). Purpose of request is to change from Forestry One (F-1) to Agricultural Two (A-2) to raise bees and small livestock. Animals will be fenced out of the forest & wetland areas. The Shoreland/Wetland District is not subject to change as part of this request.
RZN #24-013, Brad & Wenda Whitacre pkt.

d. Discussion/Action. A Public Hearing in the Town of Meadowbrook. RZN #24-013. Owner: Brad & Wenda Whitacre. Part of Government Lot 1; S31, T37N, R06W; Parcel #016-637-31-5101; Tax ID#19396; 25 total acres; Zoned Forestry One (F-1). Purpose of request is to change from Forestry One (F-1) to Agricultural Two (A-2) to raise bees and small livestock. Animals will be fenced out of the forest & wetland areas. The Shoreland/Wetland District is not subject to change as part of this request.

4. CONDITIONAL USE APPLICATIONS

36 - 45

a. A Public Hearing in the Town of Bass Lake. CUP #24-018. Owner: Robert & Carolyn Miles. Part of the NE ¼ of the NE ¼, S29, T40N, R09W; Parcel #002-940-29-1104; Tax ID #3826; Lot 5 CSM 22-123 #6167; 5.22 total acres; Zoned Agricultural One (A-1). Permit desired for a Conditional Use Permit for an accessory structure 8’10” x 20’4” with 1’ overhangs; 165 sq. feet; to be used for tool storage and keep them out of the elements. Per Sawyer County Code Ordinance Appendix D, Section 4.26 (1) with mandatory conditions.
CUP #24-018, Robert & Carolyn Miles pkt

b. Discussion/Action. A Public Hearing in the Town of Bass Lake. CUP #24-018. Owner: Robert & Carolyn Miles. Part of the NE ¼ of the NE ¼, S29, T40N, R09W; Parcel #002-940-29-1104; Tax ID #3826; Lot 5 CSM 22-123 #6167; 5.22 total acres; Zoned Agricultural One (A-1). Permit desired for a Conditional Use Permit for an accessory structure 8’10” x 20’4” with 1’ overhangs; 165 sq. feet; to be used for tool storage and keep them out of the elements. Per Sawyer County Code Ordinance Appendix D, Section 4.26 (1) with mandatory conditions.

46 - 57

c. A Public Hearing in the Town of Sand Lake. CUP #24-019. Owner: Jiles & Kassandra Gudis. Village of Stone Lake Original Plat, Lots 4-6 & 7, Block 7; S19, T39N, R09W; Parcel #'s 026-188-07-0400 & -0700; Tax ID's #27192 & #27193; .505 total acres; Zoned Residential One (R-1). Permit desired for in home occupation for a one-chair stylist salon that occupies less than 25% of floor space in dwelling. Per Section of the Sawyer County Code Ordinance Appendix D Section 17.1 (B) (6).
CUP #24-019, Jiles & Kassandra Gudis pkt.

d. Discussion/Action. A Public Hearing in the Town of Sand Lake. CUP #24-019. Owner: Jiles & Kassandra Gudis. Village of Stone Lake Original Plat, Lots 4-6 & 7, Block 7; S19, T39N, R09W; Parcel #'s 026-188-07-0400 & -0700; Tax ID's #27192 & #27193; .505 total acres; Zoned Residential One (R-1). Permit desired for in home occupation for a one-chair stylist salon that occupies less than 25% of floor space in dwelling. Per Section of the Sawyer County Code Ordinance Appendix D Section 17.1 (B) (6).

58 - 67

e. A Public Hearing in the Town of Ojibwa. CUP #24-020. Owner: Reel Speedy LLC. Agent: Lynne & Zach Runge. Part of the NW ¼ of the NW ¼ North of Hwy 70; S01, T38N, R06W; Parcel #020-638-01-2201; Tax ID #20304; 17.4 total acres; Zoned Agricultural One (A-1). Permit desired for Sawyer County Code Ordinances Appendix D, Section 17.4 (B) (5) Kennel for small domestic animals, also as Section 17.4 (B) (25) as the kennel is to act as an "Animal Rescue" facility including boarding, grooming, and veterinarian services.
CUP #24-020, Reel Speedy LLC, Agent Lynne & Zach Runge pkt

f. Discussion/Action. A Public Hearing in the Town of Ojibwa. CUP #24-020. Owner: Reel Speedy LLC. Agent: Lynne & Zach Runge. Part of the NW ¼ of the NW ¼ North of Hwy 70; S01, T38N, R06W; Parcel #020-638-01-2201; Tax ID #20304; 17.4 total acres; Zoned Agricultural One (A-1). Permit desired for Sawyer County Code Ordinances Appendix D, Section 17.4 (B) (5) Kennel for small domestic animals, also as Section 17.4 (B) (25) as the kennel is to act as an "Animal Rescue" facility including boarding, grooming, and veterinarian services.

5. FINAL PLAT REVIEW

68 - 133

a. A Public Hearing for "Pine Cone Pond, LLC" Final County Subdivision Plat for 15 lot proposal. Located in the Town of Lenroot. Owner: Jon Vollmers. This requires Zoning Committee acceptance, conditional acceptance or rejection. Please call or stop in at the Zoning Office for more information. Discussion/Action.
10-18-24, Pine Cone Pond LLC pkt.
10-18-24, Pine Cone Pond LLC-SWP-Plan

6. PLAT REVIEW

The Preserve" Phase #3 Extension requested for 19 lots and 5

a. additional outlots. Located in the Town of Round Lake. Owner: Jeremy Hill. Sawyer County Code of Ordinances Appendix C Section 5.3 “Final plats shall be submitted to Zoning Committee within 180 days of preliminary acceptance unless this requirement is waived by the Zoning Committee.” With the conditions placed on the property for wetland delineations and storm water management the applicant will be unable to have Phase #3 ready within 180 days. WI Statutes – Ch 236.25 would set a default timeframe that the final plat is to be recorded within 36 months after the preliminary approval. Zoning Administrator recommends defaulting timeframes to specified WI State Statutes. Phase #1 & #2 are scheduled to be heard in November and submitted to Zoning Committee within 180 days. Discussion/Action.

7. NEW BUSINESS

134

a. 2025 Meeting Dates. (Discussion/Action)
2025 Calendar for ZC Meetings

b. Multi-Dwelling Development Ordinance Amendment. (Discussion/Possible Action)

Possible recommendation to form Ad-Hoc Committee for MDD amendment

c. Any new business that may come before the board. (Discussion)

8. ADJOURNMENT

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

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

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

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

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

Statement of Committee Hearing and Procedure

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

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

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

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

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

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

Statement of Hearing Notice

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

Questions

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

MINUTES OF PUBLIC HEARING
Sawyer County Zoning Committee
September 20, 20234

Zoning Committee Members
Ronald Buckholtz, Chairman
Tweed Shuman
Kay Wilson
John Suralski
Steve Kariainen
Marshal Savitski

Zoning Administration
Jay Kozlowski, Zoning Administrator
Kathy Marks, Deputy Zoning 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 at the Sawyer County Courthouse, 10610 Main St., Hayward, Wisconsin. Roll is called finding present: Buckholtz, Shuman, Savitski and Suralski. Wilson and Kariainen absent. From the Zoning Office: Kozlowski and Marks. Rebecca Roeker as legal counsel for Sawyer County is virtual.

b) 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.

c) Pledge of Allegiance.

d) Approval of August 16th, 2024 minutes. Motion by Suralski to approve the August 16th, 2024 minutes, second by Savitski. All in favor. Motion carries.

f) Public Comment: Linda Zillmer, Edgewater property owner and Village of Birchwood resident speaks of process concerns.

REZONES
a) None.

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. Kozlowski reads the application, staff report and Town approval. 1 opinion letter returned with no objections. Motion by Shuman to open the public hearing portion of the application, second by Savitski. All in favor. Tam & Dave Hubeler, owners speak in favor of the application. No other audience comments. Motion to close the public hearing portion of the application by Shuman, second by Suralski. All in favor. Kozlowski reads the discussion/action portion of the application. Motion by Shuman to approve the application with conditions of 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). 5) 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: 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 Savitski. Roll call finds: Buckholtz – yes, Suralski – yes, Shuman – yes, Savitski – yes. All in favor.

b) 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. Kozlowski reads the application, staff report, and Town approval. No opinion letters returned. Motion to open the public hearing portion of the application by Suralski, second by Shuman. All in favor. Harold Treland, owner speaks in favor of the application. Discussion with Committee held. Owner agrees

to all conditions. Linda Zillmer, Edgewater property owner & Village of Birchwood resident speaks of sewer & ground water concerns. Harold Treland, owner explains their set-up and how they are oversized and that Moss Creek is not near the campground. No other comments. Motion to come out of the public hearing portion by Shuman, second by Savitski. All in favor. Kozlowski reads the discussion/action portion of the application. Kozlowski and Committee have discussion. Motion by Savitski to approve the application with conditions of:

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: 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. No other discussion held. Roll call finds: Suralski – yes, Savitski – yes, Buckholtz – yes, Shuman – yes. All in favor.

DRAFT

NEW BUSINESS

a) Holding Tanks – Systems of last resort Discussion held with Kozlowski, Eric Wellauer, County Sanitarian and the Committee. Information regarding system of last resort and system of choice. Ginny Chabek, Round Lake Township resident speaks in favor of septic systems, with more supervision needed and that if holding tanks are desired that it would be heard by the Zoning Committee as a Special Use. Discussion continues.

b) Zoning Committee Public Hearing Dates for 2025. Discussion held with action to occur at October Meeting.

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

Meeting adjourned at 9:25am by Buckholtz.

Minutes prepared by Kathy Marks, Deputy Zoning Administrator

For more information please contact the Zoning office

DRAFT

SAWYER COUNTY

Rezone Request
STAFF REPORT

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

File: # RZN 24-012

Applicant/Owner:
Ronald & Laura Zook
16205W State Hwy 48
Birchwood, WI 54817

Agent/Buyer:
Jesse Miller
105 S Morey Street
Birchwood, WI 54817

Property Location & Legal Description:

Town of Edgewater. Part of the SE ¼ of the NE ¼; S 20, T37N, R 09W; Part of Parcel #008-934-20-1404, Part of Tax ID #8740; 1.85 total acres; Zoned Agricultural One (A-1).

Request: Rezone entire 1.85 acres from Agricultural One (A-1) to Commercial (C-1). The agent would then look at operating a landscaping business on the property to store equipment but also store materials which would be available onsite for purchase. As per Sawyer County Code of Ordinance – Appendix D - Section 17.6(A)

Summary of Request & Project History:

The applicant is requesting to rezone 1.85 acres of A-1 to C-1 (see attached map of parcel). The proposed rezone would result in conforming lot dimensional requirements. The purpose of this request would then be to have a permitted use within the commercial-one zone district for a landscaping business including the ability to sell materials onsite. Initially it was looked to see if a Conditional Use Permit could be applied for this "landscaping business". However, the aspects of being able to sell materials onsite to patrons would be as an established "commercial" use and it was determined by the Sawyer County Zoning Administrator that this type of use would only be able to occur within a Commercial Zone District.

Additional Information/details:

See attached additional maps included in this packet. This property abuts State Hwy 48 but it is anticipated that driveway would be located off Sunset Lane. This property is currently surrounded by A-1 zoned property to the North and South with RR-1 zoned property to the west

across Hwy 48. Approximately 715' to the Southeast there is a property zoned C-1 which was approved for a rezone in 2019. With that information this would not be viewed as "spot zoning".

The future land use map and future land use map -no buffer for the Town of Edgewater shows this area as Forestry Residential. Forestry Residential as defined by the Town are areas that recommend a density of 1 home per 20,000 sq ft. These zone districts would be indicated as R-1, RR-1, and RR-2 zone district. The request is ultimately to rezone to C-1. When and whether these areas should be rezoned it should be consistent with the provisions of the Town Comprehensive Plan and is at the discretion of the Town of Edgewater and the Sawyer County Zoning Committee on a mutually agreed upon decision.

According to the NRCS web soil survey a majority of this area that would be used for the landscaping business would be within an existing agricultural field but it not shown as being "prime farmland".

Findings of Fact:

Does the request do the following? Yes/No

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

SAWYER COUNTY

RECEIVED
AUG 14 2024
SAWYER COUNTY
ZONING ADMINISTRATION

Rezone Application

Application# 24-012

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 & Address Ronald & Laura Zook
16205 W State Rd 48
Birchwood, Wi. 54817

Phone: 715-205-6915 **Email:** ronaldazook@gmail.com

Legacy PIN _____ **Tax ID#** _____ **Acres** 1.85

Change from District A-1 to C-1

Property Description: see attached

Purpose of Request: rezone to C-1 to have a permitted use for a landscaping business for storage of equipment and materials on site available for purchase

Ronald A. Zook Ronald A. Zook

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

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

Agent Name, Address, Phone & Email of Agent: (Print & Sign)

Jesse Miller 105 S Morey St. Birchwood, WI 54817

~~715-931-0501~~ 715-931-0628

Phone _____ Email: countrysidewi@outlook.com

Office Information: **Fee: $500.00** **Date of Public Hearing** Oct. 18, 2024 Rev. 1/2022

Legal Description

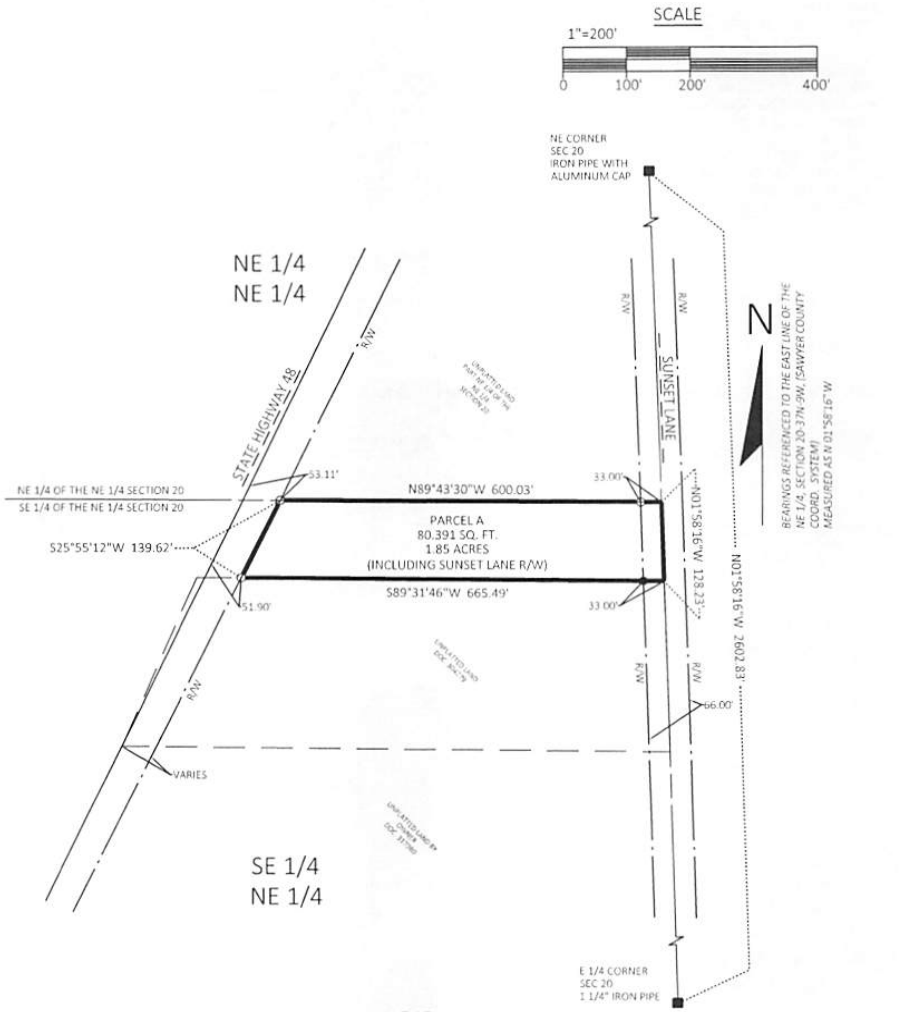
A part of the Southeast ¼ of the Northeast ¼, Section 20, Township 37 North, Range 9 West, Town of Edgewater, Sawyer County Wisconsin, more particularly described as follows:

Commencing at the East ¼ corner of Section 20, Township 37 North, Range 9 West; thence N 01°58'16" W along the East line of the Southeast ¼ of the Northeast ¼ of said Section 20 a distance of 1173.18 feet to the Northeast corner of a parcel described in Document No. 304279, Volume 820, Page 391, also being the point of beginning; thence N 01°58'16" W along said East line of the Southeast ¼ of the Northeast ¼ of said Section 20 a distance of 128.23 feet to the North line of the Southeast ¼ of the Northeast ¼ of said Section 20; thence N 89°43'30" W along the North line of the Southeast ¼ of the Northeast ¼ of said Section 20 a distance of 600.03 feet to the East right-of-way of State Highway 48; thence S 25°55'12" W along said East right-of-way of State Highway 48 a distance of 139.62 feet to the North line of a parcel described in Document No. 304279, Volume 820, Page 391; thence S 89°31'46" E along said North line of a parcel described in Document No. 304279, Volume 820, Page 391, a distance of 665.49 feet to the East line of the Southeast ¼ of the Northeast ¼ of said Section 20 also being the point of beginning.

Said parcel contains 1.85 acres (80,391 square feet) more of less and is subject to all easements both implied and recorded.

SAWYER COUNTY MAP OF SURVEY

LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 9 WEST, TOWN OF EDGEWATER, SAWYER COUNTY, WISCONSIN.



LEGEND

- ■ GOVERNMENT CORNER (AS NOTED)
- ○ SET 3/4" X 18" IRON REBAR WEIGHING 1.50 LBS/LINEAL FOOT
- ⊙ FOUND 3/4" IRON REBAR
- ● FOUND 1 1/4" IRON PIPE
- (XXX) RECORDED AS
- SEPTIC VENT
- WELL

DATED THIS 23RD DAY OF AUGUST, 2024

DERRICK D. BACHA, P.L.S. 2847

SHEET 1 OF 2

SAWYER COUNTY MAP OF SURVEY

LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 9 WEST, TOWN OF EDGEWATER, SAWYER COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, DERRICK D. BACHA, PROFESSIONAL LAND SURVEYOR IN THE STATE OF WISCONSIN, HEREBY CERTIFY:

THAT ON THE ORDER OF RONALD ZOOK, PROPERTY OWNER, I HAVE SURVEYED AND MAPPED A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 20, TOWNSHIP 37 NORTH, RANGE 9 WEST, TOWN OF EDGEWATER, SAWYER COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 9 WEST; THENCE N 01°58'16" W ALONG THE EAST LINE OF SAID SECTION 20 A DISTANCE OF 1173.18 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN DOCUMENT NO. 304279, VOLUME 820, PAGE 391 ALSO BEING THE POINT OF BEGINNING; THENCE N 01°58'16" W ALONG THE EAST LINE OF SAID SECTION 20 A DISTANCE OF 128.23 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20; THENCE N 89°43'30" W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20 A DISTANCE OF 600.03 FEET TO THE EAST RIGHT-OF-WAY OF STATE HIGHWAY 48; THENCE S 25°55'12" W ALONG SAID EAST RIGHT-OF-WAY OF STATE HIGHWAY 48 A DISTANCE OF 139.62 FEET TO THE NORTH LINE OF A PARCEL DESCRIBED IN DOCUMENT NO. 304279, VOLUME 820, PAGE 391; THENCE S 89°31'46" E ALONG SAID NORTH LINE OF A PARCEL DESCRIBED IN DOCUMENT NO. 304279, VOLUME 820, PAGE 391 A DISTANCE OF 665.49 FEET TO THE EAST LINE OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 9 WEST ALSO BEING THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.85 ACRES (80,391 SQUARE FEET) MORE OR LESS, INCLUDING THAT LAND LYING IN THE RIGHT OF WAY OF SUNSET LANE.

SAID PARCEL IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, OR RIGHTS OF WAY OF RECORD OR USE, IF ANY;

THAT THIS MAP IS A TRUE REPRESENTATION OF SAID SURVEY.

THAT I HAVE FULLY COMPLED WITH THE PROVISIONS OF SECTION 236 OF THE STATE STATUTES; AND

THAT SAID SURVEY AND MAP ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

_____

DERRICK D. BACHA P.L.S. 2847

Real Estate Sawyer County Property Listing

Today's Date: 8/14/2024

Property Status: Current

Created On: 2/6/2007 7:55:16 AM

Description

Updated: 1/1/2004

Tax ID:	8740
PIN:	57-008-2-37-09-20-1 04-000-000040
Legacy PIN:	008937201404
Map ID:	.4.4
Municipality:	(008) TOWN OF EDGEWATER
STR:	S20 T37N R09W
Description:	PRT SENE
Recorded Acres:	23.140
Calculated Acres:	20.410
Lottery Claims:	1
First Dollar:	Yes
Zoning:	(A-1) Agricultural One (RR1) Residential/Recreational One
ESN:	430

Tax Districts

Updated: 2/6/2007

1	State of Wisconsin
57	Sawyer County
008	Town of Edgewater
650441	Birchwood School District
001700	Technical College

Recorded Documents

Updated: 1/19/2022

WARRANTY DEED
Date Recorded: 12/15/2003 317980 WD#314671 WD#317980

WARRANTY DEED
Date Recorded: 8/28/2003 314671

Ownership

Updated: 2/6/2007

RONALD A & LAURA E ZOOK BIRCHWOOD WI

Billing Address:	**Mailing Address:**
RONALD A & LAURA E ZOOK	**RONALD A & LAURA E ZOOK**
16205W STATE HWY 48	16205W STATE HWY 48
BIRCHWOOD WI 54817	BIRCHWOOD WI 54817

Site Address

* indicates Private Road

16199W STATE HWY 48	BIRCHWOOD 54817
16205W STATE HWY 48	BIRCHWOOD 54817

Property Assessment

Updated: 6/28/2021

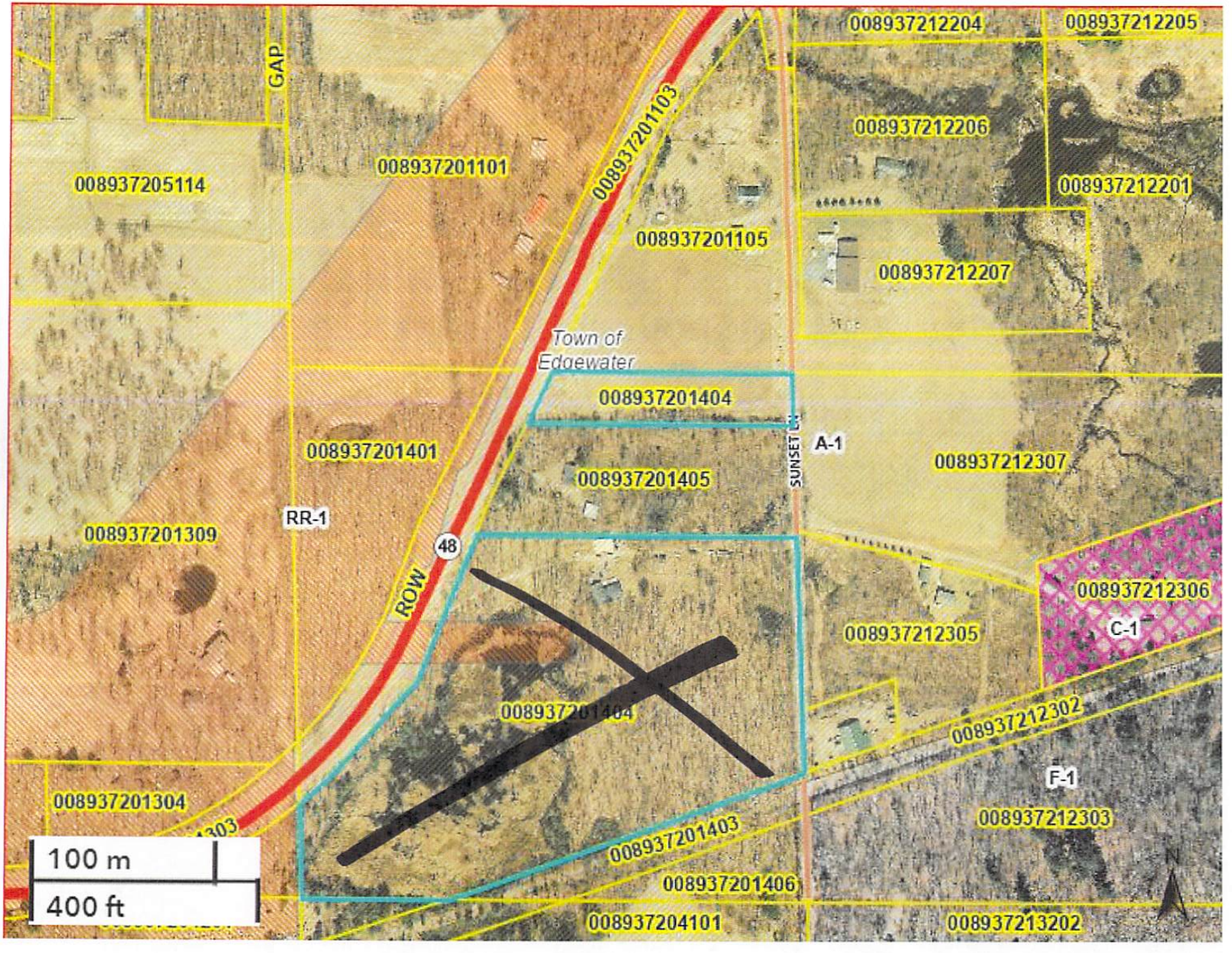
2024 Assessment Detail **Tribal Exempt** ☐

Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.700	13,500	145,300
G5-UNDEVELOPED	8.000	1,600	0
G6-PRODUCTIVE FOREST	13.440	21,500	0

2-Year Comparison	2023	2024	Change
Land:	36,600	36,600	0.0%
Improved:	145,300	145,300	0.0%
Total:	181,900	181,900	0.0%

Property History

N/A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GAP
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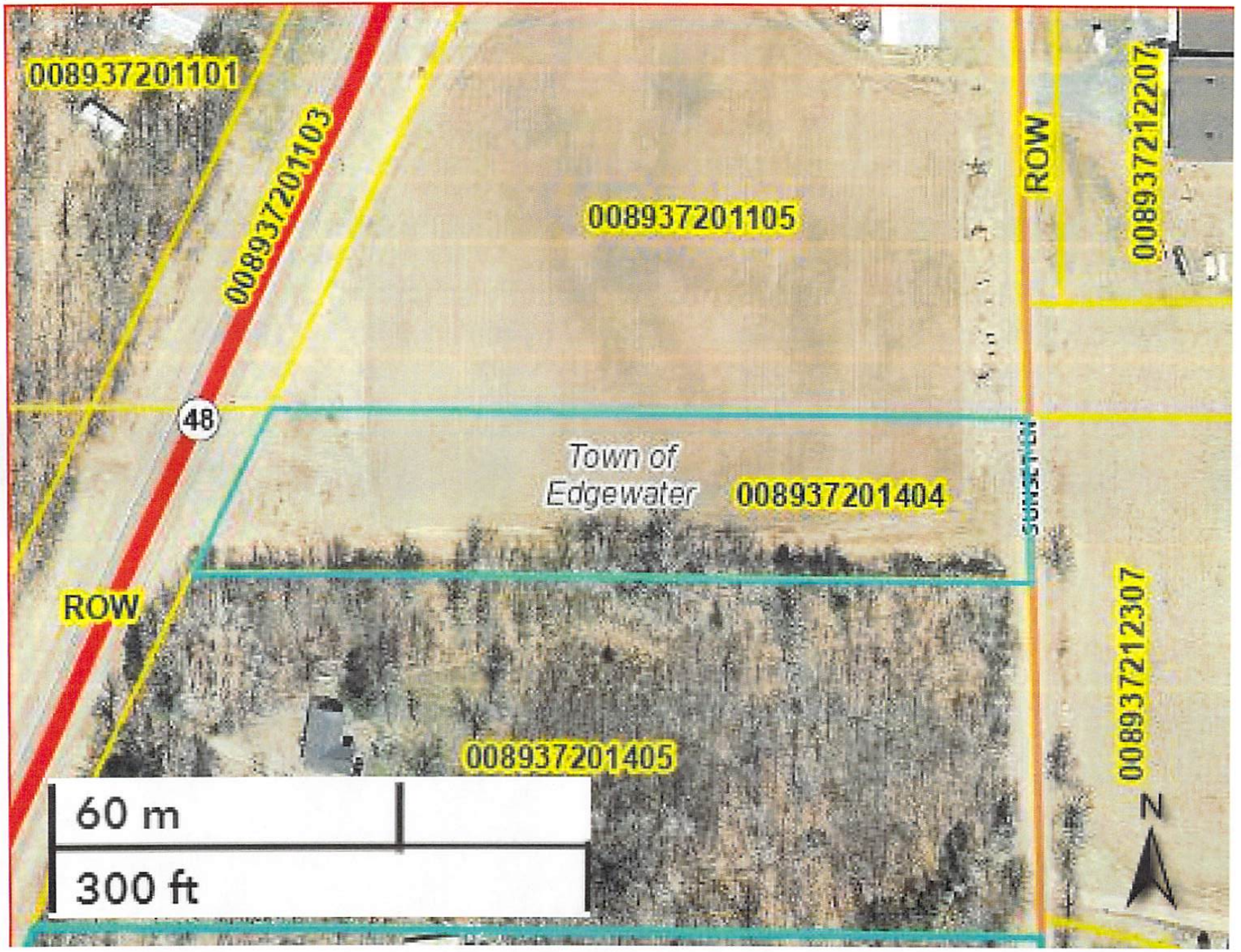
008937201105
008937212207
Town of
Edgewater
008937201404
008937201401
A-1
SUNSET LN
008937212307
008937201405
RR-1
008937201309
48
ROW
008937212306
C-1
008937212305
008937201404
008937212302
F-1
008937201304
008937212303
008937201403
008937201406
008937204101
008937213202
100 m
400 ft
N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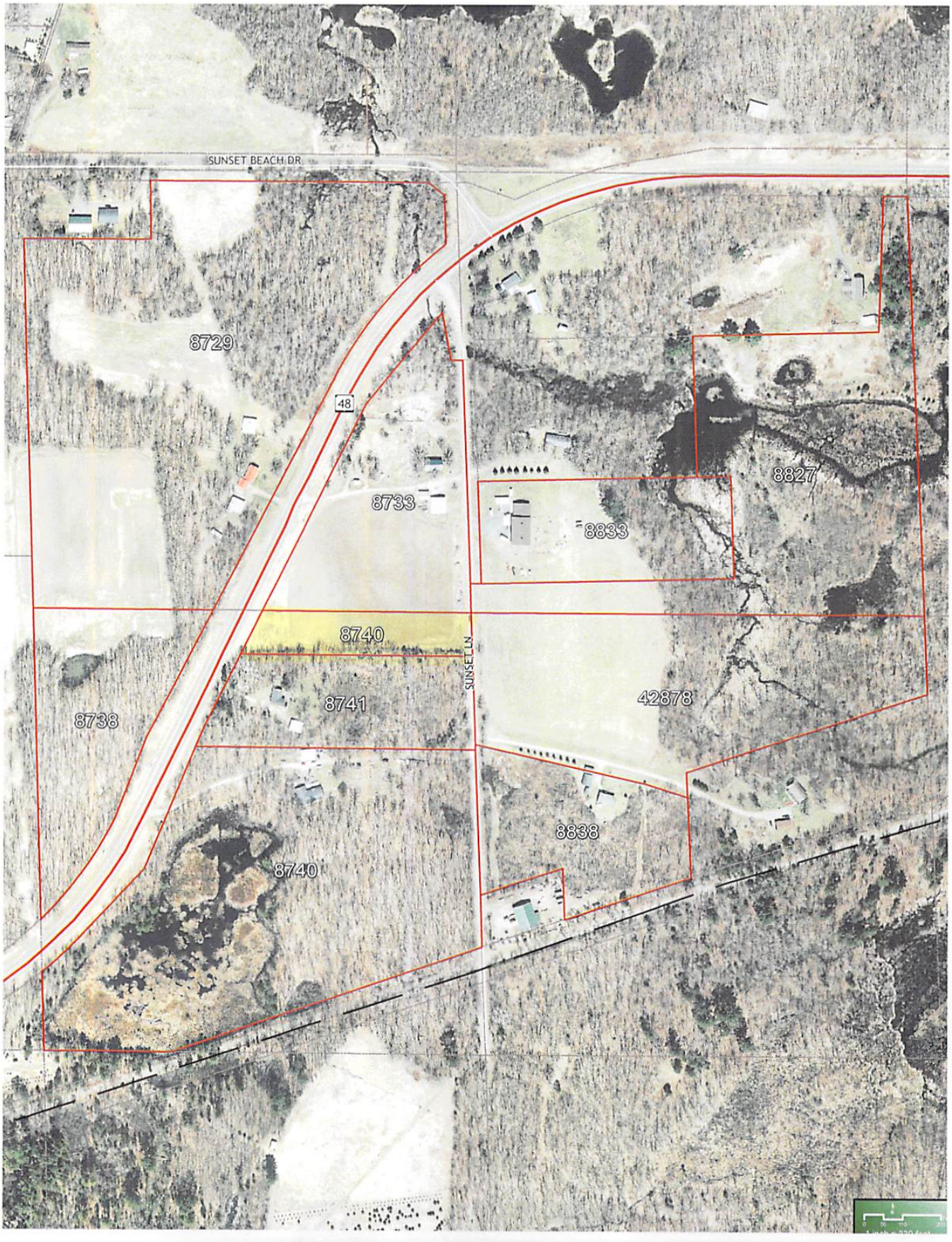
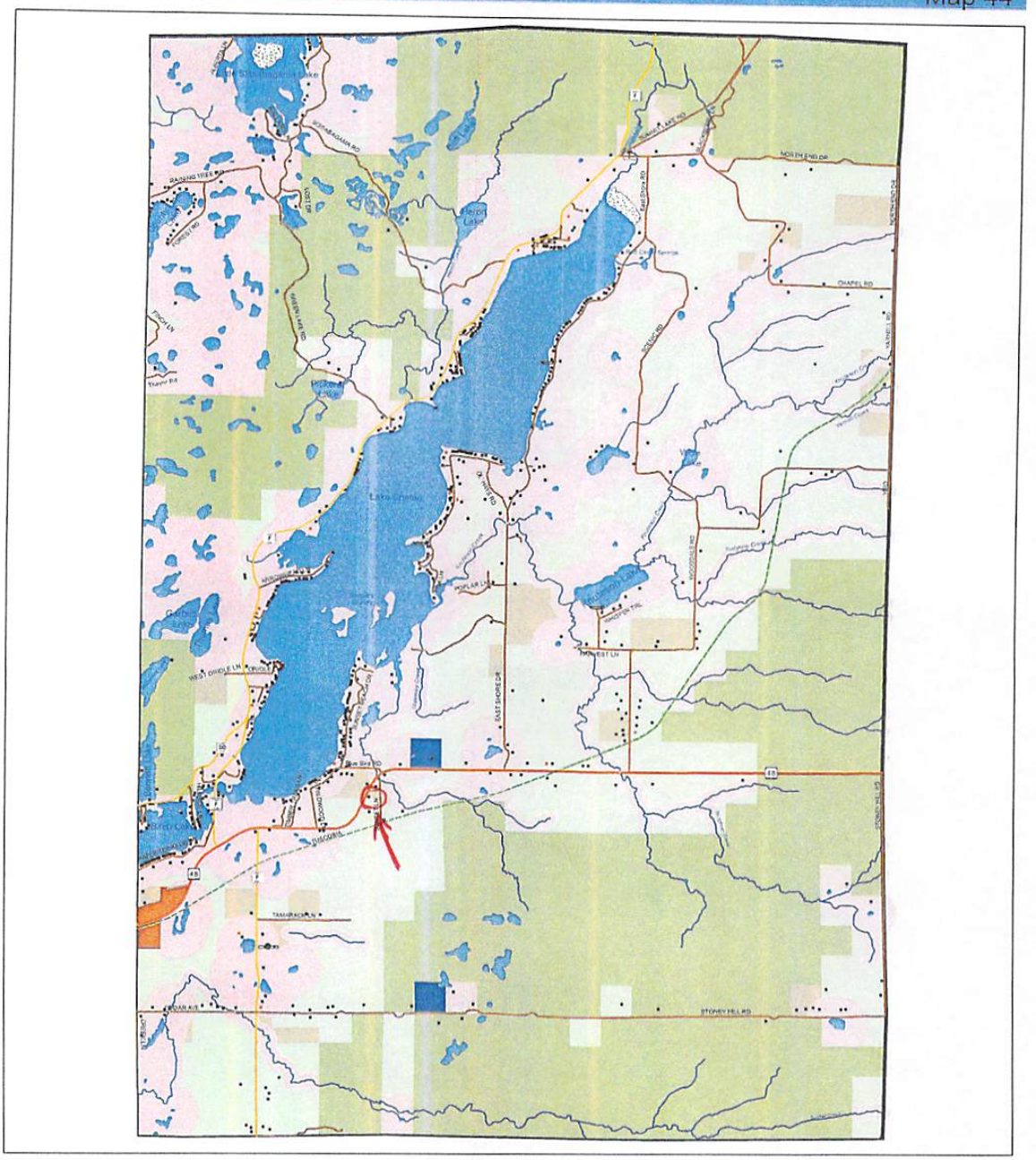
008937201103
008937201105
ROW
008937212207
48
Town of
Edgewater
008937201404
SUNSET VIEW
ROW
008937212307
008937201405
60 m
300 ft
N


SUNSET BEACH DR
8729
48
8733
8827
8833
8740
SUNSET LN
8741
42878
8738
8838
8740

Town of Edgewater, Future Land Use Map 44



Agriculture
Commercial
Conservation Preserve
Forest Residential
Forestry
Governmental/Institutional
Park & Recreational
Shoreland

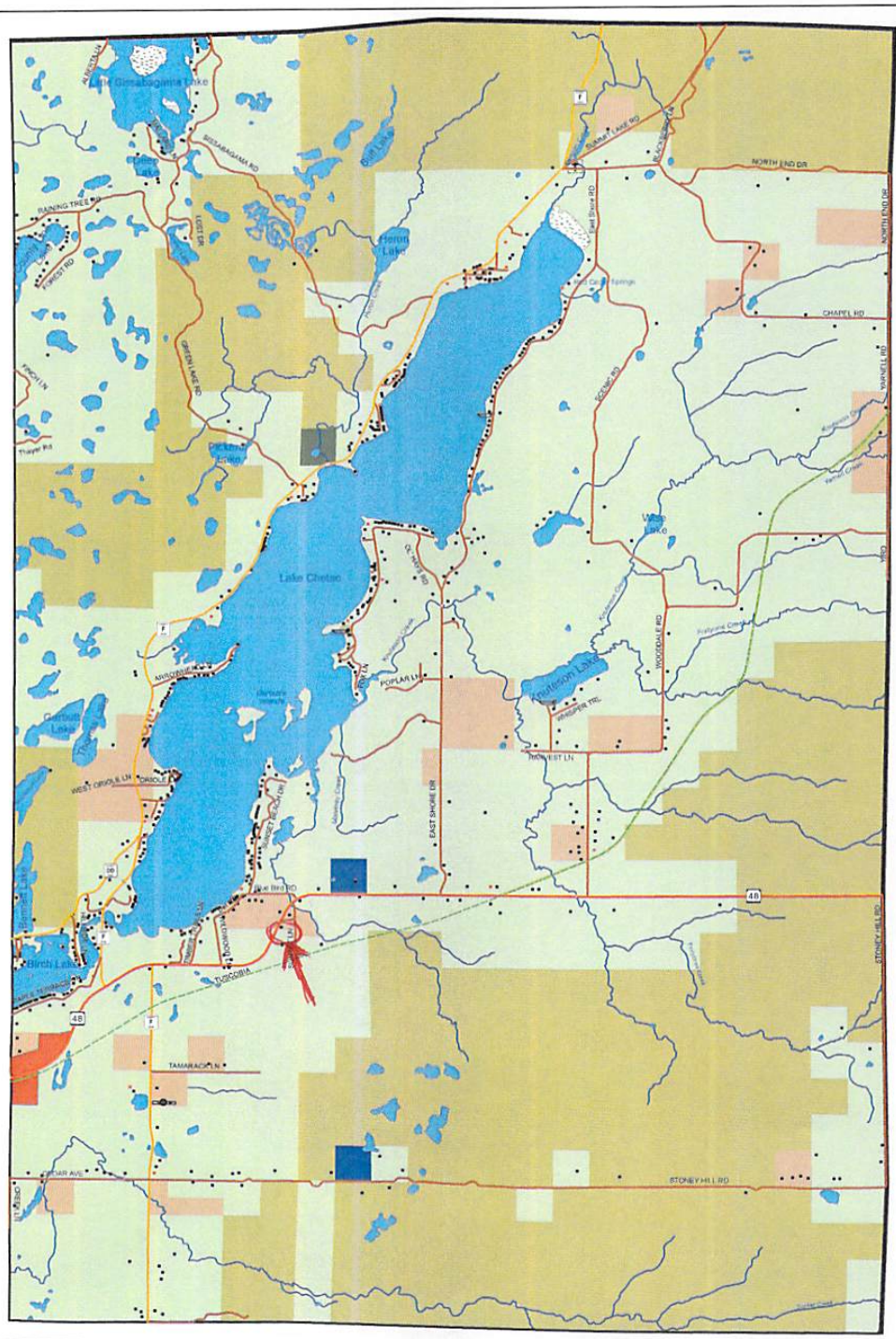
Miles

Northwest Regional Planning Commission
an economic development district

Source:
Sawyer County,
Land Records Department,
and State of Wisconsin DNR.

Note:
Structure Database May 24, 2004
and last updated January 10, 2005
by Town Planning Committee.

Town of Edgewater, Future Land Use Map 8.5



Farmland Classification—Sawyer County, Wisconsin
91° 30' 15" W
91° 30' 4" W
45° 40' 39" N
45° 40' 34" N
616500
616520
616540
616560
616580
616600
616620
616640
616660
616680
616700
616720
5069320
5069300
5069280
5069260
5069240
5069220
5069200
5069180
48
38C
615B
Sunset Beach Dr
Soil Map may not be valid at this scale.
Map Scale: 1:1,060 if printed on A landscape (11" x 8.5") sheet.
N
Meters
0 15 30 60 90
Feet
0 50 100 200 300
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- Not prime farmland
- All areas are prime farmland
- Prime farmland if drained
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated
- Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if subsoiled, completely removing the root inhibiting soil layer
- Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Prime farmland if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance
- Farmland of statewide importance, if drained
- Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated
- Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated and drained
- Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
- Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough
- Farmland of statewide importance, if thawed
- Farmland of local importance
- Farmland of local importance, if irrigated
- Farmland of unique importance
- Not rated or not available

Soil Rating Lines

- Not prime farmland
- All areas are prime farmland
- Prime farmland if drained
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated
- Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
38C	Rosholt sandy loam, 6 to 15 percent slopes	Farmland of statewide importance	0.4	18.9%
615B	Cress sandy loam, 0 to 6 percent slopes	Not prime farmland	1.7	81.1%
Totals for Area of Interest			2.1	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

Rezone Request
STAFF REPORT

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

File: # RZN 24-013

Applicant/Owner:
Brad & Wenda Whitacre
496N Lund Road
Exeland, WI 54835

Property Location & Legal Description:

Town of Meadowbrook. Part of Government Lot 1; S31, T37N, R06W; Parcel #016-637-31-5101; Tax ID#19396; 25 total acres; Zoned Forestry One (F-1). Site Address 496N Lund Road.

Request:

Purpose of request is rezone entire 25.0 acres of Forestry-One (F-1) to Agricultural-Two (A-2) to raise bees and small livestock. Animals will be fenced out of the forest & wetland areas. The Shoreland/Wetland District is not subject to change as part of this request.

Summary of Request & Project History:

The applicant is requesting to rezone 25.0 acres of F-1 to A-2 (see attached map of parcel). The proposed rezone would result in conforming lot dimensional requirements. The purpose of this request would then be to have a permitted use of beekeeping and hobby farming livestock within the proposed zone district of A-2. There are no exact details of the hobby farm operation at this time but the applicant would need to meet the requirements of Sawyer County Code of Ordinances-Appendix D- 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)

The applicant also stated that any or all livestock would be fenced on the property as to not be able to go into the forested or wetland areas associated with the property. Excluding the wetland area there is approximately 15.5 acres of upland associated with the property. The 15.5 acres would be used to calculate the number of AUs allowed on the property which would equal 5.8 AU or 5,800 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 4 beef cattle at any given time.

The nearest agricultural zoned property is immediately West of this property across Lund Road and another A-2 zoned property approximately 950' to the North. This request would not be

viewed as spot zoning. There is mixed residential immediately to the North. The Town of Meadowbrook as part of their comprehensive plan shows this future land use area as Rural Preservation. As of June 2021, there are no future land use definitions available for the Town of Meadowbrook. One can anticipate that Rural Preservation is intended for areas where the town has seen growth in residential development and is anticipated to continue to see this activity. In order to protect the natural resource base (woodlands and wetlands) and to promote lower density developments, a minimum lot size of 5 acres with one single family dwelling and no further subdivision of the lot within this area would be appropriate. 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.

Findings of Fact:

Does the request do the following? Yes/No

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

SAWYER COUNTY

RECEIVED
AUG 15 2024
SAWYER COUNTY
ZONING ADMINISTRATION

Rezone Application

Application# 24-013

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 & Address Brad and Wenda Whitacre
496 N. Lund Rd.
Exeland Wi 54835

Phone: 608-518-7907 **Email:** wendawhitacre@ymail.com

Legacy PIN 01663731510 1 **Tax ID#** 19396 **Acres** 25

Change from District F1 to ~~ele~~ wo. A-2

Property Description:
see attached.

Purpose of Request:
to change to A-2 Raise bees, small livestock not to use forest or wetland areas, any animals will be fenced out of those areas.

Wenda Whitacre Wenda Whitacre

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

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

Agent Name, Address, Phone & Email of Agent: (Print & Sign)

Phone Email:

Office Information: **Fee: $500.00** **Date of Public Hearing** Oct. 18, 2024 Rev. 1/2022

Real Estate Sawyer County Property Listing

Today's Date: 8/15/2024

Property Status: Current

Created On: 2/6/2007 7:55:33 AM

Description

Updated: 5/15/2014

Tax ID:	19396
PIN:	57-016-2-37-06-31-5 05-001-000010
Legacy PIN:	016637315101
Map ID:	:1.1
Municipality:	(016) TOWN OF MEADOWBROOK
STR:	S31 T37N R06W
Description:	PRT GOVT LOT 1
Recorded Acres:	25.000
Calculated Acres:	24.635
Lottery Claims:	1
First Dollar:	Yes
Waterbody:	White Birch Creek White Birch Lake
Zoning:	(F-1) Forestry One
ESN:	440

Tax Districts

Updated: 2/6/2007

1	State of Wisconsin
57	Sawyer County
016	Town of Meadowbrook
576615	Winter School District
001700	Technical College

Recorded Documents

Updated: 5/15/2014

WARRANTY DEED	
Date Recorded: 5/13/2014	**390358**
WARRANTY DEED	
Date Recorded: 4/1/2010	365831

Ownership

Updated: 5/15/2014

BRAD W WHITACRE	EXELAND WI
WENDA K WHITACRE	EXELAND WI

Billing Address:	**Mailing Address:**
BRAD W & WENDA K WHITACRE	**BRAD W & WENDA K WHITACRE**
496N LUND RD	496N LUND RD
EXELAND WI 54835	EXELAND WI 54835

Site Address

* indicates Private Road

496N LUND RD	EXELAND 54835

Property Assessment

Updated: 7/8/2015

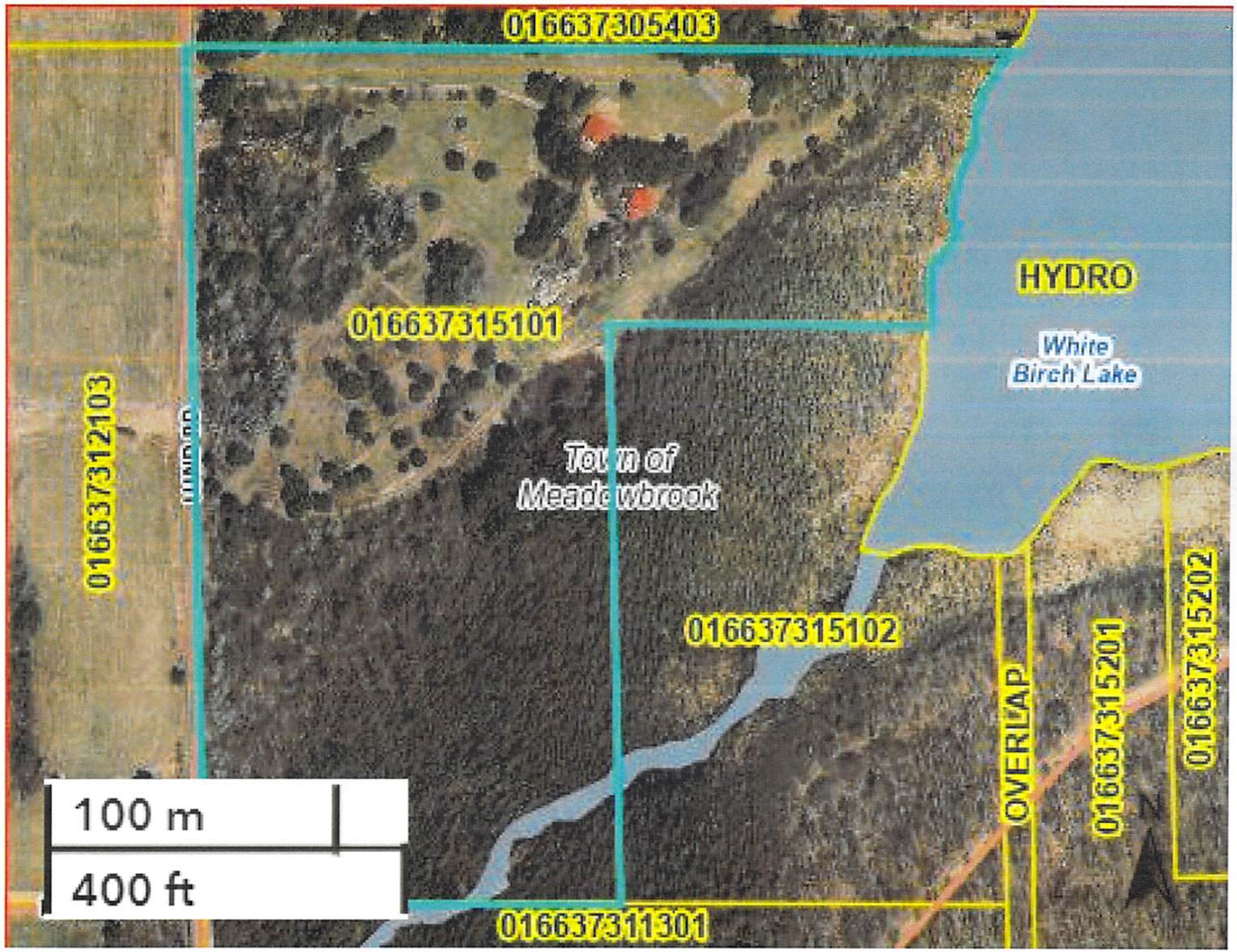
2024 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.000	17,800	81,900
G5-UNDEVELOPED	10.000	2,300	0
G6-PRODUCTIVE FOREST	14.000	16,700	0

2-Year Comparison	2023	2024	Change
Land:	36,800	36,800	0.0%
Improved:	81,900	81,900	0.0%
Total:	118,700	118,700	0.0%

Property History

N/A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HYDRO
White Birch Lake
016637315101
Town of Meadowbrook
016637312103
016637315102
OVERLAP
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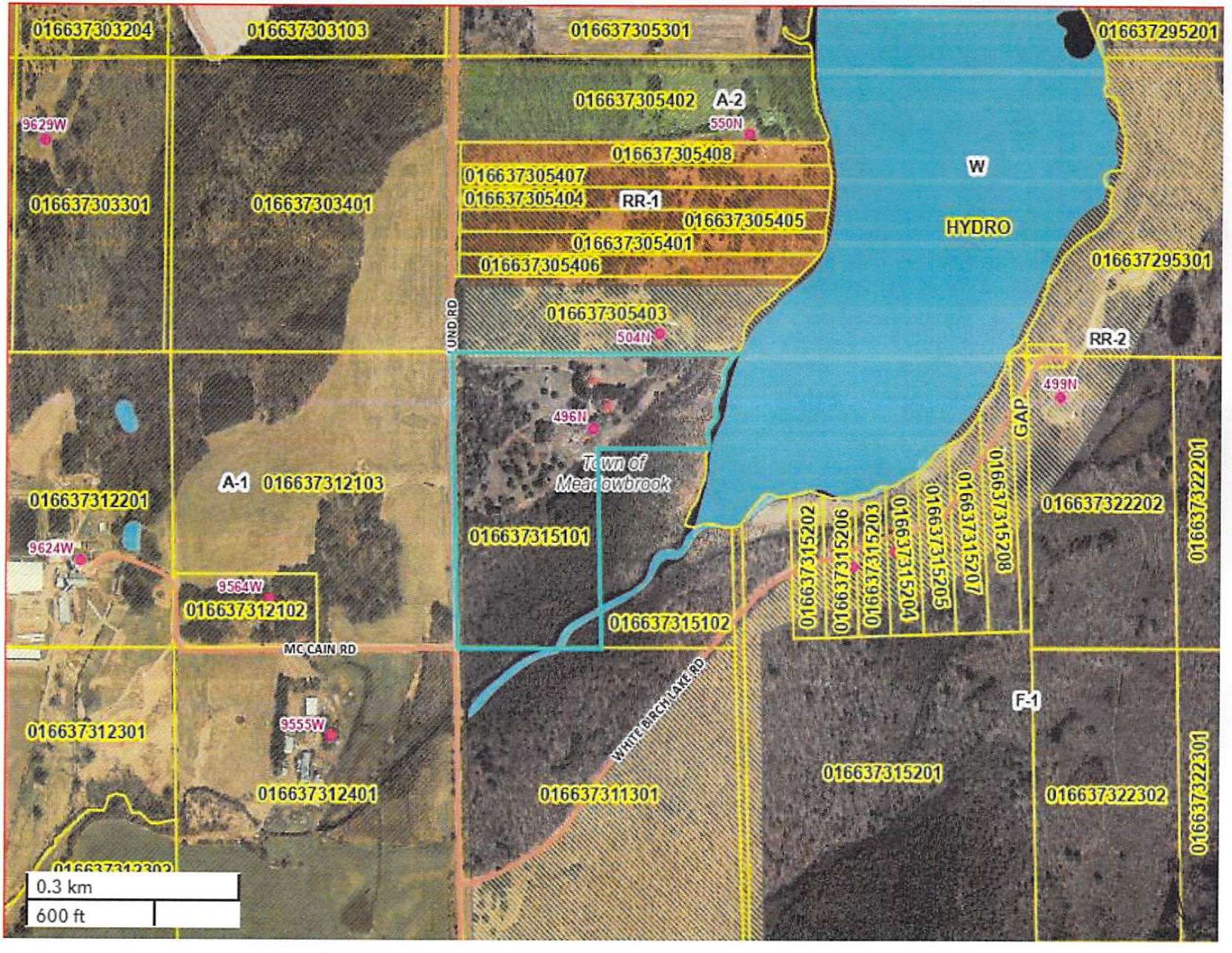
016637315202
016637311301
100 m
400 ft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HYDRO
016637303301
016637303401
016637295301
016637305403
504N
LUND RD
RR-2
499N
GAP
496N
Town of
Meadowbrook
A-1
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016637315208
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9564W
016637312102
016637315102
MC CAIN RD
WHITE BIRCH LAKE RD
F-1
016637312301
9555W
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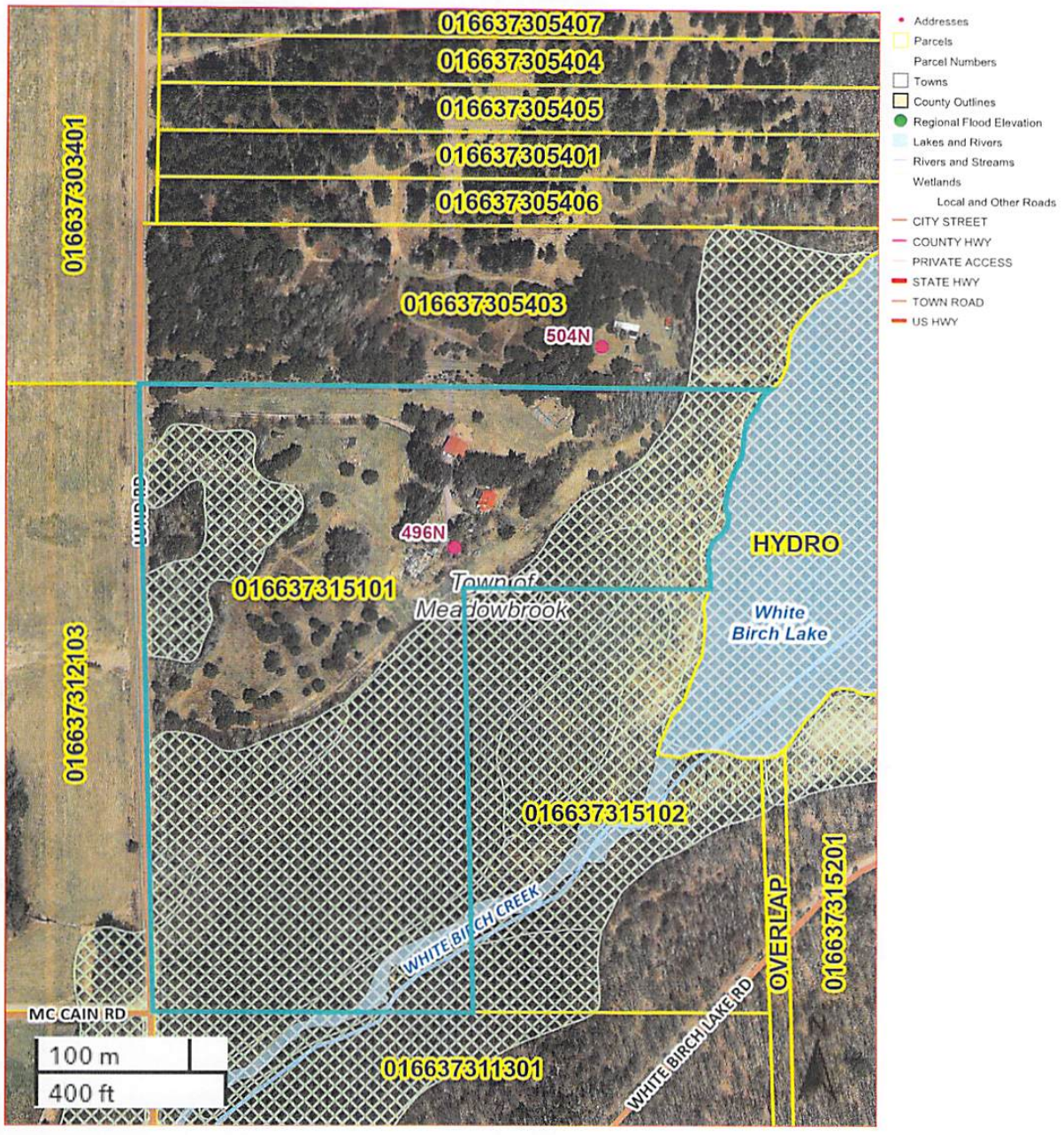
0.3 km
600 ft

Beacon™ Sawyer County, WI



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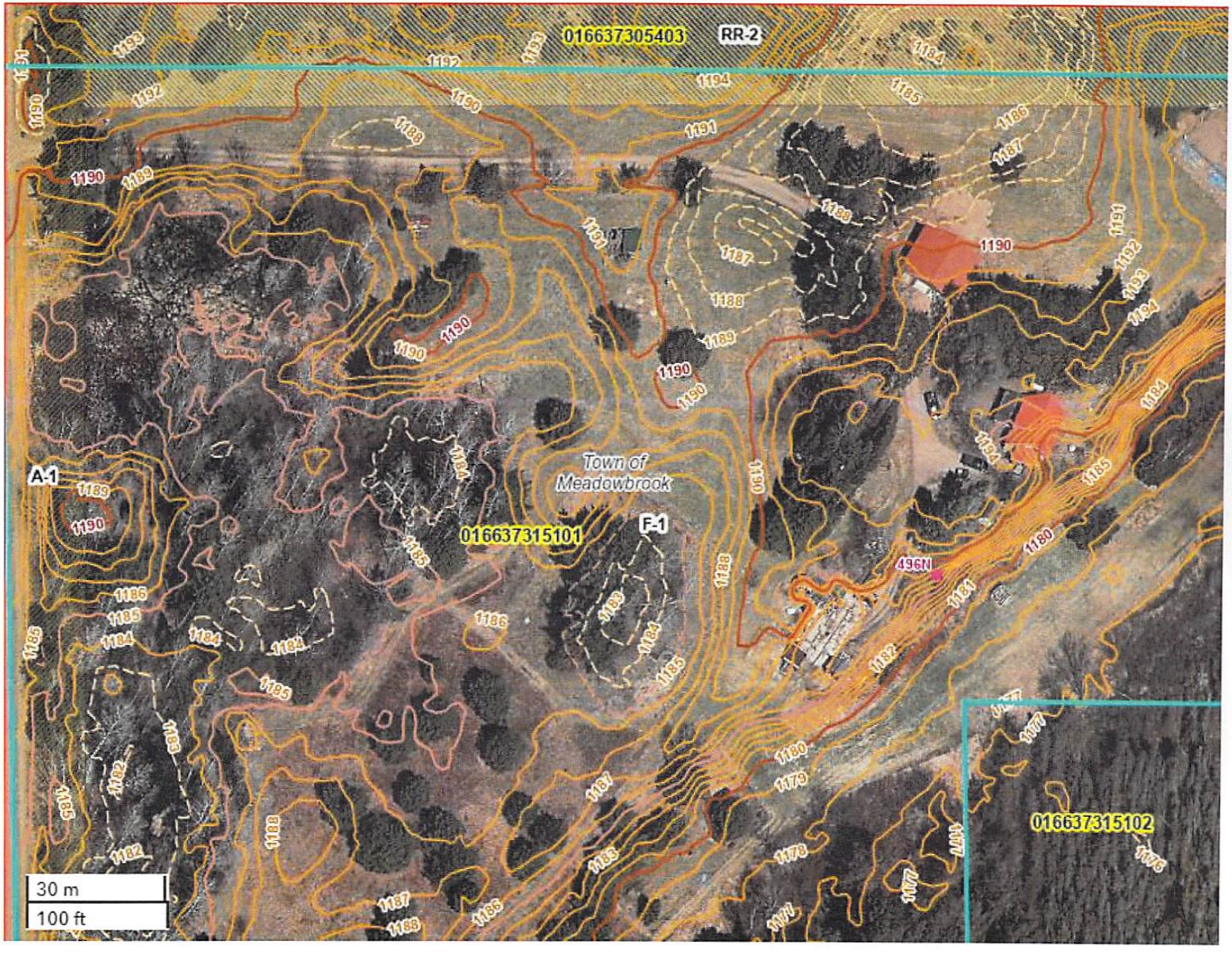
Schneider GEOSPATIAL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Town of Meadowbrook
A-1
F-1
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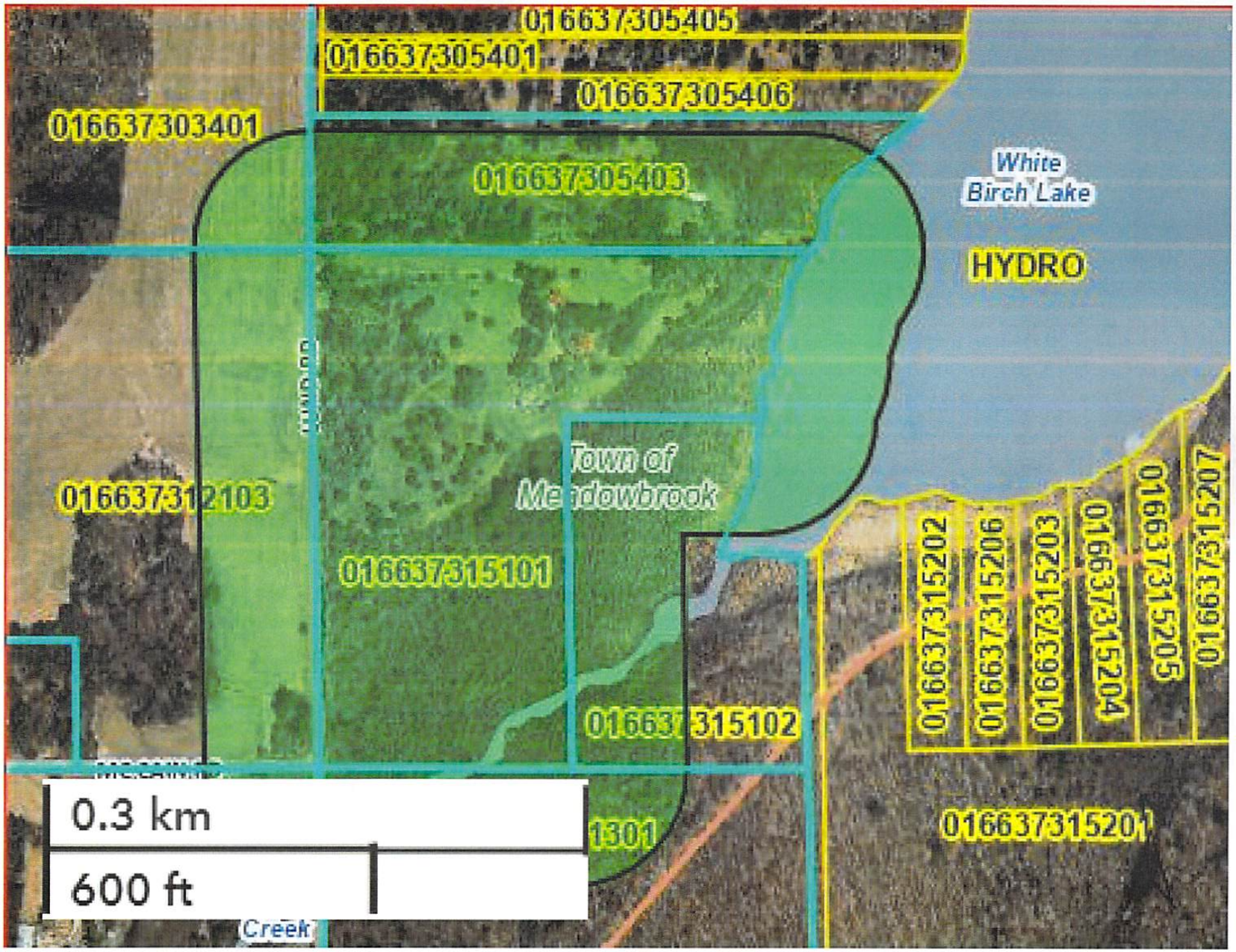
496N
30 m
100 ft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White
Birch Lake
HYDRO
Town of
Meadowbrook
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016637315101
016637315102
016637315202
016637315206
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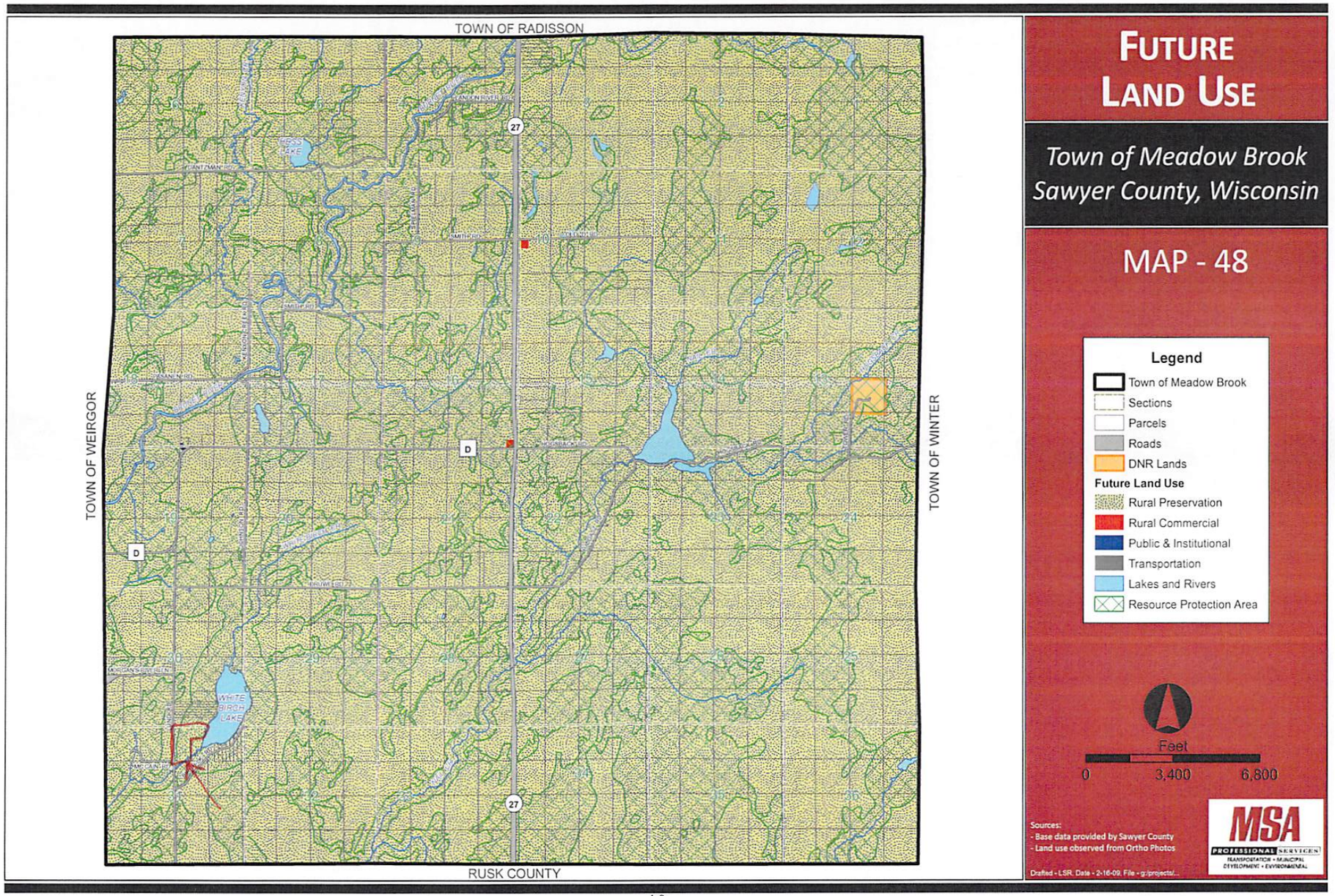
016637315207
016637315201
1301
0.3 km
600 ft
Creek


TOWN OF RADISSON
TOWN OF WEIRGOR
TOWN OF WINTER
RUSK COUNTY
WHITE BIRCH LAKE
BESS LAKE
27
D
FUTURE LAND USE
Town of Meadow Brook
Sawyer County, Wisconsin
MAP - 48
Legend
Town of Meadow Brook
Sections
Parcels
Roads
DNR Lands
Future Land Use
Rural Preservation
Rural Commercial
Public & Institutional
Transportation
Lakes and Rivers
Resource Protection Area
Feet
0
3,400
6,800
Sources:
- Base data provided by Sawyer County
- Land use observed from Ortho Photos
MSA
PROFESSIONAL SERVICES

A-9

Conditional Use Permit Request
STAFF REPORT

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

File: # CUP 24-018

Applicant:

Robert & Carolyn Miles
10330 S Florida Ave
Hayward, WI 54843

Property Location & Legal Description:

Town of Bass Lake. Part of the NE ¼ of the NE ¼, S29, T40N, R09W; Parcel #002-940-29-1104; Tax ID #3826; Lot 5 CSM 22/123 #6167; 5.22 total acres; Zoned Agricultural One (A-1). Site Address 16119W Henks Road.

Request: Permit desired for a Conditional Use Permit for an accessory structure 8'10" x 20'4" with 1' overhangs; 165 sq. feet; to be used for tool storage and keep them out of the elements. Per Sawyer County Code Ordinance Appendix D, Section 4.26 (1) with mandatory conditions.

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

Project History & Summary of Request

This is for an After-The-Fact Conditional Use Permit Approval. The above-mentioned accessory structure is already on the property and if approved the applicant will need to pay double permit fees on the Land Use Permit. In conversations with the applicant they were unaware that permits were required for this accessory type structure on vacant land but are wanting to do what is required in order to comply with Zoning Ordinances. Up to a 144 sq ft storage shed is allowed on vacant land but this structure is larger than the exemption requirements. Proposed structure is to meet all other County Zoning setback and use requirements. The size of the building is not to exceed 165 sq ft and is approximately 14' in height.

Additional information for Conditional Use Permits:

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

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

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

1 Land Use Permit is required with double permit fee for the **accessory structure(s)** within **1 month** from the date of Zoning Committee decision.

2 Land Use Permit is required and applied for **principal structure** within **3 years** from date of Zoning Committee decision and built within permit timeframe. Failure to apply and build will result in citation with potential order for removal of accessory building.

3 Accessory structure must me all other Sawyer County Zoning & Conservation requirements and compliant with all other State & Federal Laws. Including Town Approval.

4 Accessory structure not to be used for habitation

5 Size of accessory structure not to exceed 165 sq ft.

Findings of Fact:

Does the request do the following? Yes/No

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

SAWYER COUNTY

Conditional Use Public Hearing Application

RECEIVED
AUG 01 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:
Robert T + Carolyn S Miles
10330 S Florida Ave

Phone: 715-699-4232 **Email:** lyni09@hotmail.com

Property description including Parcel Number:
Legacy PIN: 00294029110 4 Municipality: (002) Town of Bass Lake
STR: S29 T40N R09W
Description: PRT NENE, Lot 5 CSM 22/123 #6167
16119W Hanks Rd

Permit desired for:
Conditional Use Permit
to be allowed to have an accessory structure on the property for up to a 3-year time frame before needing to secure an additional Land Permit to build the Primary Dwelling.
180 sq ft. 8'10" x 20'4" 1ft. overhang
Building to be used for tool storage and area to be out of elements.

Robert Miles
Owner Print & Sign

Carolyn Miles
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: Oct. 18, 2024
Gravel Pit renewal $300.00 Rev January 2023

Real Estate Sawyer County Property Listing

Today's Date: 7/19/2024

Property Status: Current

Created On: 2/6/2007 7:55:08 AM

Description

Updated: 7/12/2013

Tax ID:	3826
PIN:	57-002-2-40-09-29-1 01-000-000040
Legacy PIN:	002940291104
Map ID:	.1.4
Municipality:	(002) TOWN OF BASS LAKE
STR:	S29 T40N R09W
Description:	PRT NENE, LOT 5 CSM 22/123 #6167
Recorded Acres:	5.220
Lottery Claims:	0
First Dollar:	No
Zoning:	(A-1) Agricultural One
ESN:	406

Tax Districts

Updated: 2/6/2007

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

Recorded Documents

Updated: 11/19/2007

WARRANTY DEED
Date Recorded: 1/25/2021 — 429518

QUIT CLAIM DEED
Date Recorded: 9/27/2007 — 349227

CERTIFIED SURVEY MAP
Date Recorded: 10/23/2000 — 287317

Ownership

Updated: 1/26/2021

ROBERT T & CAROLYN S MILES HAYWARD WI

Billing Address:
ROBERT T & CAROLYN S MILES
10330 S FLORIDA AVE
HAYWARD WI 54843

Mailing Address:
ROBERT T & CAROLYN S MILES
10330 S FLORIDA AVE
HAYWARD WI 54843

Site Address

* indicates Private Road

16119W HENKS RD HAYWARD 54843

Property Assessment

Updated: 9/13/2012

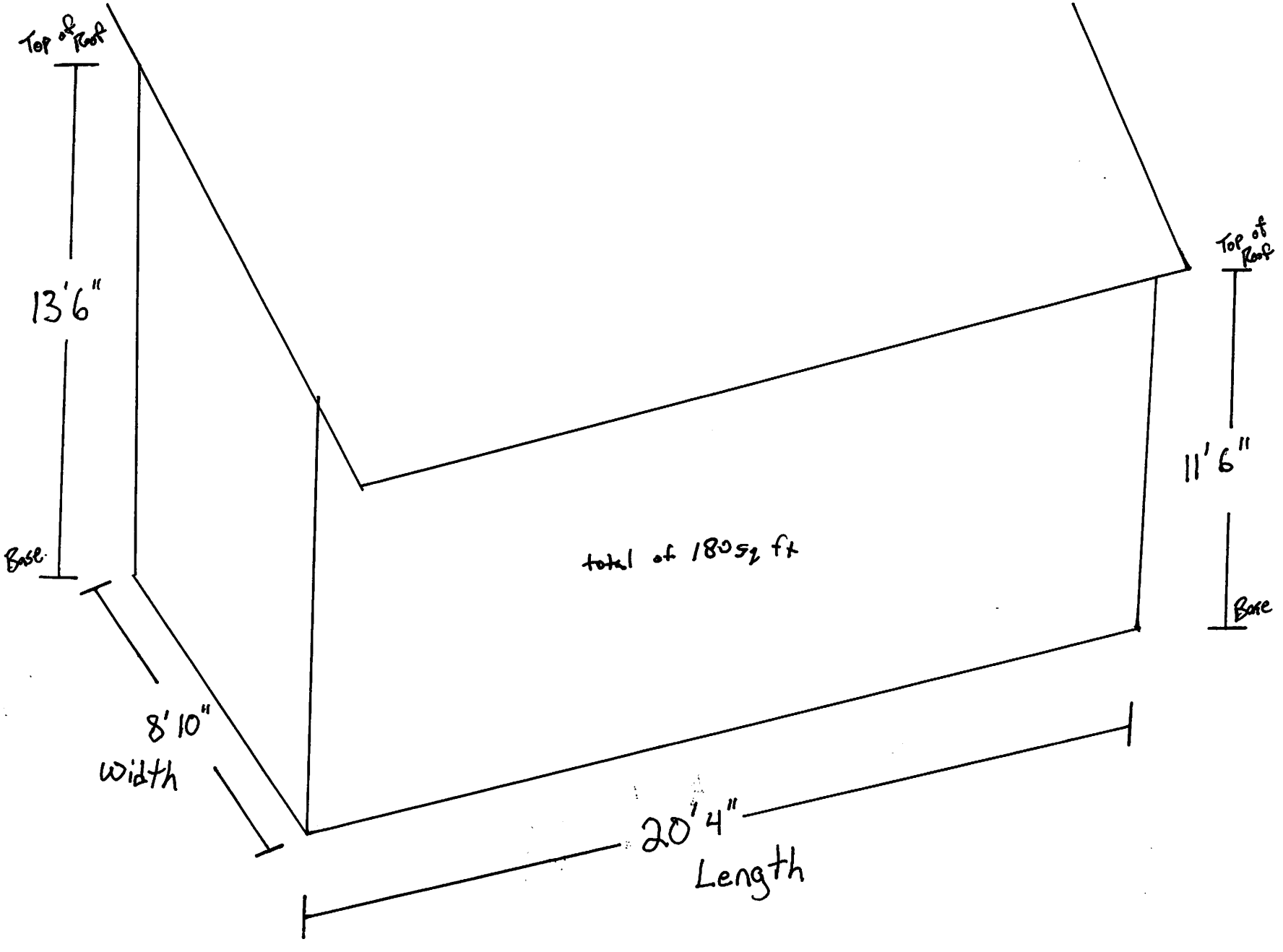
2024 Assessment Detail

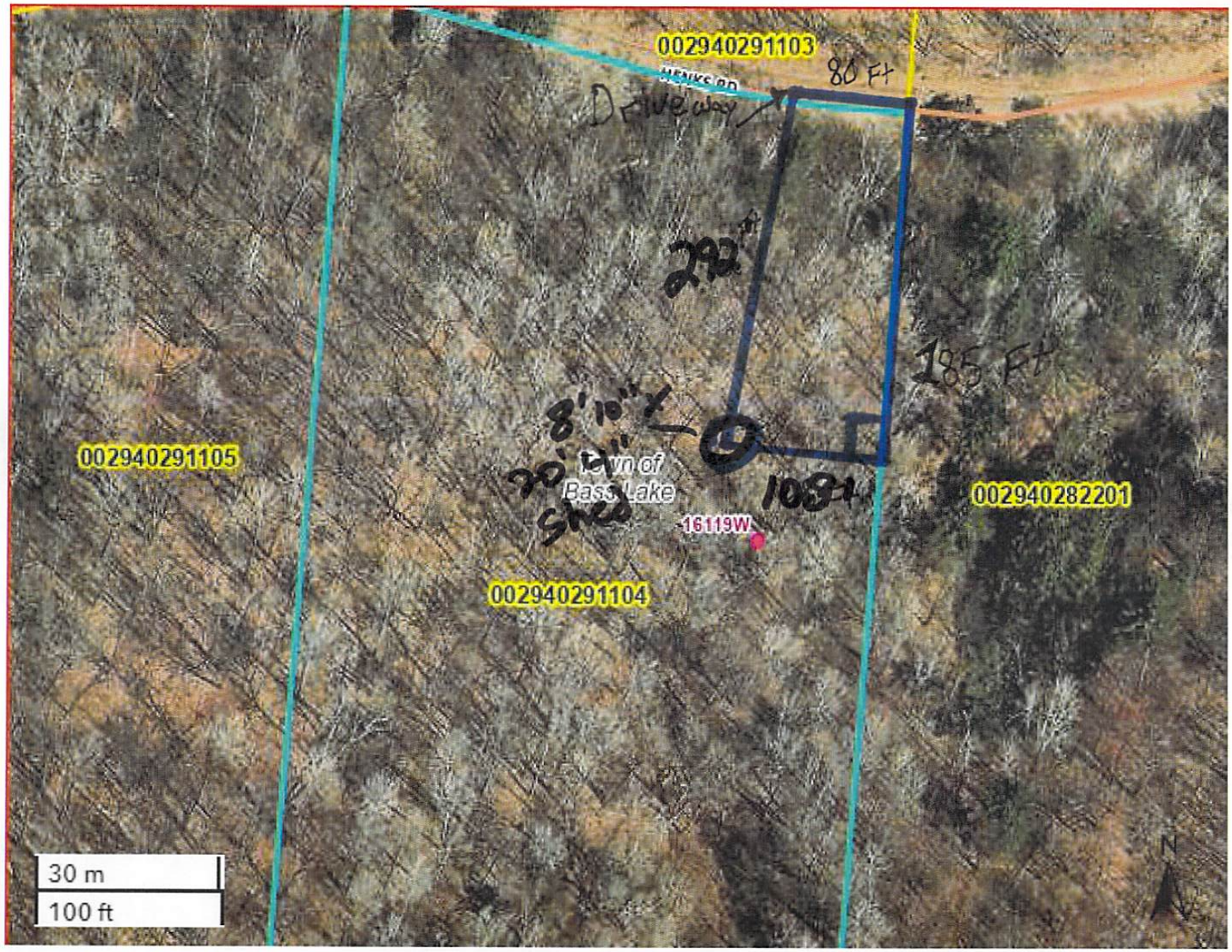
Code	Acres	Land	Imp.
G1-RESIDENTIAL	5.220	20,300	0

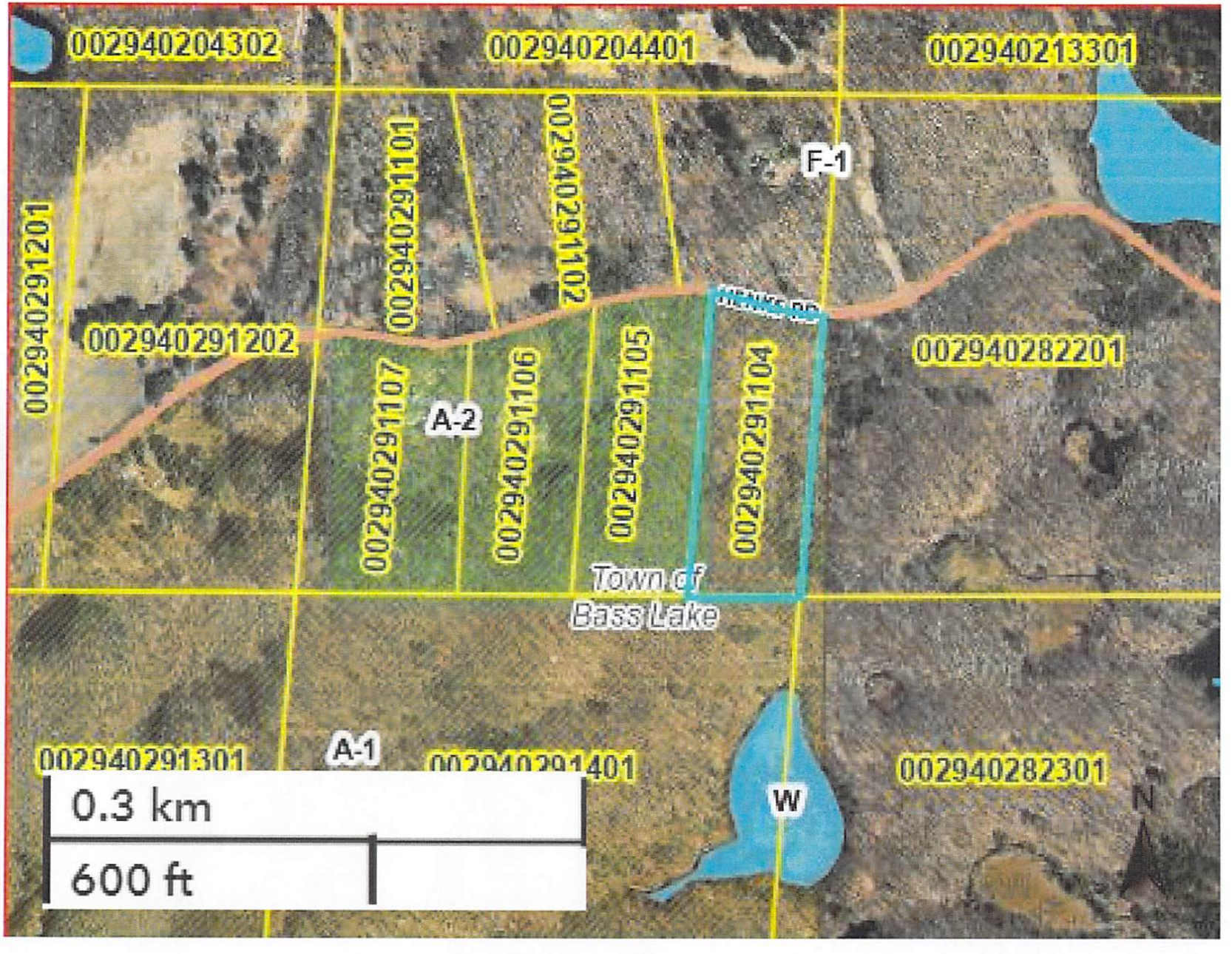
2-Year Comparison	2023	2024	Change
Land:	20,300	20,300	0.0%
Improved:	0	0	0.0%
Total:	20,300	20,300	0.0%

Property History

N/A


Top of Roof
13'6"
Base
8'10"
width
total of 180 sq ft
20'4"
Length
Top of Roof
11'6"
Base


002940291103
80 Ft
Driveway
292 Ft
185 Ft
8'10"
30'
Town of
Bass Lake
1083
16119W
002940291105
002940282201
002940291104
30 m
100 ft
N


002940204302
002940204401
002940213301
002940291201
002940291101
002940291102
F-1
002940291202
002940282201
002940291107
A-2
002940291106
002940291105
002940291104
Town of
Bass Lake
002940291301
A-1
002940291401
002940282301
W
N
0.3 km
600 ft

002940204401
002940213301
002940291202
002940291101
002940291102
JENKS RD
002940282101
002940282201
002940291107
002940291106
002940291105
002940291104
Town of
Bass Lake
27
ROW
002940291301
002940291401
002940282301
002940285701
0.3 km
600 ft

002940203101
002940204201
002940204101
002940213201
002940203301
002940203401
002940204302
002940204401
002940213301
PORTAGE TER
ROW
TIMBER LN
002940291201
002940291202
Town of
Bass Lake
002940292101
002940282201
27
002940282101
MC GRAW RD
002940291301
002940291401
002940282301
002940292401
002940285701
0.4 km
0.2 mi
002940294101
002940283202

Conditional Use Permit Request
STAFF REPORT

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

File: # CUP 24-019

Applicant:

Jiles & Kassandra Gudis
PO BOX 52
Stone Lake, WI 54876

Property Location & Legal Description:

Town of Sand Lake. Village of Stone Lake Original Plat, Lots 4-6 & 7, Block 7; S19, T39N, R09W; Parcel #'s 026-188-07-0400 & -0700; Tax ID's #27192 & #27193; .505 total acres; Zoned Residential One (R-1). Site Address 5834N Frost Ave

Request: Permit desired for a in home occupation for a one-chair stylist salon that occupies less than 25% of floor space in dwelling. Per Section of the Sawyer County Code Ordinance Appendix D Section 17.1 (B) (6).

Project History & Summary of Request:

The applicant is requesting to operate a one-chair salon within their existing residence. The space will occupy less than 25% of the existing floor area of the dwelling. The applicant has no plans for other additions onto the residence at this point. Parking will be available within existing driveway and no street parking will be necessary (per applicant's statement). As part of this request (and listed as a condition) the applicant will need to obtain approval from the Stone Lake Sanitation District in order for the municipal wastewater treatment plant to sign off in the change of use for a salon. In conversation with the Supervisor of the waste treatment plant, John McQue, he did not see any issues with this proposal. Mr. McQue will submit information regarding this request to be available prior to or during the Sawyer County Zoning Committee Meeting.

Additional information for Conditional Use Permits:

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

If an applicant agrees to meets all of the requirements and conditions specified in the county ordinance or those imposed by the county zoning board, the county shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence. The conditions must be reasonable and, to the extent practicable, measurable. The applicant must demonstrate that the application and all requirements and conditions

established by the county relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The county's decision to approve or deny the permit must be supported by substantial evidence.

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

1 Hours of operation by appointment only Monday – Friday between 8AM – 8PM
2 Obtain licensing requirements from DATCP
3 Stone Lake Sanitation District Approval for Wastewater Treatment Plan (Change of Use)
4 Must meet all Sign Ordinance requirements as specified in the Sawyer County Zoning Ordinance
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.

Stone Lake Sanitary District

August 20, 2024

KASSANDRA GUDIS
5834 N FROST AVE.
P.O. BOX 52
STONE LAKE, WI 54876

TO WHOM IT MAY CONCERN,

THE STONE LAKE SANITARY DISTRICT HAS NO CONDITIONS OR CONCERNS IN REGUARDS TO KASSANDRA GUDIS (5834N FROST AVE.), INSTALLING A ONE CHAIR BEAUTY SALON IN HER HOME. THE CHEMICALS ARE NO MORE ASTRINGENT THAN THE 2 OTHER SALONS WE HAVE IN THE SANITARY DISTRICT. THERE ARE NO SPECIAL PERMITS OR REQUIREMENTS FROM THE SANITARY DISTRICT, FOR THIS TO MOVE FORWARD.

KELLY KNOP / BOARD MEMBER

JODY DEBUS / SECRETARY-TREASURER

STONE LAKE SANITARY DISTRICT

SAWYER COUNTY

RECEIVED
AUG 13 2024
SAWYER COUNTY
ZONING ADMINISTRATION

Conditional Use Public Hearing Application **Application #** 24-019

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:
Kassandra L. Gudis 5834N Frost Ave. Stone Lake WI 54876

Phone: 715-415-3816 **Email:** kasgudis@gmail.com

Property description including Parcel Number:
Village of Stone Lake Original Plat
Block 7 Lot 4-7
Parcel number 026-188-07-0700 & -0400

Permit desired for:
Home occupation for a salon that occupies less than 25% of floor of dwelling
Per S.C. Code Ord. Appx D 17.1(B)(6)

Kassandra Gudis
Kassandra Gudis
Owner Print & Sign

Owner Print & Sign

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

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

Fee: $350.00
Gravel Pit renewal $300.00

Date of Public Hearing: October 18, 2024

Rev January 2023

Real Estate Sawyer County Property Listing

Today's Date: 8/13/2024

Property Status: Current
Created On: 2/6/2007 7:55:46 AM

Description

Updated: 3/10/2014

Tax ID:	27193
PIN:	57-026-2-39-09-19-5 15-109-070700
Legacy PIN:	026188070700
Map ID:	-20.7.7
Municipality:	(026) TOWN OF SAND LAKE
STR:	S19 T39N R09W
Description:	VILLAGE OF STONE LAKE ORIGINAL PLAT LOT 7 BLK 7
Recorded Acres:	0.101
Lottery Claims:	1
First Dollar:	Yes
Zoning:	(R-1) Residential One
ESN:	435

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
657020	Stone Lake Sanitary District

Recorded Documents

Updated: 1/12/2017

QUIT CLAIM DEED
Date Recorded: 6/13/2013 — 385549

ORDER
Date Recorded: 11/18/2016 — 404001

PLAT
Date Recorded: 5/3/2016 — 400850

WARRANTY DEED
Date Recorded: 8/17/2007 — 348439

Ownership

Updated: 3/10/2014

JILES M & KASSANDRA L GUDIS STONE LAKE WI

Billing Address:	**Mailing Address:**
JILES M & KASSANDRA L GUDIS	**JILES M & KASSANDRA L GUDIS**
PO BOX 52	PO BOX 52
STONE LAKE WI 54876-0052	STONE LAKE WI 54876-0052

Site Address

* indicates Private Road

5834N FROST AVE STONE LAKE 54876

Property Assessment

Updated: 9/28/2017

2024 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	0.101	2,000	52,800

2-Year Comparison	2023	2024	Change
Land:	2,000	2,000	0.0%
Improved:	52,800	52,800	0.0%
Total:	54,800	54,800	0.0%

Property History

N/A

Real Estate Sawyer County Property Listing

Today's Date: 8/13/2024

Property Status: Current
Created On: 2/6/2007 7:55:46 AM

Description — Updated: 3/10/2014

Tax ID:	27192
PIN:	57-026-2-39-09-19-5 15-109-070400
Legacy PIN:	026188070400
Map ID:	-20.7.4-6
Municipality:	(026) TOWN OF SAND LAKE
STR:	S19 T39N R09W
Description:	VILLAGE OF STONE LAKE ORIGINAL PLAT LOTS 4-6 BLK 7
Recorded Acres:	0.404
Lottery Claims:	0
First Dollar:	Yes
Zoning:	(R-1) Residential One
ESN:	435

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
657020	Stone Lake Sanitary District

Recorded Documents — Updated: 8/23/2013

QUIT CLAIM DEED
Date Recorded: 6/13/2013 — 385549

ORDER
Date Recorded: 11/18/2016 — 404001

PLAT
Date Recorded: 5/3/2016 — 400850

Ownership — Updated: 3/10/2014

JILES M & KASSANDRA L GUDIS STONE LAKE WI

Billing Address:	Mailing Address:
JILES M & KASSANDRA L GUDIS	**JILES M & KASSANDRA L GUDIS**
PO BOX 52	PO BOX 52
STONE LAKE WI 54876-0052	STONE LAKE WI 54876-0052

Site Address * indicates Private Road

N/A

Property Assessment — Updated: 9/28/2017

2024 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	0.404	8,100	5,400

2-Year Comparison	2023	2024	Change
Land:	8,100	8,100	0.0%
Improved:	5,400	5,400	0.0%
Total:	13,500	13,500	0.0%

Property History

N/A

Kathy Marks

From: Kassandra <creationsbykas23@gmail.com>
Sent: Monday, August 19, 2024 12:56 PM
To: Kathy Marks
Subject: Zoning for in home salon

You don't often get email from creationsbykas23@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

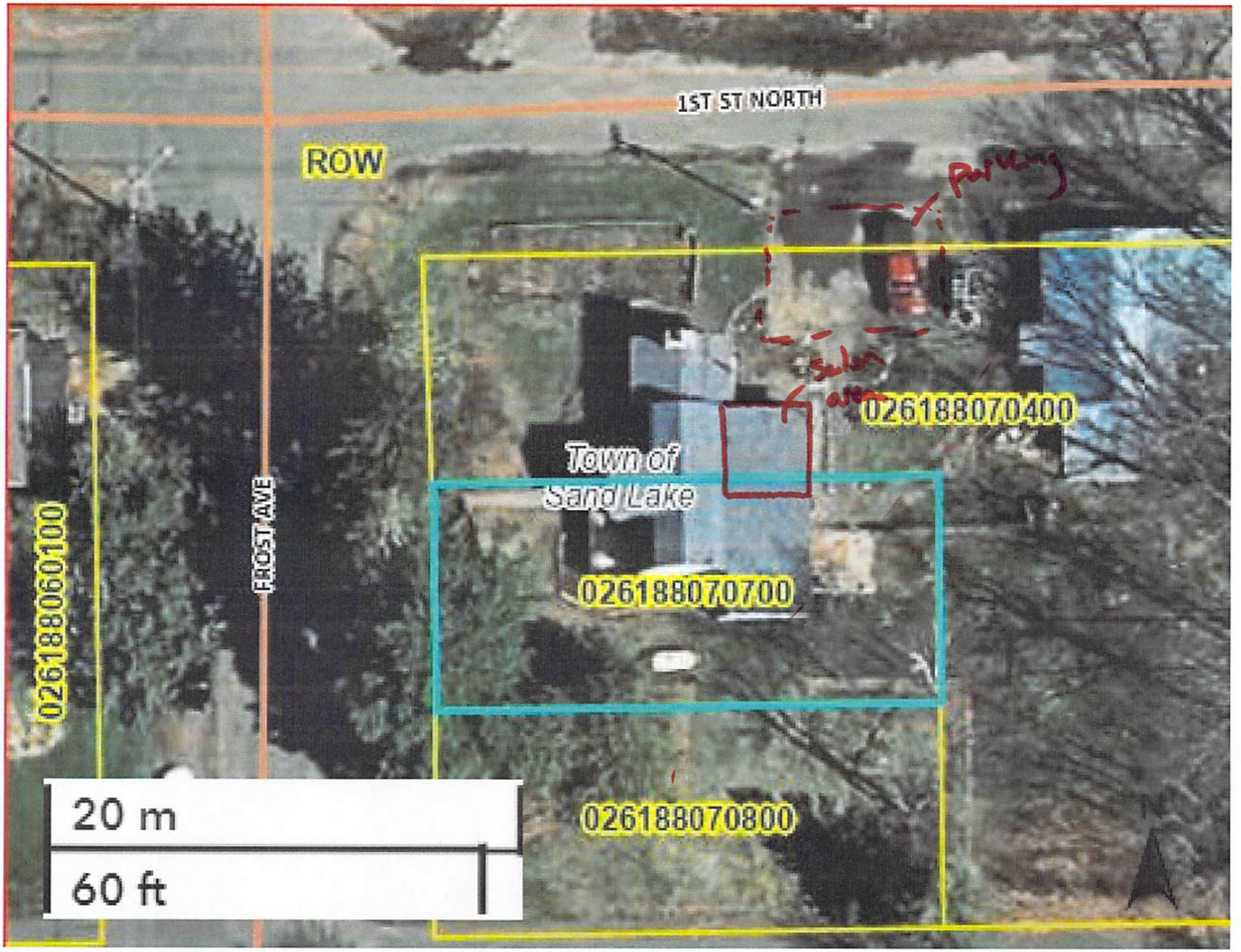
Hi my name is Kassandra Gudis and I have been a resident of Stone Lake since 2007 and a cosmetologist since 2005. I spent the majority of my career working in Hayward and moved my operation of business to Birchwood in January of 2023. I am wanting to put a one person salon space at my residence in Stone Lake. Adding on to the residence would not be necessary, I would be utilizing floor space within the structure.

It will always be a one stylist salon and all customers will be by appointment. Appointment days and times may very Monday through Friday from 8:00 am to 8:00 pm. On average the salon would be open 3 days a week, seasonal changes such as day light hours and road conditions play a part with having a more mature aged clientele.
Summer- fewer days per week with longer hours
Winter - more days per week with shorter hours
Parking would be on the property directly in front of salon entrance. No street parking will be necessary.

Services offered would be Family Hair Care (cuts, styles and conditioning treatments), Hair Color, Perms, Manicures, Pedicures and Waxing.

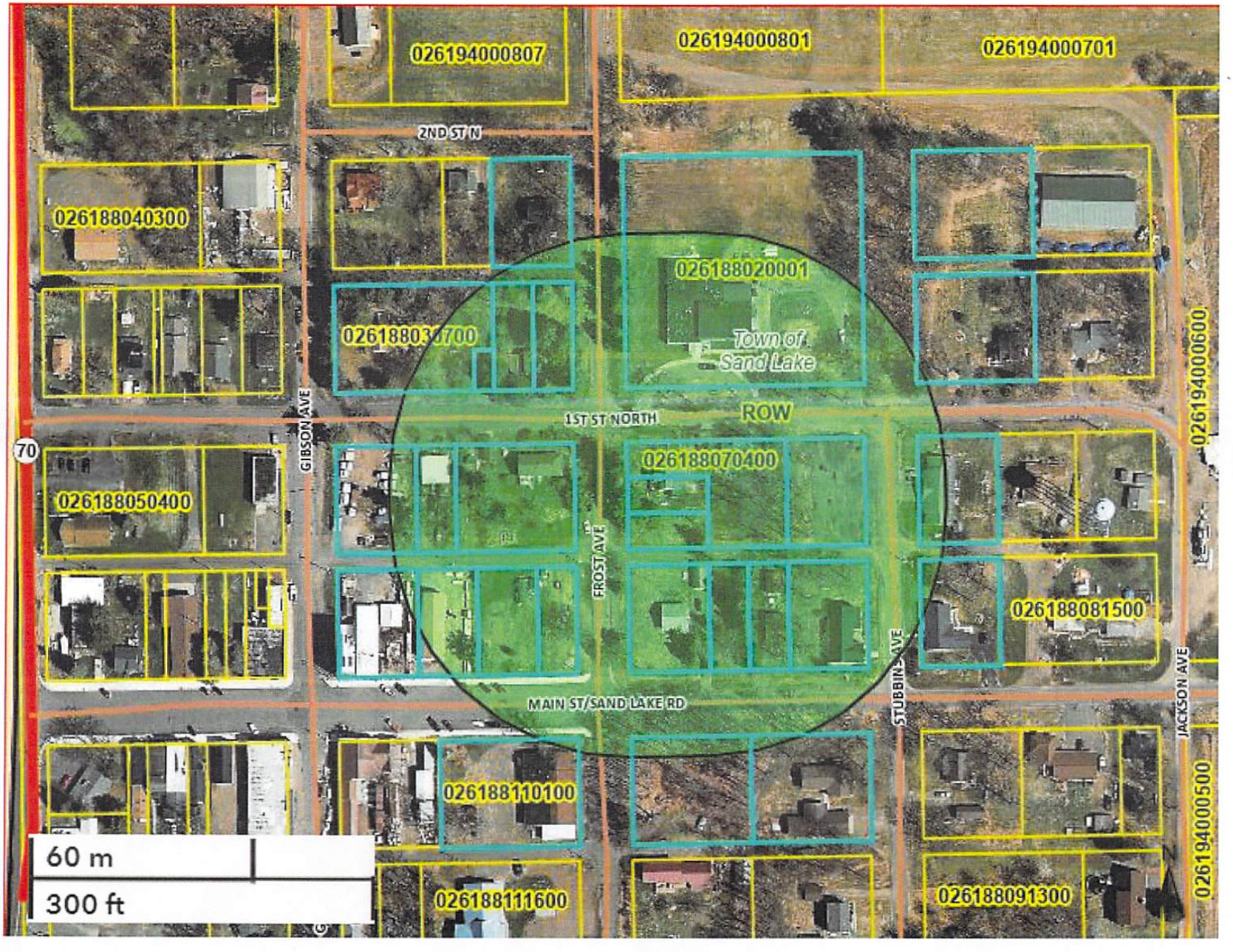
I am looking forward to service my community.

Thank you,
Kassandra Gudis


1ST ST NORTH
ROW
Parking
Sales area
026188070400
Town of
Sand Lake
026188070700
026188060100
FROST AVE
026188070800
20 m
60 ft

026188020001
1ST ST NORTH
ROW
5834N
Town of
Sand Lake
026188070400
026188070700
026188070100
FROST AVE
026188070800
20 m
60 ft
026188070800
026188071300
026188071500

026188030100
026188010400
026188030700
026188031100
026188031200
026188020001
026188010400
ROW
1ST ST NORTH
Town of Sand Lake
026188060600
026188060500
026188060100
026188070700
026188070400
026188070100
026188080600
026188070800
FROST AVE
STUBBINS AVE
026188060900
026188061300
026188061600
026188061900
026188070800
026188071300
026188071500
026188071700
026188080900
30 m
100 ft
MAIN ST/SAND LAKE RD
N


026194000807
026194000801
026194000701
2ND ST N
026188040300
026188020001
026188030700
Town of Sand Lake
026194000600
1ST ST NORTH
ROW
70
GIBSON AVE
026188050400
026188070400
FROST AVE
026188081500
STUBBINS AVE
JACKSON AVE
MAIN ST/SAND LAKE RD
026188110100
026194000500
60 m
300 ft
026188111600
026188091300

17.1 R-1: Residential One District

This district provides for one-family and two-family year-round residential development protected from traffic hazards and the intrusion of incompatible land uses. It is intended to encourage such development around existing residential areas where soil conditions are suitable for such development and in those areas, which can be economically and readily served by utilities and municipal facilities.

A) Permitted Uses

1) One family and two-family year-round dwellings.
2) Private garages, carports, and boathouses.
3) Essential services and utilities intended to serve the principal permitted use.
4) Signs subject to the provisions of Section 5.0.
5) Horticulture and gardening.
6) Customary accessory uses provided such uses are clearly incidental to the principal use and that no such use generates traffic or noise that would create a public or private nuisance.
7) Licensed In-Home Day Care/Child Care (no more than 8 children)

B) Uses Authorized by Conditional Use

1) Multi-family (3 or more) dwelling units.
2) Rooming or boarding houses.
3) Mobile home parks subject to the provisions of Section 6.5.
4) Public and semi-public uses including but not limited to the following: public and private schools, churches, public parks and recreation areas, hospitals, rest homes and homes for the aged, fire and police station, and historic sites.
5) Telephone, telegraph, and power transmission towers, poles and lines, including transformers, substations, relay and repeater stations, equipment housing, and other necessary appurtenant equipment and structures.
6) Home occupation or professional offices provided no such use occupies more than 25% of the total floor area of the dwelling, not more than one nonresident person is employed on the premises, and such use will not include an operational activity that would create a nuisance or be otherwise incompatible with the surround residential area.
7) No use shall involve sewage disposal plants, garbage incinerators and maintenance, repair or storage buildings.
8) Accessory structures on vacant property according to Section 4.26 (1) or an accessory structure on property lying across the Town or County Road from the principle structure. See Section 4.26(2)

Conditional Use Permit Request
STAFF REPORT

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

File: # CUP 24-020

Owner:

Reel Speedy LLC
PO BOX 9
Ponte Vedra Beach, FL 32004

Agent/Applicant:

Lynne & Zach Runge
5840W Strom Road
Winter, WI 54896

Property Location & Legal Description:

Town of Ojibwa. Part of the NW ¼ of the NW ¼ North of Hwy 70; S01, T38N, R06W; Parcel #020-638-01-2201; Tax ID #20304; 17.4 total acres; Zoned Agricultural One (A-1).

Request: Permit desired for Sawyer County Code Ordinances Appendix D, Section 17.4 (B) (5) Kennel for small domestic animals, also as Section 17.4 (B) (25) as an "Animal Rescue" facility including boarding, grooming, and veterinarian services which Zoning Committee is to determine if this is a like or similar use to a kennel.

Project History & Summary of Request:

The applicant is requesting to operate a "Animal Rescue Facility". As per the applicant's statement the "Saving Grace" Animal Rescue Facility would consist of an office, bathroom, dog washing station, kennel and kennel operation. There would be a plan for a fenced in dog park area and the potential of a boarding program. They would be open to the public during normal business hours Monday-Friday. The building proposed would be approximately 50' x 110' but again this is in the very early stages of the proposal and the "use" of this Animal Rescue Facility is being requested as the CUP before the land is actually purchased.

A Kennel as defined by the Sawyer County Zoning Ordinance is, "Any premises wherein any person engages in the business of boarding, breeding, buying, letting for hire, training for a fee, or selling dogs or cats." Furthermore, any kennel operation must meet the requirements of Sawyer County Code of Ordinances-Appendix D-Section 6.8 for land area which the lot in question does meet the requirements.

Additional information for Conditional Use Permits:

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

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

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

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

1. Obtain licensing requirements from DATCP including any Veterinary Services
2. Must meet all Sign Ordinance requirements as specified in the Sawyer County Zoning Ordinance
3. Entrance to be located off of Dorscheid Road
4. Possible vegetation screening requirements (Committee discussion to occur)
5. All other Town, County, State, Federal Laws are followed.
6. CUP for potential "kennel/animal rescue facility including veterinary services" to stay with the property and not just with the owner. It is anticipated that if facility is built any future owner would be interested in continuing same use.

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.

Authentisign ID: F29806BC-6D53-EF11-991A-002248270DCE

SAWYER COUNTY

Conditional Use Public Hearing Application

RECEIVED
AUG 05 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:
Reel Speedy LLC Steven Glynn
PO Box 9
Ponte Verda Beach, FL 32004

Phone: 904-566-9706 **Email:** glynn.steve@gmail.com

Property description including Parcel Number:
Town of Ojibwa, S01, T38N, R06W. Prt NWNW North of HWY 70. 020-638-01-2201. 17.4 Acres zoned Agricultural - one (A-1), TAX ID #20304

08/05/24 **Permit desired for:**
Sawyer County Code of ordinances - Appendix D - Sec. 17.4(B)(5) for kennel for small domestic animals also as Sec. 17.4(B)(25) as the kennel is to act as an "Animal Rescue - Facility including boarding, grooming, and veterinarian services.

Reel Speedy LLC, Steven Glynn
Authentisign
Steven Glynn 08/05/24
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:
Lynne + Zach Runge - 715-651-9959 or 715-245-4243
5840 W Storm Rd Winter WI 54896
SavingGraceRescue22@gmail.com

Fee: $350.00
Gravel Pit renewal $300.00

Date of Public Hearing: October 18, 2024

Rev January 2023

Real Estate Sawyer County Property Listing

Today's Date: 8/26/2024

Property Status: Current

Created On: 2/6/2007 7:55:34 AM

Description

Updated: 1/7/2006

Tax ID:	20304
PIN:	57-020-2-38-06-01-2 02-000-000010
Legacy PIN:	020638012201
Map ID:	.6.1
Municipality:	(020) TOWN OF OJIBWA
STR:	S01 T38N R06W
Description:	PRT FRAC NWNW N OF HWY 70
Recorded Acres:	17.400
Calculated Acres:	17.028
Lottery Claims:	0
First Dollar:	No
Zoning:	(A-1) Agricultural One
ESN:	427

Tax Districts

Updated: 2/6/2007

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

Recorded Documents

Updated: 5/21/2024

WARRANTY DEED
Date Recorded: 5/15/2024 449789

WARRANTY DEED
Date Recorded: 304724 WD822/418

Ownership

Updated: 5/21/2024

REEL SPEEDY LLC PONTE VEDRA BEACH FL

Billing Address:	**Mailing Address:**
REEL SPEEDY LLC	**REEL SPEEDY LLC**
PO BOX 9	PO BOX 9
PONTE VEDRA BEACH FL 32004	PONTE VEDRA BEACH FL 32004

Site Address

* indicates Private Road

N/A

Property Assessment

Updated: 8/20/2013

2024 Assessment Detail **Tribal Exempt** ☐

Code	Acres	Land	Imp.
G5-UNDEVELOPED	7.000	1,600	0
G6-PRODUCTIVE FOREST	10.400	11,400	0

2-Year Comparison	2023	2024	Change
Land:	13,000	13,000	0.0%
Improved:	0	0	0.0%
Total:	13,000	13,000	0.0%

Property History

N/A

Saving Grace Animal Rescue Proposal
For Property on HWY 70/Dorscheid Road

Saving Grace is a non-profit animal rescue that was established in 2022. We have experienced great success saving dogs from all over the United States, Mexico and of course locally. Our rescue is currently 100% foster based.

We have decided to purchase property to allow for the opportunity to expand our operations. This property will give Saving Grace a home and help us not to be fully foster based. We hope to one day raise enough funds to build a facility that will help our dogs and the local community as well.

We are in the beginning stages of planning the facility but we need to start somewhere. The facility we hope to build will consist of an office, bathroom, dog washing station, storage and indoor/outdoor kennels. We also plan on installing a fenced in dog park, which will include trails through the woods and will be available to the public. A potential dog boarding program has also been in development. We are hoping to have open hours for the public to visit our dogs roughly 5 days a week during normal business hours.

We would estimate the building size to be approximately 50" (+/-) x 110" (+/-)

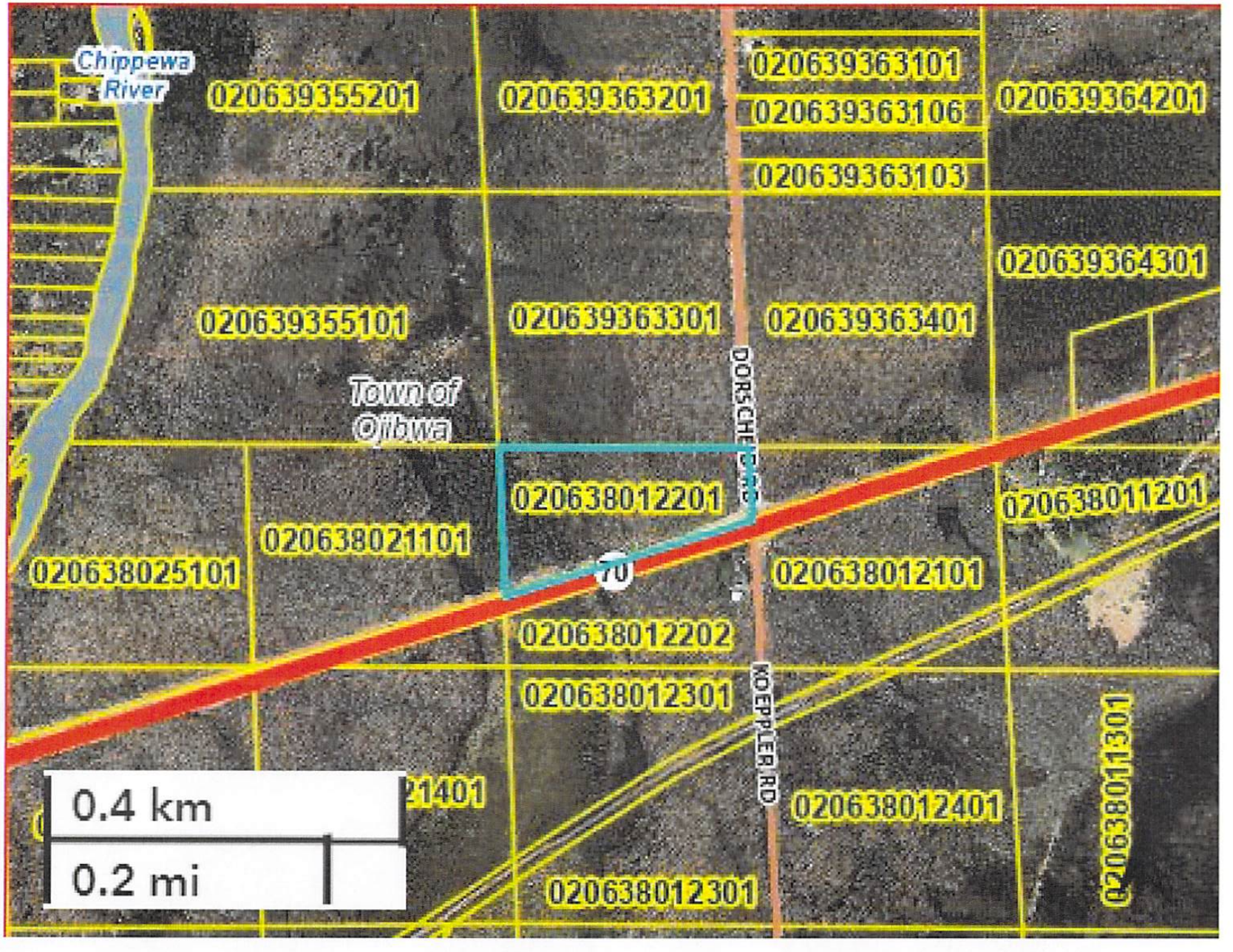
Again, we are in the preliminary planning stages of this project. We will do our best to cooperate with the public, especially our close neighbors.

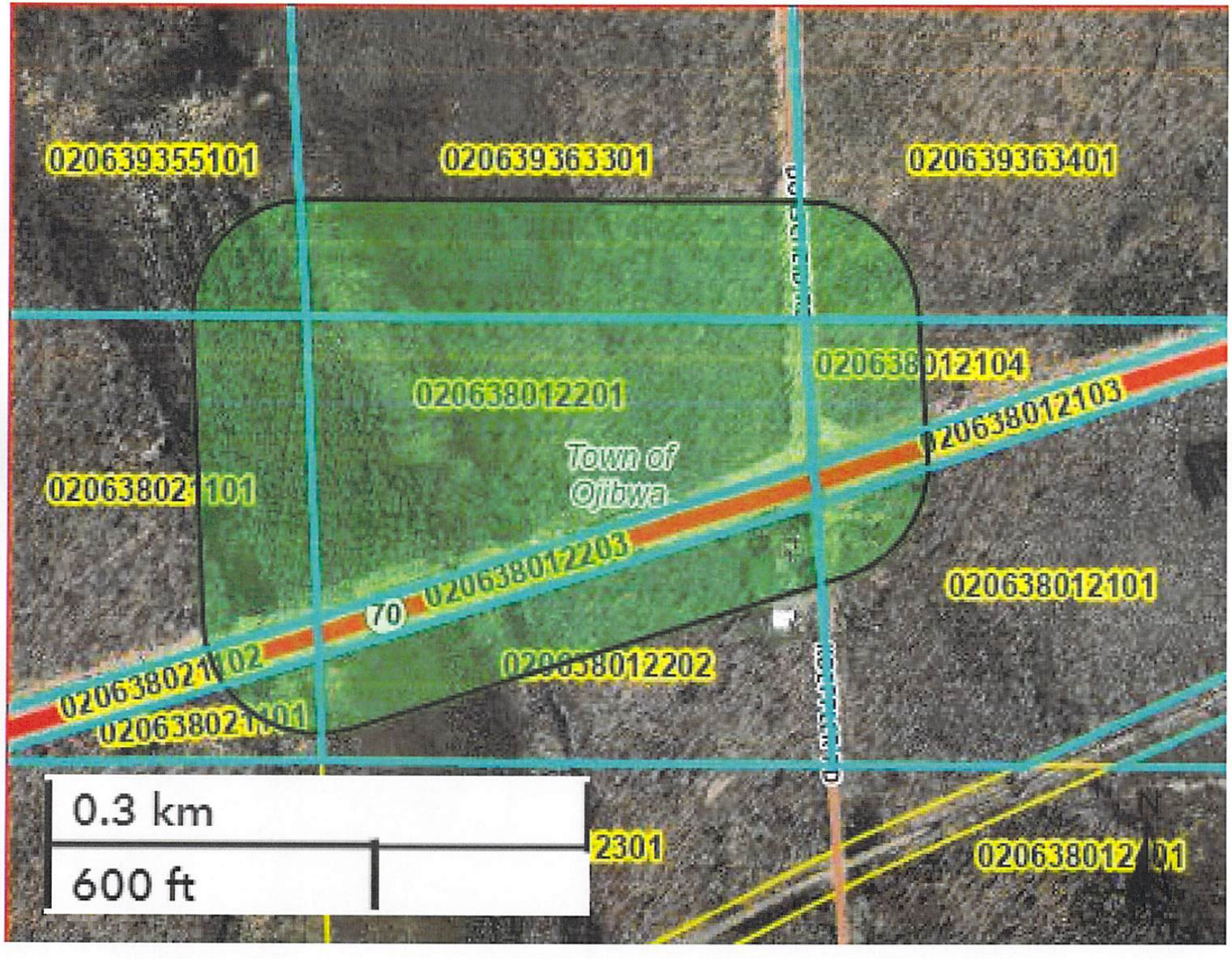
Thank you for your consideration.

Sincerely,

Lynne & Zach Runge
Saving Grace Animal Rescue

020639363301
DORSCHEID RD
020639363401
020638012104
020638024101
020638012201
Town of
Ojibwa
020638012203
70
4841N
KOEPPLER RD
020638012202
N
100 m
400 ft
020638012301


Chippewa River
020639355201
020639363201
020639363101
020639363106
020639363103
020639364201
020639364301
020639355101
020639363301
020639363401
Town of Ojibwa
DORSCHE RD
020638012201
020638011201
020638021101
020638025101
70
020638012101
020638012202
020638012301
KOEPPLER RD
020638012401
020638011301
0.4 km
0.2 mi


020639355101
020639363301
020639363401
020638012104
020638012201
020638012103
Town of
Ojibwa
020638012101
020638012203
70
020638012101
020638012202
0.3 km
600 ft
2301

17.4 A-1: Agricultural One District

This district is intended to provide for the continuation of general farming and related activities in those areas best suited for such development, and to provide for orderly development of residential, commercial and industrial development.

A) Permitted Uses

1) Year round dwellings occupied by owners and/or persons engaged in farming activities on the premises. Town Board and Zoning Administrator approval is required for owners and/or persons not engaged in farming activities on the premises.
2) Buildings, structures or improvements that are an integral part of or incidental to an agricultural use as defined in Wisconsin State Statutes 91.01(2):

a) Crop or forage production
b) Keeping livestock
c) Beekeeping
d) Nursery or Christmas tree production
e) Floriculture
f) Aquaculture
g) Fur farming.
h) Forest management

3) Agricultural processing industries and warehouses, except slaughterhouses, rendering, fertilizer plants and commercial smokehouses.
4) An activity or business operation that is an integral part or incidental to an agricultural use.
5) Vacation farms and other farm oriented recreational uses such as riding stables, winter sports activities, and game farms.
6) Roadside stands for the sale of products grown on the premises if sufficient off-street parking space for customers is provided.
7) Essential services and utilities intended to serve a permitted principle use on the premises.
8) Signs subject to the provisions of Section 5.0
9) Soil and water conservation programs.
10) Drainage where such activity will not be in conflict with the stated purposes of this zone district.
11) Licensed In-Home Day Care/Child Care (no more than 8 children and no more than 4 employees and does not impair or limit the current or future agricultural use of the farm or of the other farmland)
12) Customary accessory uses provided such uses are clearly incidental to a principal permitted use.
13) Enrolling land in a federal agricultural commodity payment program of a federal or state agricultural land conservation payment program.

B) Uses Authorized by Conditional Use

1) The location, operation, and maintenance of municipal sanitary landfills, solid waste disposal sites, sewage disposal plants; and privately owned domestic sewage treatment works; and necessary appurtenant equipment/structures subject to the provisions of the

Wisconsin Administrative Code.
2) Slaughterhouses, rendering, fertilizer plants, and commercial smokehouses.
3) Public and semi-public uses including but not limited to the following: Public and private schools, churches, public parks and recreation areas, rest homes, senior citizen complexes, group homes, hospitals, homes for the aged, fire and police stations, and historic sites.
4) Transportation, communications, pipeline, electronic transmission, utility or drainage use provided that the following apply:
a. The uses are consistent with and compatible with agricultural uses, accessory uses or agricultural related use.
b. The use and location are reasonable and appropriate, considering alternative locations or are specifically approved under state of federal law.
c. The use is reasonably designed to minimize conversion land at and around the site from agricultural use or open space.
d. The use does not substantially impair or limit the current or future agricultural uses or surrounding parcels of land that are Zone Districts A-1 or A-2
e. The construction damage to land remaining in agricultural use is minimized and repaired to the extent feasible.
5) Kennel for small domestic animals subject to the provisions of Section 6.8.
6) Non-metallic mineral and mineral fuel exploration; non-metallic mineral and mineral fuel prospecting; non-metallic mineral and mineral fuel operation; and non-metallic mineral and mineral fuel reclamation, subject to Section 6.2.
7) Agricultural equipment/implement sales and service and facilities providing agricultural supplies, storage, and processing of agricultural wastes.
8) Private or wholesale carpentry or woodworking shop; limited to property owner.
9) Portable sawmill.
10) Professional offices and studios.
11) Taxidermy.
12) Real estate office.
13) Mini storage unit warehouse.
14) Bed and Breakfast establishments.
15) Event Barns
16) New and used car sales establishments.
17) Wholesaling establishments.
18) Transportation terminals.
19) Amusement parks.
20) Golf courses.
21) Cemeteries, mausoleums and columbariums.
22) Commercial bulk fuel storage facilities.
23) Sod and topsoil removal for resale, subject to NR 415.04. (may also require County Grading Permit or WI DNR storm water management plan)
24) Accessory structure on vacant property lying across the Town or County Road from the principal structure. See Section 4.26(2)
25) Like or similar uses in the opinion of the Sawyer County Zoning Committee, subject to the procedures for obtaining a conditional use permit.

County Subdivision Plat Request
STAFF REPORT

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

File: # Pine Cone Pond

Applicant:

Pine Cone Pond, LLC – Jon Vollmers

Surveyor:

Todd Goold

Property Location & Legal Description:

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

Purpose of Request and Property History:

Public Hearing for a final plat review. As part of the County Subdivision Plat Request the applicant is seeking to submit for a plat consisting of 15 lots.

A few years ago, this same property had requested a new campground or campground expansion of KOA at this location. That CUP was denied and the property was sold to the current owner. The current owner is now proposing a 15 lot subdivision. The existing house on the property was recently removed and the owner has started development on the other lots of Haggberg Road which are separate CSM lots and not part of the subdivision request and 1 dwelling on this larger parcel before the potential plat as been approved. As part of the Zoning Administrator review it was determined that the water feature "pond" located on this property is a man-made pond and is not bound by the State of Wisconsin navigable water shoreland district. As a man-made pond there would be a 40' setback requirement as opposed to a 75' setback. This was also confirmed by the Shoreland Zoning Team as part of the WiDNR.

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

FINAL PLAT

Final plats shall be submitted to the Zoning Committee within 180 days of preliminary plat acceptance unless this requirement is waived in writing by the Zoning Committee.

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

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

Approved final plats shall be recorded in accordance with the statutory requirements, Section

236.2S, prior to the time that lots are offered for sale, reference is made to the map for sale purposes, or use is made of lot and block numbers shown on the plat

***The Zoning Administrator has Conditionally Approved the Final Plat. All roads as part of this subdivision are to remain as "private roads"**

Where the Zoning Committee finds that additional information relative to a problem or concern posed by the proposed subdivision is needed, the Zoning Committee shall have the authority to request such information from the subdivider. Such additional information may include, but is not limited to soil borings conducted by a Certified Soil Tester, a storm water management plan under the provisions of NR 216; achieving the erosion control performance standards of NR 151 or Regional Flood Elevation. **Subdivider has submitted for a Storm Water MGMT plan to the WiDNR**

Land which is deemed unsuitable for any proposed development by the Zoning Committee for reason of flooding, inadequate drainage, adverse soil or rock formation, severe erosion potential, unfavorable topography, inadequate water supply or sewage dispel capabilities or any other feature likely to be harmful to the health, safety or welfare of the future residents of the proposed subdivision or of the community shall not be subdivided. In applying for the provisions of this section, the Zoning Committee shall in writing recite the particular facts upon which it bases its conclusion that the proposed development is unsuitable and afford the subdivider an opportunity to present evidence regarding such suitability if he so desires at a public hearing as provided in this ordinance. Thereafter the Zoning Committee may affirm, modify, or withdraw its determination of unsuitability.

The Sawyer County Zoning Committee conditionally approved the preliminary plat pending approval of a Storm Water Management Plan from WiDNR. This plan has been submitted to the DNR but as of 9/25/24 has not been approved. If WiDNR does not approve plan prior to the Sawyer County Zoning Committee Meeting the Committee can still do the following:

1. **Conditionally approve the final plat pending approval of Storm Water Management Plan. (Zoning Administrator would not sign off on Plat and record until Storm Water Plan is approved)**
2. **Grant extension and table decision until next month's meeting when final approval of Storm Water Plan is anticipated.**

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

SAWYER COUNTY

RECEIVED
APR 03 2024
ZONING

Conditional Use Public Hearing Application

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

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

Phone: _____ **Email:** _____

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

Permit desired for:
County Subdivision Plat - 15 lot proposal

Jon Voilmers/Pine Cone Pond LLC

Owner Print & Sign

Owner Print & Sign

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

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

Fee: $350.00
Gravel Pit renewal $300.00

Date of Public Hearing: June 21, 2024

Rev January 2023

Real Estate Sawyer County Property Listing

Today's Date: 5/2/2024

Property Status: Current

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

Description

Updated: 5/6/2020

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

Tax Districts

Updated: 1/7/2015

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

Recorded Documents

Updated: 2/20/2024

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

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

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

Child History Record Count: 1 -

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

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

41961 This Parcel ↑ Parents ↓ Children

Ownership

Updated: 2/20/2024

PINE CONE POND LLC HAYWARD WI

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

Site Address

* indicates Private Road

14922W PHIPPS RD HAYWARD 54843

Property Assessment

Updated: 5/26/2015

2024 Assessment Detail

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

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

Property History

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

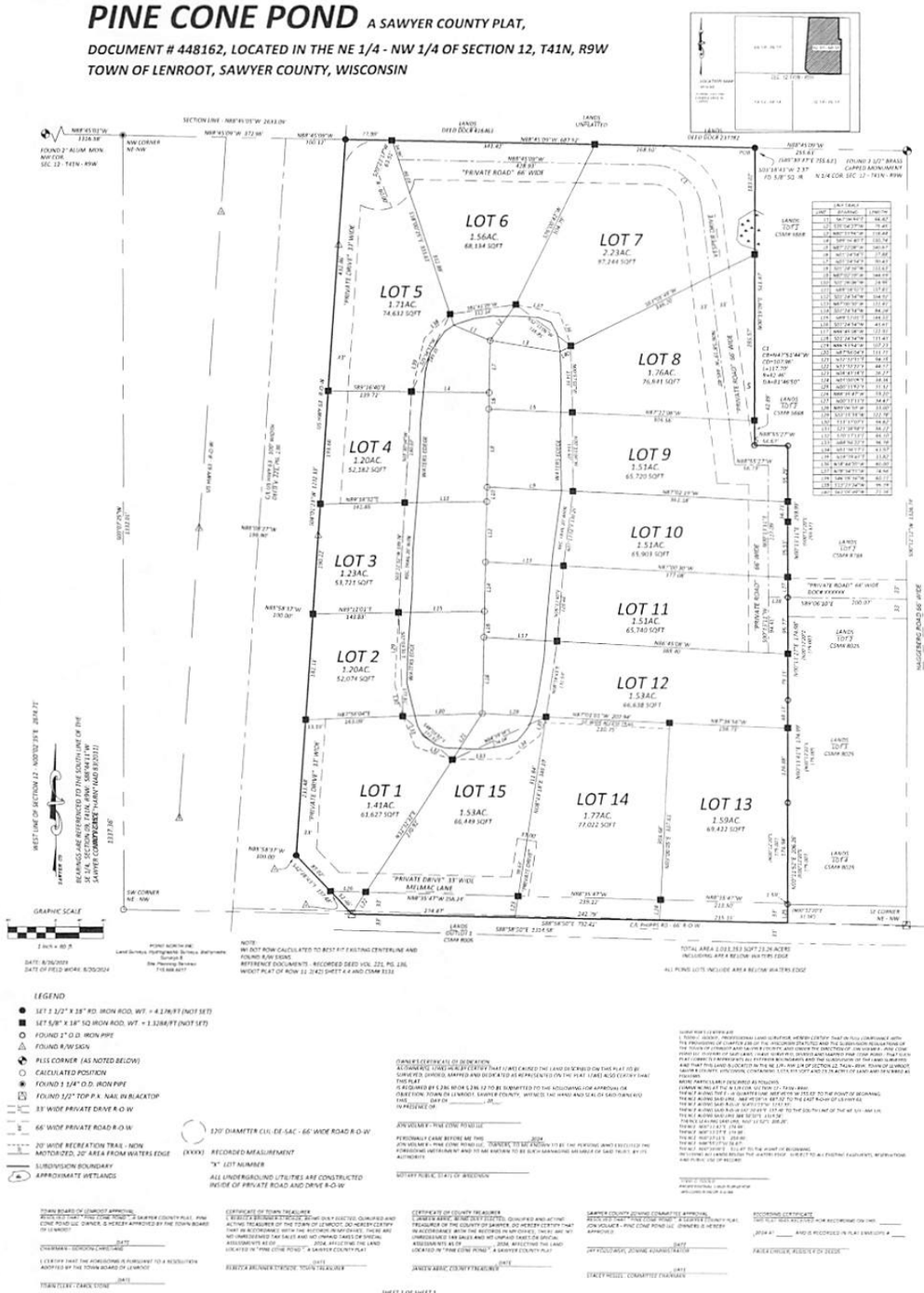
Beacon™
Sawyer County, WI
11702N
014941013404
014941013405
014941013402
STONE RD
1220
11686N
014941122101
014941122103
11668N
11666N
014941122106
Town of Lenroot
63
HAGGBERG RD
14922W
14905W
014941122405
014941122401
014941122410
100 m
400 ft

24401
014941013302
014941013402
014941014301
STONE RD
014941013404
014941122103
63
Town of
Lenroot
014941122106
014941121201
HAGGBERG RD
014941121202
HYDRO
PHIPPS RD
014941122201
014941122101
014941122401
014941122301
014941122410
014941121303
014941121303
GOUCHER CIRCLE RD
HYDRO
14941111402
014941122302

014941013302
014941013402
014941013404
014941014301
014941014
STONE RD
014941122103
014941122101
014941121101
014941121201
014941122201
014941122106
Town of Lenroot
63
HAGGBERG RD
014941121202
HYDRO
Namekagon River
014941
PHIPPS RD
014941122301
014941122401
014941122410
014941121303
014941121303
014941121401
11402
014941122302
GOUCHCIRCLE RD
HYDRO
014941121402
014941123201

PINE CONE POND *A SAWYER COUNTY PLAT,*

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



PROJECT ID: NWBE 2045

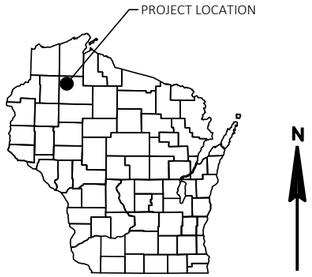
WITH: N/A

COUNTY: SAWYER

ORDER OF SHEETS

Section No.	1	Title
Section No.	2	Typical Sections and Details
~~Section No.~~	~~3~~	~~Estimate of Quantities~~
Section No.	3	Miscellaneous Quantities
~~Section No.~~	~~4~~	~~Right of Way Plat~~
Section No.	5	Plan and Profile
Section No.	6	Standard Detail Drawings
~~Section No.~~	~~7~~	~~Sign Plates~~
~~Section No.~~	~~8~~	~~Structure Plans~~
~~Section No.~~	~~9~~	~~Computer Earthwork Data~~
Section No.	9	Cross Sections

TOTAL SHEETS =



STATE OF WISCONSIN
TOWN OF LENROOT

PLAN OF PROPOSED IMPROVEMENT

PINE CONE POND LLC RESIDENTIAL DEVELOPMENT

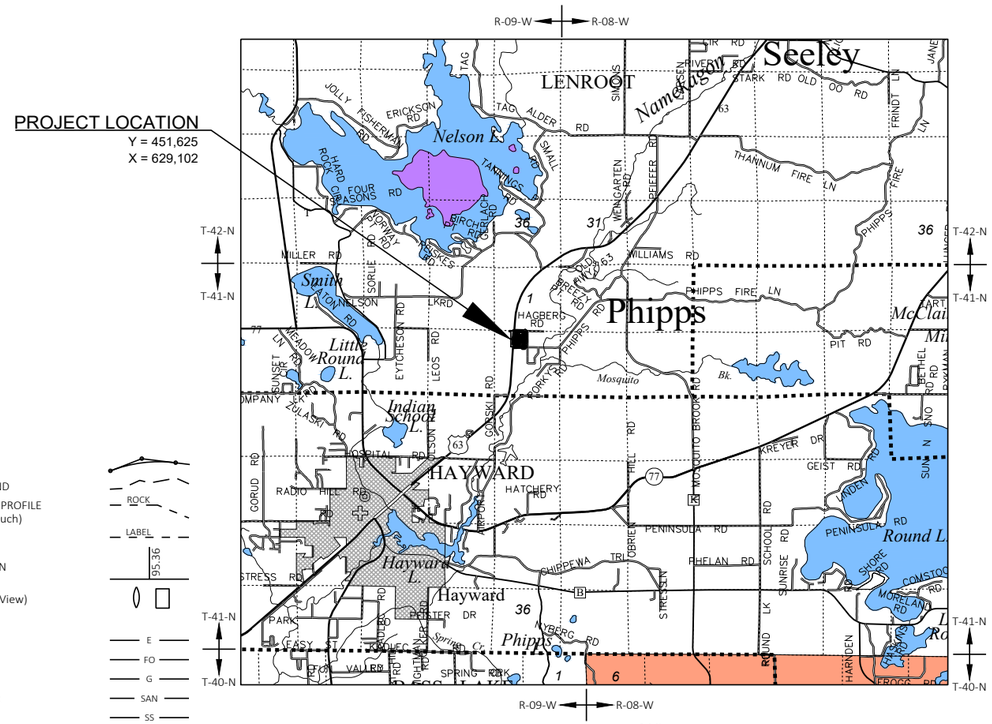
(14922W PHIPPS ROAD)

PART OF THE NE 1/4 OF THE NW 1/4, SECTION 12, T41N, R9W
SAWYER COUNTY

STATE PROJECT	FEDERAL PROJECT	
	PROJECT	CONTRACT
NWBE 2405		

90% Preliminary Plan
(Approved for Permitting)
09/15/2024

STATE PROJECT NUMBER
NWBE 2405



TOTAL NET LENGTH OF CENTERLINE = N/A

HORIZONTAL POSITIONS SHOWN ON THIS PLAN ARE WISCONSIN COORDINATE REFERENCE SYSTEM (WISCRS), SAWYER NAD83 (2012), IN U.S. SURVEY FEET. POSITIONS SHOWN ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES ARE THE SAME AS GROUND DISTANCES.

ELEVATIONS ARE REFERENCED TO NAVD 88 (2011). GPS DERIVED ELEVATIONS ARE BASED ON GEOID 12A

CONVENTIONAL SYMBOLS

PLAN		PROFILE	
CORPORATE LIMITS		GRADE LINE	
PROPERTY LINE		ORIGINAL GROUND	
LOT LINE		MARSH OR ROCK PROFILE (To be noted as such)	ROCK
LIMITED HIGHWAY EASEMENT		SPECIAL DITCH	LABEL
EXISTING RIGHT OF WAY		GRADE ELEVATION	95.36
PROPOSED OR NEW R/W LINE			
SLOPE INTERCEPT		CULVERT (Profile View)	
REFERENCE LINE	300'E8'	UTILITIES	
EXISTING CULVERT		ELECTRIC	E
PROPOSED CULVERT (Box or Pipe)		FIBER OPTIC	FO
COMBUSTIBLE FLUIDS	CAUTION	GAS	G
		SANITARY SEWER	SAN
MARSH AREA		STORM SEWER	SS
		TELEPHONE	T
WOODED OR SHRUB AREA		WATER	W
		UTILITY PEDESTAL	
		POWER POLE	
		TELEPHONE POLE	

ORIGINAL PLANS PREPARED BY

N.W.B.E.
NORTHERN WISCONSIN BASED ENGINEERS, INC.

DATE: _____

ACCEPTED FOR

JON VOLLMERS
DBA PINE CONE POND, LLC

JON VOLMERS - OWNER (DATE)

PREPARED BY

Surveyor	TODD GOULD
Designer	NWBE - G. COLBERT, PE
Project Manager	NWBE - H. HARRINGTON, PE

FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\010101_TI-2405.DWG PLOT DATE : 9/16/2024 9:52 AM PLOT BY : G. COLBERT PLOT NAME :

2

GENERAL NOTES

PERFORM THE WORK UNDER THIS CONSTRUCTION CONTRACT FOR PINE CONE POND LLC RESIDENTIAL DEVELOPEMENT, 14922W PHIPPS ROAD, PART OF THE NE/4 OF THE NW/4, SECTION 12, T41N, R9W, TOWN OF LENROOT, SAWYER COUNTY, WISCONSIN AS THE PLANS SHOW AND EXECUTE THE WORK AS SPECIFIED IN THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2024 EDITION, AS PUBLISHED BY THE DEPARTMENT, AND SUPPLEMENTAL SPECIAL PROVISIONS.

2024 WISCONSIN DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION CAN BE FOUND AT: HTTPS://WISCONSINDOT.GOV/PAGES/DOING-BUS/ENG-CONSULTANTS/CNSLT-RSRCES/RDWY/STNDSPEC.ASPX

THE WORK UNDER THIS CONTRACT SHALL CONSIST OF CLEARING & GRUBBING, COMMON EXCAVATION, BASE AGGREGATE DENSE, EROSION CONTROL, LANDSCAPING, AND ALL INCIDENTAL ITEMS NECESSARY TO COMPLETE THE WORK AS SHOWN ON THE PLANS AND INCLUDED IN THE PROPOSAL AND CONTRACT.

THE LOCATIONS OF EXISTING AND PROPOSED UTILITY FACILITIES AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITY FACILITIES WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL COORDINATE ACTIVITIES WITH A CALL TO DIGGERS HOTLINE AND/OR A DIRECT CALL TO THE UTILITIES THAT HAVE FACILITIES IN THE AREA. NOT ALL UTILITIES ARE MEMBERS OF DIGGERS HOTLINE.

NO TREES SHALL BE REMOVED WITHOUT THE APPROVAL OF THE OWNER.

THE EXACT LOCATION OF THE EROSION CONTROL DEVICES SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD.

ALL EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

DO NOT REMOVE EROSION CONTROL DEVICES UNTIL VEGETATION HAS BEEN ESTABLISHED AND ALL DISTURBED AREAS HAVE BEEN STABILIZED.

STANDARD DETAIL DRAWINGS

08E09-06 SILT FENCE
08E15-01 CULVERT PIPE CHECK
08F01-11 APRON ENDWALLS FOR CULVERT PIPE

WISCONSIN DEPARTMENT OF TRANSPORTATION PRODUCT ACCEPTABILITY LIST (PAL)

EROSION MAT CLASS I TYPE B
TEMPORARY DITCH CHECKS

WISCONSIN DEPARTMENT OF TRANSPORTATION CHANNEL AND SLOPE MATRICES

CHANNEL EROSION CONTROL MATRIX
SLOPE EROSION CONTROL MATRIX

LIST OF STANDARD ABBREVIATIONS

ABUT.	ABUTMENT	D.H.V.	DESIGN HOUR VOLUME
AGG.	AGGREGATE	DIA.	DIAMETER
AH.	AHEAD	DISCH. OR DIS.	DISCHARGE
AADT	ANNUAL AVERAGE DAILY TRAFFIC	E.	EAST
APPROX.	APPROXIMATE	X	EAST GRID COORDINATE
A.E.W.	APRON END WALL	EB	EASTBOUND
ASPH.	ASPHALTIC	EA.	EACH
BK.	BACK	ELEC.	ELECTRIC
BEG.	BEGIN	EL. OR ELEV.	ELEVATION
B.M.	BENCH MARK	ESALS	EQUIVALENT SINGLE AXLE LOADS
C/L OR ℄	CENTER LINE	E.B.S.	EXCAVATION BELOW SUBGRADE
C.E.	COMMERCIAL ENTRANCE	EXIST.	EXISTING
CONC.	CONCRETE	FERT.	FERTILIZE
CONSTR.	CONSTRUCTION	F.E.	FIELD ENTRANCE
CO.	COUNTY	FIN.	FINISHED
C.T.H.	COUNTY TRUNK HIGHWAY	F.L. OR ℄	FLOW LINE
X-SEC.	CROSS SECTION	HORIZ.	HORIZONTAL
CR.	CRUSHED	INL.	INLET
CULV.	CULVERT	INT.	INTERSECTION
C.P.	CULVERT PIPE	INV.	INVERT
D.O.T.	DEPARTMENT OF TRANSPORTATION	LT.	LEFT

DESIGN CONTACT

NORTHERN WISCONSIN-BASED ENGINEERS, INC.
ATTN: GARY COLBERT, PE
P.O. BOX 328
HAYWARD, WI 54843
PHONE: (715) 634-4334
EMAIL: GCOLBERT@NWBEINC.COM

SAWYER COUNTY CONTACT

JAY KOZLOWSKI - ZONING ADMINISTRATOR
10610 MAIN STREET
SUITE 49
HAYWARD, WI 54843
PHONE: (715) 634-8288
EMAIL: JAY.KOZLOWSKI@SAWYERCOUNTYGOV.ORG

TOWN OF LENROOT CONTACTS

GORDON CHRISTIANS - CHAIR
12215 N USH 63
HAYWARD, WI 54843
(715) 643-3156
EMAIL: TOWNOFLENROOT@CENTURYTEL.NET

CAROL STONE - CLERK
12215 N USH 63
HAYWARD, WI 54843
(715) 643-5673
EMAIL: CAROL@TOWNOFLENROOTWI.GOV

OWNER CONTACT

PINE CONE POND, LLC
JON VOLLMERS - OWNER
10415n MC CLAINE ROAD
HAYWARD, WI 54843
(678) 622-0242
EMAIL: JON_VOLLMERS@NA.HONDA.COM

90% Preliminary Plan
(Approved for Permitting)
09/15/2024

WIDNR CONTACT

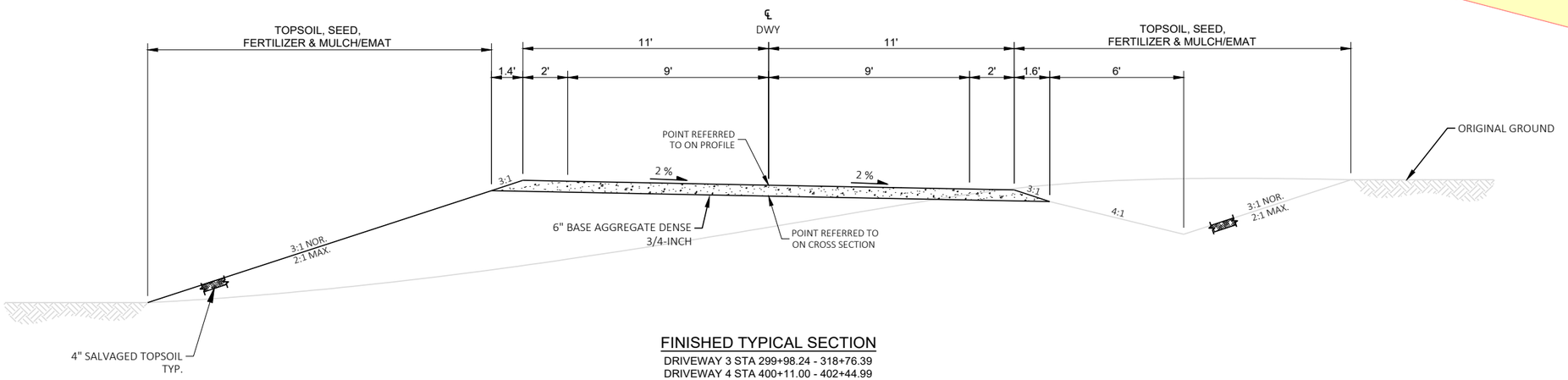
MATTHEW JACOBSON - STORMWATER SPECIALIST
2501 GOLF COURSE ROAD
ASHLAND, WI 54806-3505
PHONE: (715) 682-3273
MOBILE: (715) 928-0485
EMAIL: MATTHEW.JACOBSON@WISCONSIN.GOV

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	GENERAL NOTES	SHEET E

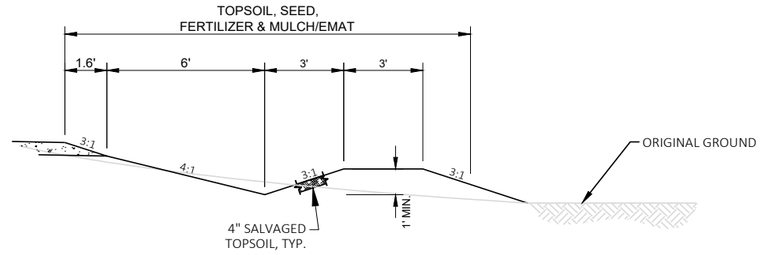
FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\020101_GN-2405.DWG
LAYOUT NAME - PCP_gn-01
PLOT DATE : 9/15/2024 3:47 PM PLOT BY : G. COLBERT PLOT NAME : PLOT SCALE : 1" = 1'
WISDOT/CADDS SHEET 42

90% Preliminary Plan
(Approved for Permitting)
09/15/2024



FINISHED TYPICAL SECTION

DRIVEWAY 3 STA 299+98.24 - 318+76.39
DRIVEWAY 4 STA 400+11.00 - 402+44.99



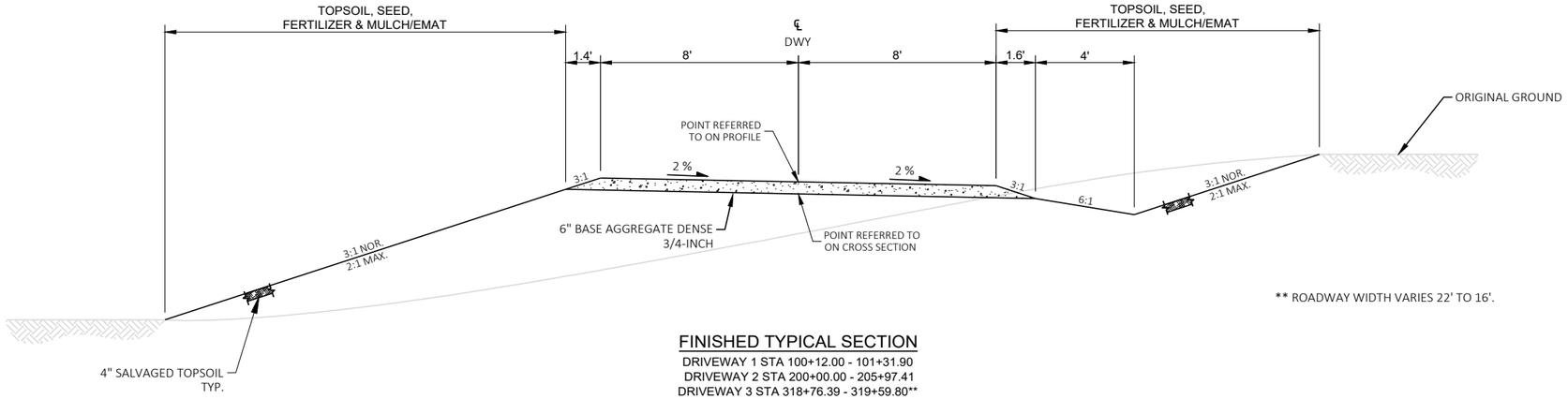
ALTERNATE FINISHED DITCH SECTION IN FILL

SEE SECTION 9 - CROSS SECTION FOR LOCATIONS

PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	TYPICAL SECTIONS	SHEET	E

FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\020301_TS-2405.DWG
LAYOUT NAME - 01-5ft
PLOT DATE : 9/15/2024 3:40 PM
PLOT BY : G. COLBERT
PLOT NAME :
PLOT SCALE : 1 IN:5 FT
WISDOT/CADDS SHEET 42

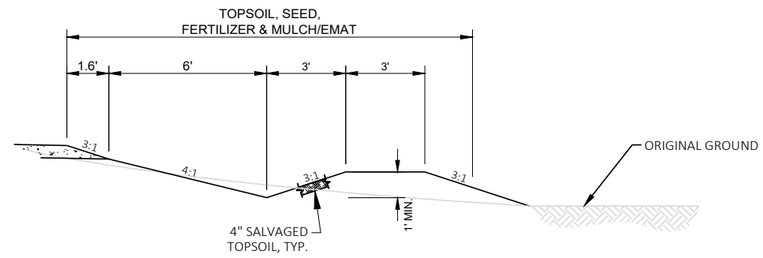
90% Preliminary Plan
(Approved for Permitting)
09/15/2024



** ROADWAY WIDTH VARIES 22' TO 16'.

FINISHED TYPICAL SECTION

DRIVEWAY 1 STA 100+12.00 - 101+31.90
DRIVEWAY 2 STA 200+00.00 - 205+97.41
DRIVEWAY 3 STA 318+76.39 - 319+59.80**



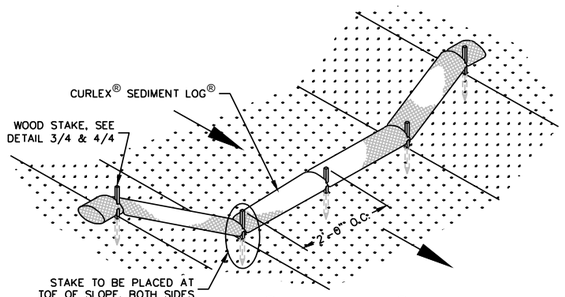
ALTERNATE FINISHED DITCH SECTION IN FILL

SEE SECTION 9 - CROSS SECTION FOR LOCATIONS

PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	TYPICAL SECTIONS	SHEET	E

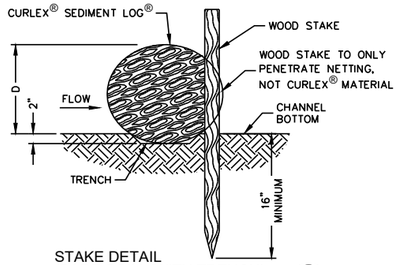
FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\020301_TS-2405.DWG
LAYOUT NAME - 02-5ft
PLOT DATE : 9/15/2024 3:40 PM
PLOT BY : G. COLBERT
PLOT NAME :
PLOT SCALE : 1 IN:5 FT
WISDOT/CADDS SHEET 42

90% Preliminary Plan
(Approved for Permitting)
09/15/2024



CURLEX® SEDIMENT LOG® DETAIL (NO BLANKET) 1/4

NO SCALE

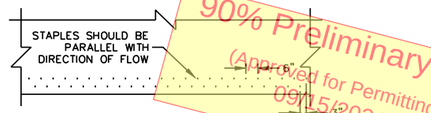


STAKE DETAIL (BARE SOIL) (WITH TRENCH) 4/4

NO SCALE

NOTE: TRENCH OPTION IS MOST APPLICABLE IN LOOSE, UNCONSOLIDATED SOILS

D = 10"

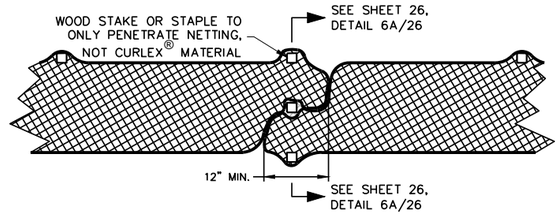


CHANNEL TERMINATION PLAN 6/4

NO SCALE

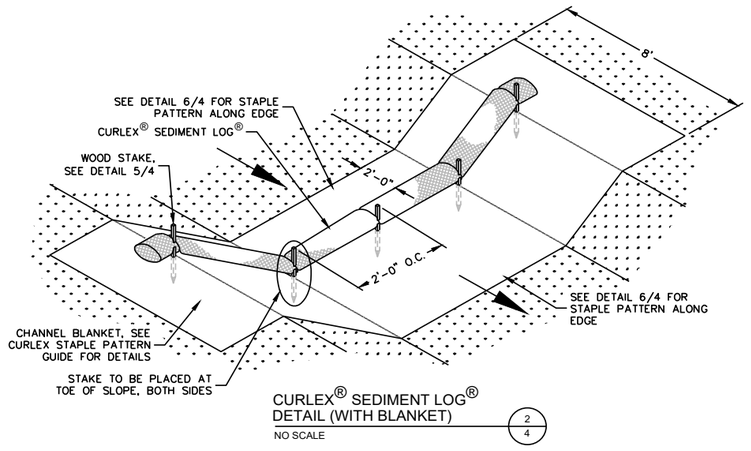
[DISTANCE BETWEEN CHANNEL BOTTOM AND TOP OF INSTALLED CURLEX® SEDIMENT LOG® (D)(ft) / CHANNEL GRADIENT (%)] X 100 = CURLEX® SEDIMENT LOG® SPACING (ft)

RECOMMENDED PLACEMENT INTERVAL BETWEEN CURLEX® SEDIMENT LOG®



ANCHOR DETAIL (PLAN VIEW) OPTIONAL OVERLAPPING JOINT 7/4

NO SCALE



CURLEX® SEDIMENT LOG® DETAIL (WITH BLANKET) 2/4

NO SCALE

NOTES:

1. TRENCH OPTION IS MOST APPLICABLE IN LOOSE, UNCONSOLIDATED SOILS.
2. RECOMMENDED WOODEN STAKES ARE 1 1/8" X 1 1/8" X 30" FOR 6", 9", AND 12" CURLEX® SEDIMENT LOGS.
3. RECOMMENDED WOODEN STAKES ARE 1 1/8" X 1 1/8" X 48" FOR 20" CURLEX® SEDIMENT LOGS.
4. CURLEX® SEDIMENT LOG® SHALL BE OVERLAPPED IN CHANNELS REQUIRING MORE THAN ONE UNIT ACROSS THE CHANNEL WIDTH (SEE DETAIL 7/17).
5. OVERLAPS SHALL NOT BE LOCATED IN CRITICAL AREAS SUCH AS CHANNEL CENTER, SIDE SLOPE CHANNEL BOTTOM INTERFACE, ETC.

Curlex® Sediment Log® – Recommended Spacing in Channelized Flow Applications

	Spacing Between Products (ft)			
Channel Gradient (%)	6 in Curlex® Sediment Log®	9 in Curlex® Sediment Log®	12 in Curlex® Sediment Log®	20 in Curlex® Sediment Log®
0.5	91.7	136.7	183.3	250.0
1	45.8	68.3	91.7	125.0
1.5	30.6	45.6	61.1	83.3
2	22.9	34.2	45.8	62.5
2.5	18.3	27.3	36.7	50.0
3	15.3	22.8	30.6	41.7
3.5	13.1	19.5	26.2	35.7
4	11.5	17.1	22.9	31.3
4.5	10.2	15.2	20.4	27.8
5	9.2	13.7	18.3	25.0
5.5	8.3	12.4	16.7	22.7
6	7.6	11.4	15.3	20.8
6.5	7.1	10.5	14.1	19.2
7	6.5	9.8	13.1	17.9
7.5	6.1	9.1	12.2	16.7
8	5.7	8.5	11.5	15.6
8.5	5.4	8.0	10.8	14.7
9	5.1	7.6	10.2	13.9
9.5	4.8	7.2	9.6	13.2
10	4.6	6.8	9.2	12.5
11	4.2	6.2	8.3	11.4
12	3.8	5.7	7.6	10.4
13	3.5	5.3	7.1	9.6
14	3.3	4.9	6.5	8.9
15	3.1	4.6	6.1	8.3
16	2.9	4.3	5.7	7.8
17	2.7	4.0	5.4	7.4
18	2.5	3.8	5.1	6.9
19	2.4	3.6	4.8	6.6
20	2.3	3.4	4.6	6.3
25	1.8	2.7	3.7	5.0
30	1.5	2.3	3.1	4.2
35	1.3	2.0	2.6	3.6
40	1.1	1.7	2.3	3.1
45	1.0	1.5	2.0	2.8
50	0.9	1.4	1.8	2.5

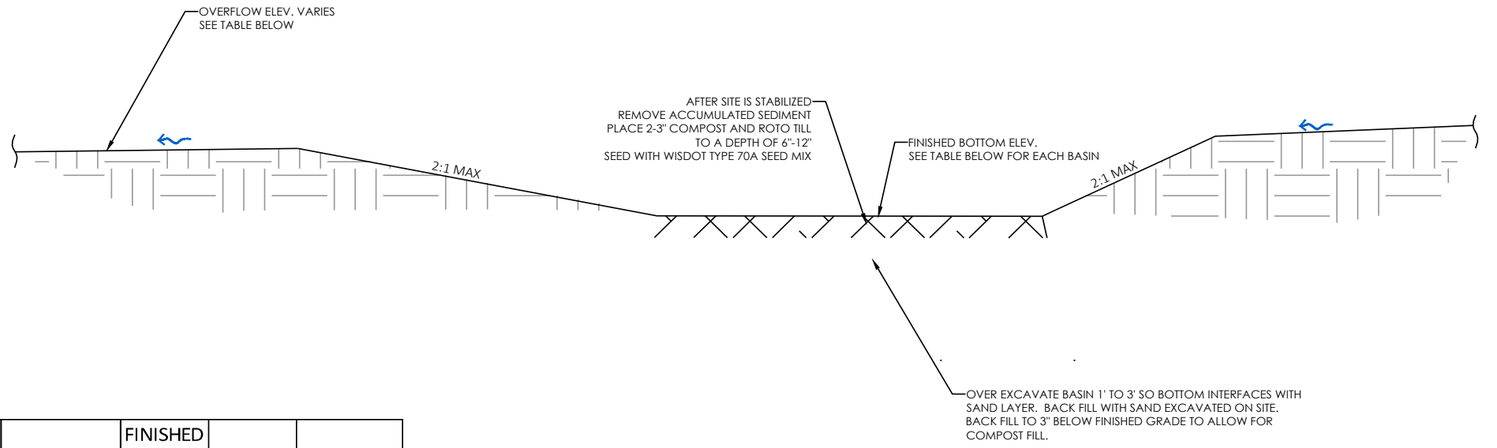
Notes:

1. Spacing of Curlex Sediment Logs is calculated by:
[Distance between channel bottom and top of installed Curlex Sediment Log(ft)/Channel gradient (%)]*100=Curlex Sediment Log Spacing (ft)
2. Minimum installed heights used for determining spacing values in table. Minimum installed heights of 6 in, 9 in, 12 in, and 20 in Curlex Sediment Logs are 5.5 in, 8.2 in, 11.0 in, and 15.0 in, respectively.

TEMPORARY DITCH CHECK - SEDIMENT LOG DETAIL

PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	CONSTRUCTION DETIALS	SHEET	E

90% Preliminary Plans
(Not for Construction)
9/15/2024



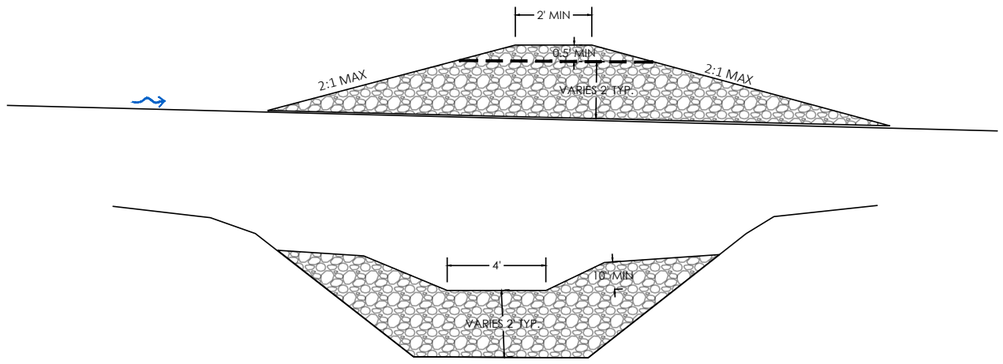
INFILTRATION BASIN TYPICAL - NTS

BASIN	EX GROUND ELEV (FT)	FINISHED BOTTOM ELEV (FT)	TARGET SOIL	OVERFLOW ELEV (FT)
1P	1224	1222	SAND	1223
2P	1224	1222	SAND	1223
3P	1222	1221	SAND	1222
5P	1222	1221	SAND	1222
7P	1220	1221	SAND	1222
8P	EXISTING POND FROM BORROW PIT			

NOTE: COMPOST SHALL CONFORM TO WDNR CLASS A COMPOST AS DEFINED IN WDNR SPECIFICATION S100

LOCAL SOURCES INCLUDE:
- BIG LAKE ORGANICS LLC (ASHLAND CNTY) 715-209-2357
- BOULDER JUNCTION TN COMPOST SITE (VILAS CNTY) 715-385-2220

NOTES:
1. DO NOT FINAL VEGETATE INFILTRATION BASIN UNTIL ENTIRE SITE HAS ACHIEVED 70% OR GREATER VEGETATION COVERAGE.
2. INFILTRATION BASIN SHALL BE SEEDED WITH WISDOT TYPE 70A NATIVE SEED MIX @ 17.42LBS/AC.
3. INFILTRATION BASIN SEEDING SHALL BE COMPLETED IN THE FALL AS DORMANT SEEDING PRIOR TO SNOW FALL, OR IN THE SPRING BETWEEN MAY 1 AND JUNE 20.
4. SIDE SLOPES SHALL BE EROSION MATTED WITH WISDOT URBAN TYPE A EROSION MAT
5. USE ONLY MATS CONTAINING EXCLUSIVELY ORGANIC MATERIAL (NO PLASTIC) IN OR NEAR WATERWAYS OR OTHER SENSITIVE AREAS. SOME EROSION MAT PRODUCTS CAN HAVE DETRIMENTAL EFFECTS ON LOCAL WILDLIFE. PLASTIC NETTING WITHOUT INDEPENDENT MOVEMENT OF STRANDS CAN EASILY ENTRAP SMALL ANIMALS MOVING THROUGH THE AREA, LEADING TO DEHYDRATION, DESICCATION, AND EVENTUALLY MORTALITY. NETTING, SUCH AS URBAN MAT CATEGORIES, THAT CONTAINS BIODEGRADABLE THREAD WITH THE "LENO" OR "GAUZE" WEAVE (CONTAINS STRANDS THAT CAN MOVE INDEPENDENTLY) HAVE THE LEAST IMPACT ON WILDLIFE. IF EROSION MATTING WILL BE USED, USE THE FOLLOWING MATTING (OR SOMETHING SIMILAR): AMERICAN EXCELSIOR FIBRENET OR NETFREE PRODUCTS; EAST COAST EROSION BIODEGRADABLE JUTE PRODUCTS; EROSION TECH BIODEGRADABLE JUTE PRODUCTS; EROSION CONTROL BLANKET.COM BIODEGRADABLE LENO WEAVE PRODUCTS; NORTH AMERICAN GREEN S75BN. S150BN, SC150BN OR C125BNL OR WESTERN EXCELSIOR "ALL NATURAL" PRODUCTS.

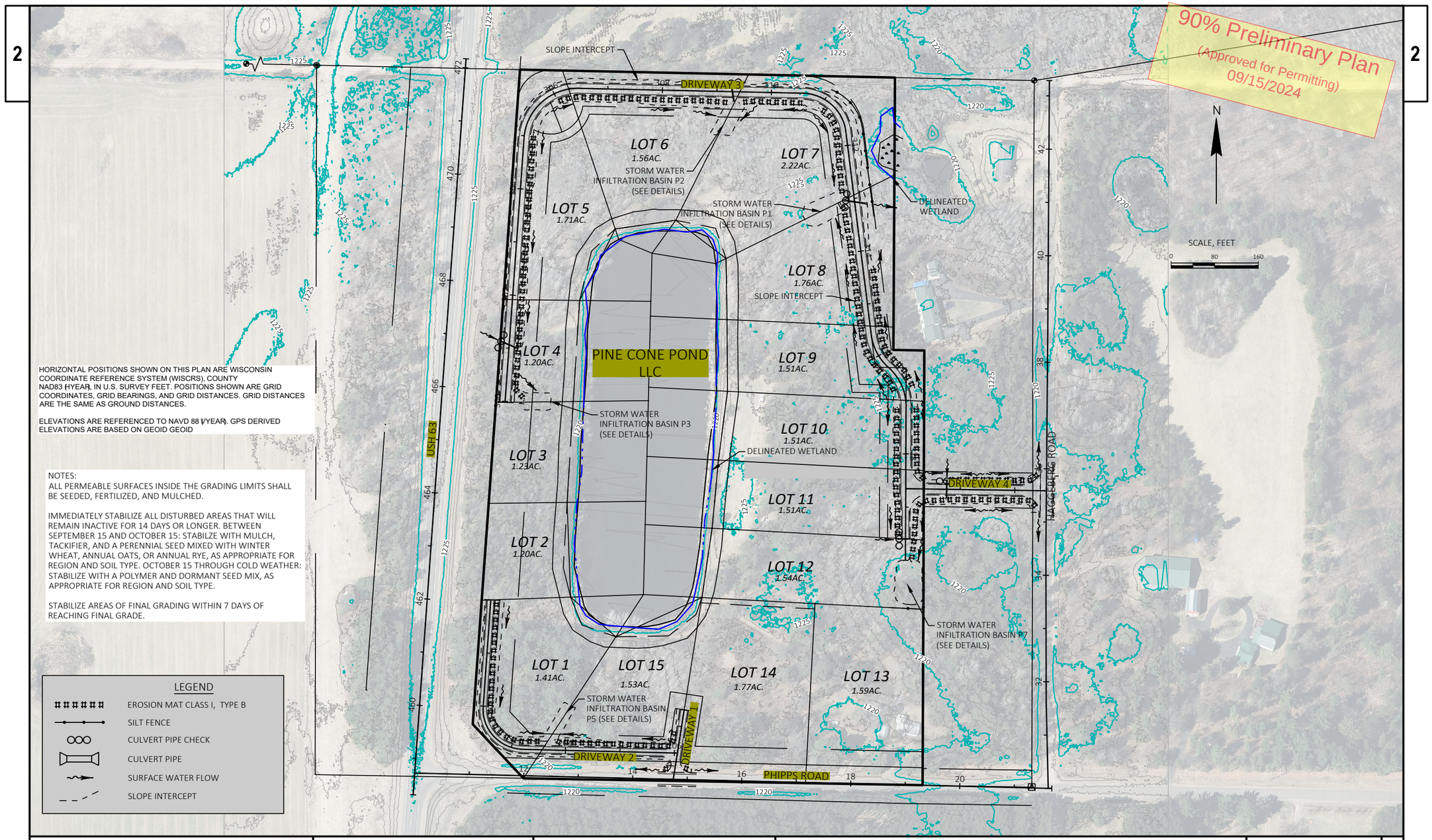


ROCK FILTER CHECK DAM SECTIONS

CONSTRUCT ROCK FILTER DAM USING ANY OF THE FOLLOWING STONE SPECIFICATIONS (FROM WDNR TECH STANDARD 1062):
1. WELL-GRADED ANGULAR STONE WITH A D501 OF 3 INCHES OR GREATER WITH NO MORE THAN 5% PASSING THE #4 SIEVE.
2. 1-FOOT LAYER OF 1-INCH (#2) WASHED STONE OVER 3 TO 6-INCH CLEAR STONE.
3. ANGULAR STONE MEETING THE GRADATION FOR WISDOT SPECIFICATION 312 SELECT CRUSH OR LOCAL EQUIVALENT.

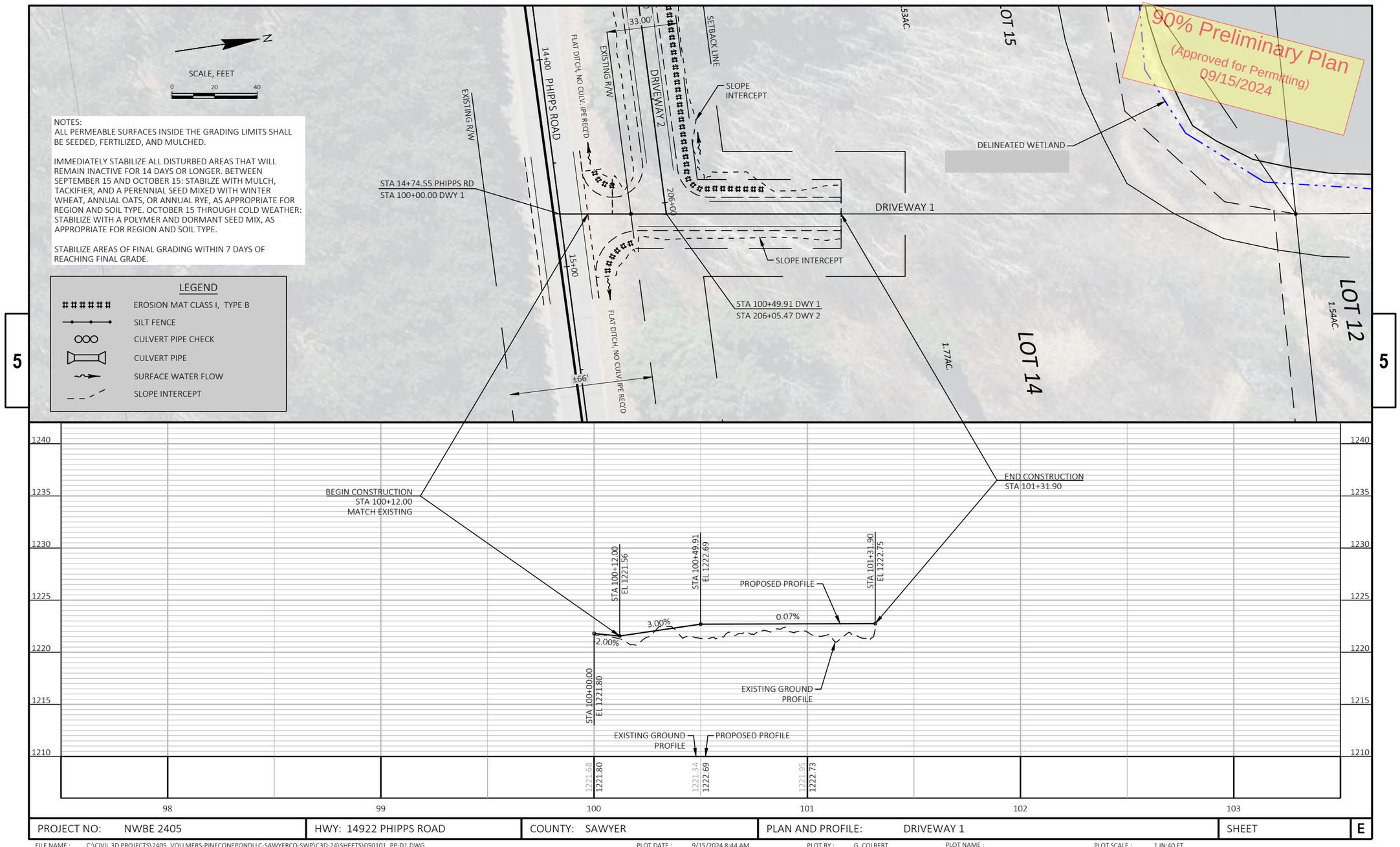
PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	STORMWATER OVERVIEW	SHEET	E

FILE NAME : C:\USERS\USER\DROPBOX_LONG ISLAND ENG\NWBE\PINE CONE POND JON VOLLMERS\DWG\PCP STORMWATER.DWG
LAYOUT NAME - 2
PLOT DATE : 9/10/2024 4:31 PM PLOT BY : TODD GIBBON PLOT NAME : PLOT SCALE : 1"=150'
WISDOT/CADDS SHEET 42



PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	EROSION CONTROL OVERVIEW	SHEET	E

FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\022001_EC-OVERVIEW.DWG
LAYOUT NAME - PCP_ec-01-Overview
PLOT DATE : 9/15/2024 12:45 PM PLOT BY : G. COLBERT PLOT NAME : PLOT SCALE : 1 IN:160 FT
WISDOT/CADDS SHEET 42



PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	PLAN AND PROFILE: DRIVEWAY 1	SHEET E

FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\050101_PP-D1.DWG
LAYOUT NAME - D1_pp-01
PLOT DATE : 9/15/2024 8:44 AM PLOT BY : G. COLBERT PLOT NAME : PLOT SCALE : 1 IN:40 FT
WISDOT/CADDS SHEET 44

NOTES:
ALL PERMEABLE SURFACES INSIDE THE GRADING LIMITS SHALL BE SEEDED, FERTILIZED, AND MULCHED.

IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.

STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.

LEGEND
- EROSION MAT CLASS I, TYPE B
- SILT FENCE
- CULVERT PIPE CHECK
- CULVERT PIPE
- SURFACE WATER FLOW
- SLOPE INTERCEPT

LOT 1
1.41AC
SETBACK LINE
SLOPE INTERCEPT
33.00'
201+00
DRIVEWAY 2
SLOPE INTERCEPT
EXISTING R/W
202+00
PC: 202+00.81
PT: 203+22.04
203+00
204+00
EXISTING R/W
PHIPPS ROAD
12+00
11+00
EXISTING R/W
USH 63
90% Preliminary Plan
(Approved for Permitting)
09/15/2024
SCALE, FEET
0 20 40

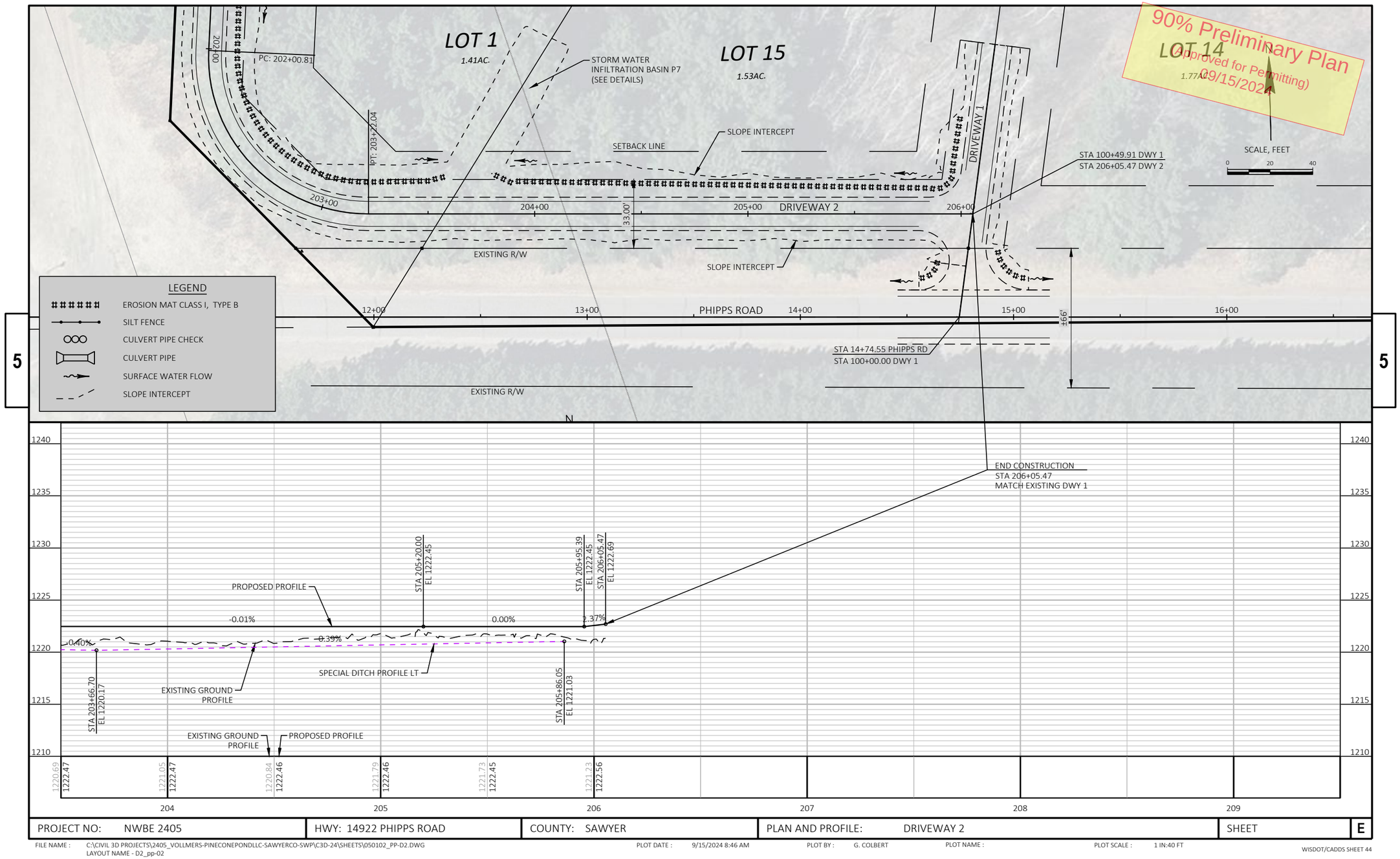
BEGIN CONSTRUCTION
STA 200+00.00

STA 200+00.00
EL 1222.50
STA 200+00.00
EL 1221.64
PROPOSED PROFILE
-0.01%
-0.40%
EXISTING GROUND PROFILE
SPECIAL DITCH PROFILE LT
EXISTING GROUND PROFILE
PROPOSED PROFILE

198	199	200	201	202	203
1221.69 / 1222.50		1221.68 / 1222.50	1221.50 / 1222.49	1221.57 / 1222.49	1221.40 / 1222.48	1221.01 / 1222.48	1221.03 / 1222.47	1220.69 / 1222.47

PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	PLAN AND PROFILE: DRIVEWAY 2	SHEET E

FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\050102_PP-D2.DWG
LAYOUT NAME - D2_pp-01
PLOT DATE : 9/15/2024 8:46 AM PLOT BY : G. COLBERT PLOT NAME : PLOT SCALE : 1 IN:40 FT
WISDOT/CADDS SHEET 44



PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	PLAN AND PROFILE: DRIVEWAY 2	SHEET E

FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\050102_PP-D2.DWG
LAYOUT NAME - D2_pp-02

PLOT DATE : 9/15/2024 8:46 AM PLOT BY : G. COLBERT PLOT NAME : PLOT SCALE : 1 IN:40 FT

WISDOT/CADDS SHEET 44

LEGEND

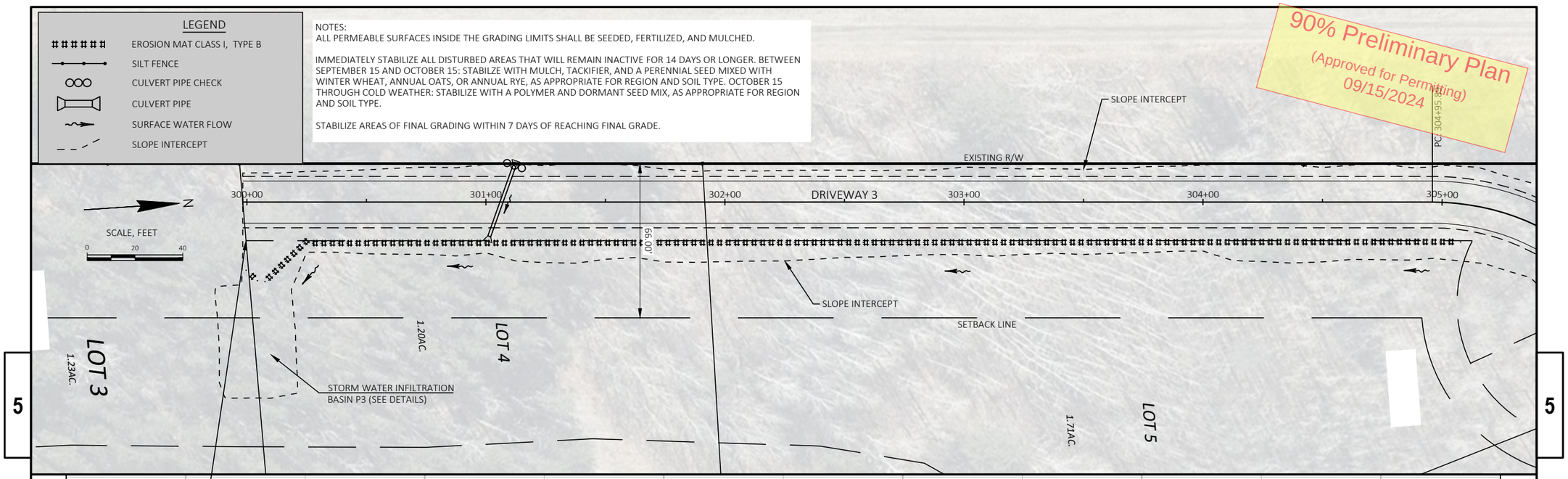
- EROSION MAT CLASS I, TYPE B
- SILT FENCE
- CULVERT PIPE CHECK
- CULVERT PIPE
- SURFACE WATER FLOW
- SLOPE INTERCEPT

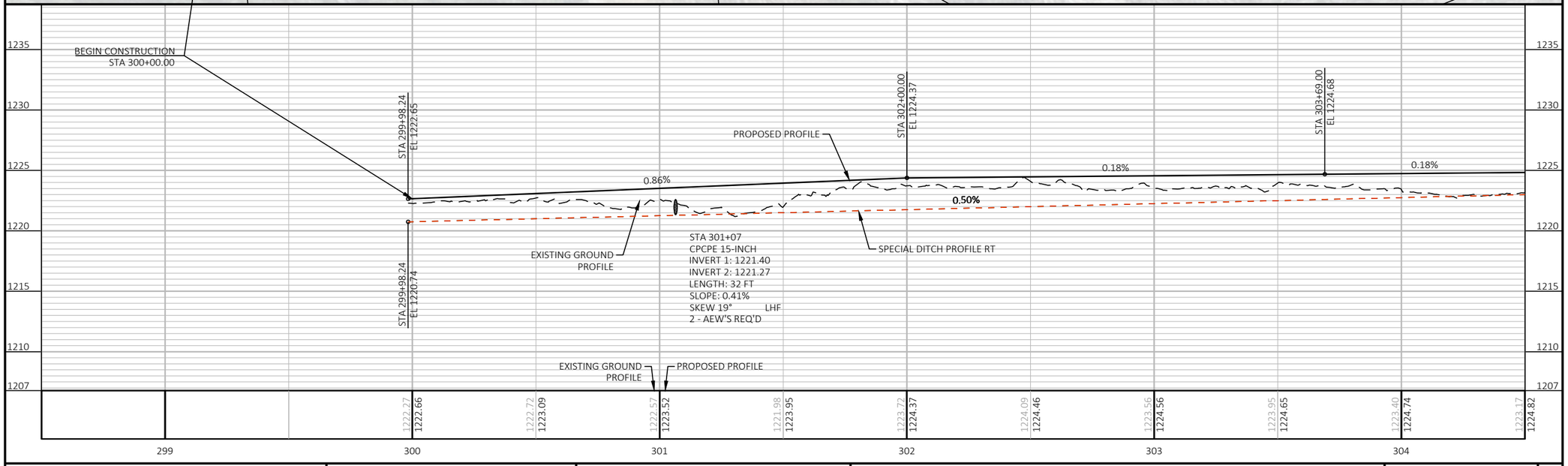
NOTES:
ALL PERMEABLE SURFACES INSIDE THE GRADING LIMITS SHALL BE SEEDED, FERTILIZED, AND MULCHED.

IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.

STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.

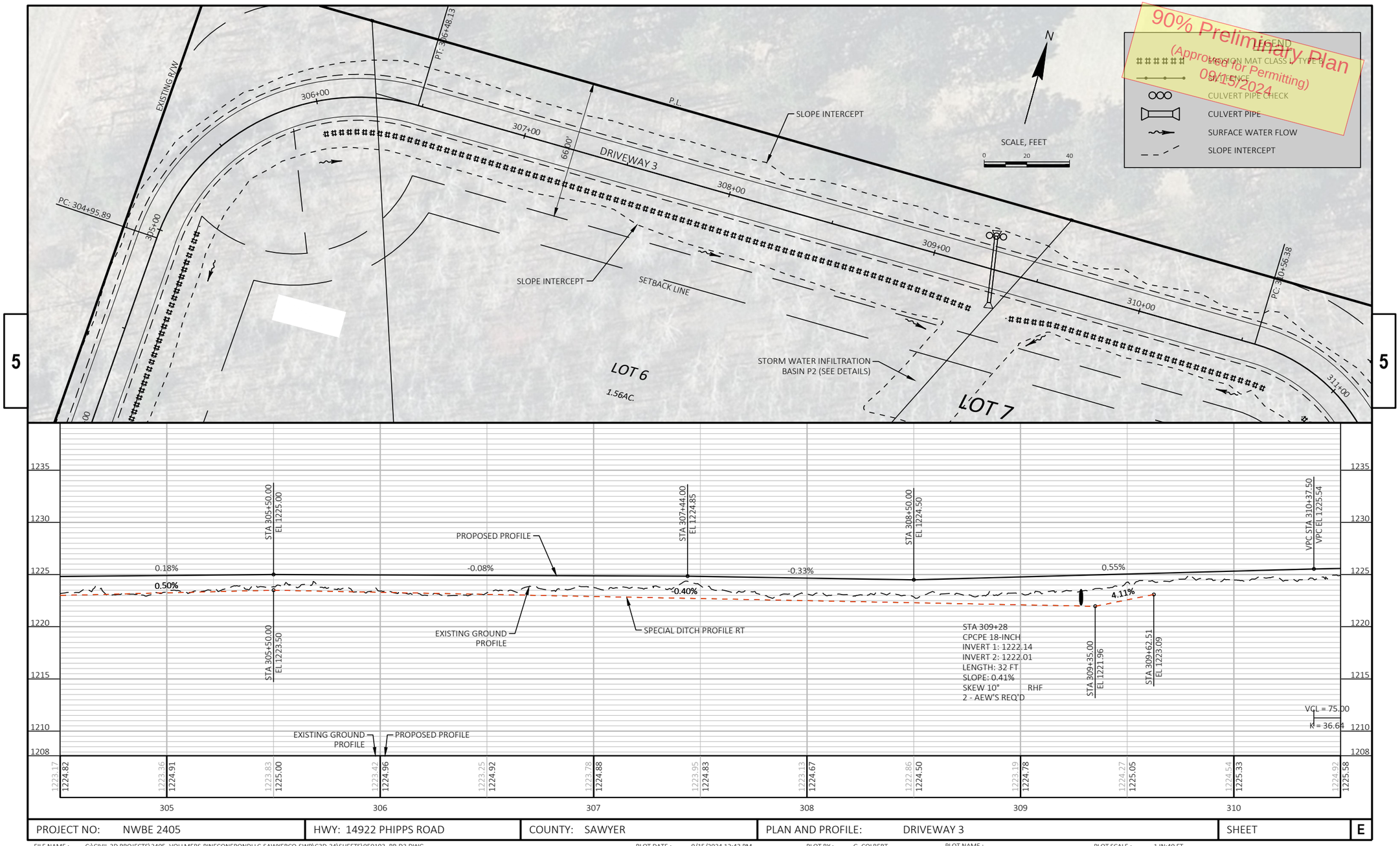
90% Preliminary Plan
(Approved for Permitting)
09/15/2024





PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	PLAN AND PROFILE: DRIVEWAY 3	SHEET E

FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\050103_PP-D3.DWG
LAYOUT NAME - D3_pp-01
PLOT DATE : 9/15/2024 12:43 PM
PLOT BY : G. COLBERT
PLOT NAME :
PLOT SCALE : 1 IN:40 FT
WISDOT/CADDS SHEET 44

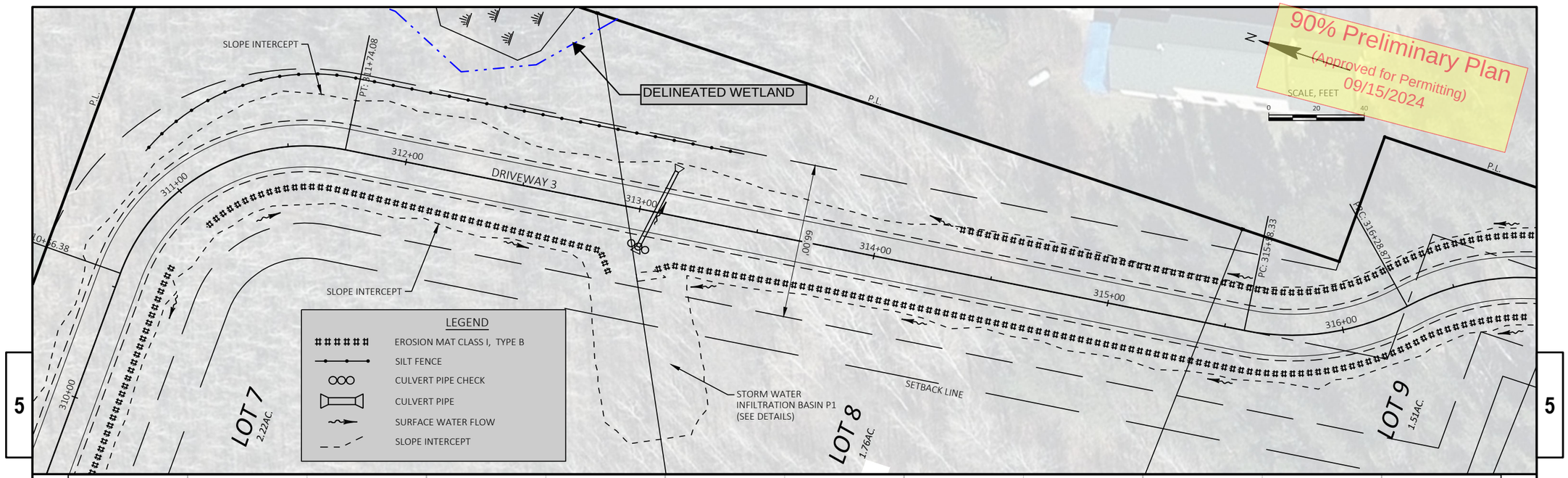


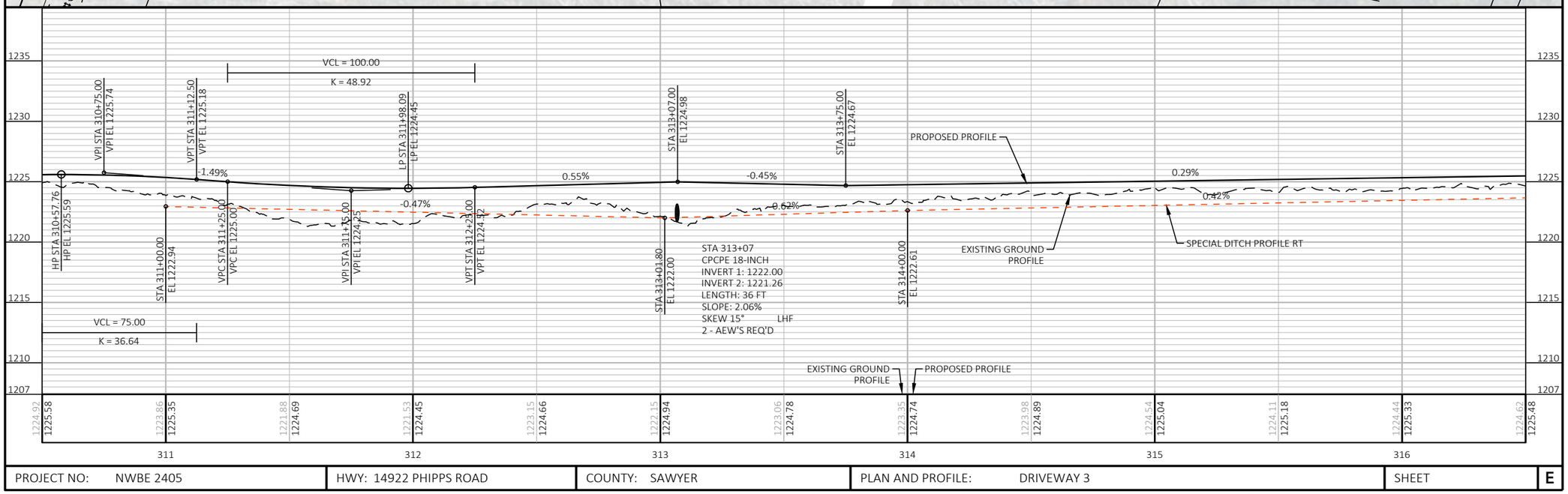
PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	PLAN AND PROFILE: DRIVEWAY 3	SHEET	E

FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\050103_PP-D3.DWG
LAYOUT NAME - D3_pp-02

PLOT DATE : 9/15/2024 12:43 PM PLOT BY : G. COLBERT PLOT NAME : PLOT SCALE : 1 IN:40 FT

WISDOT/CADDS SHEET 44



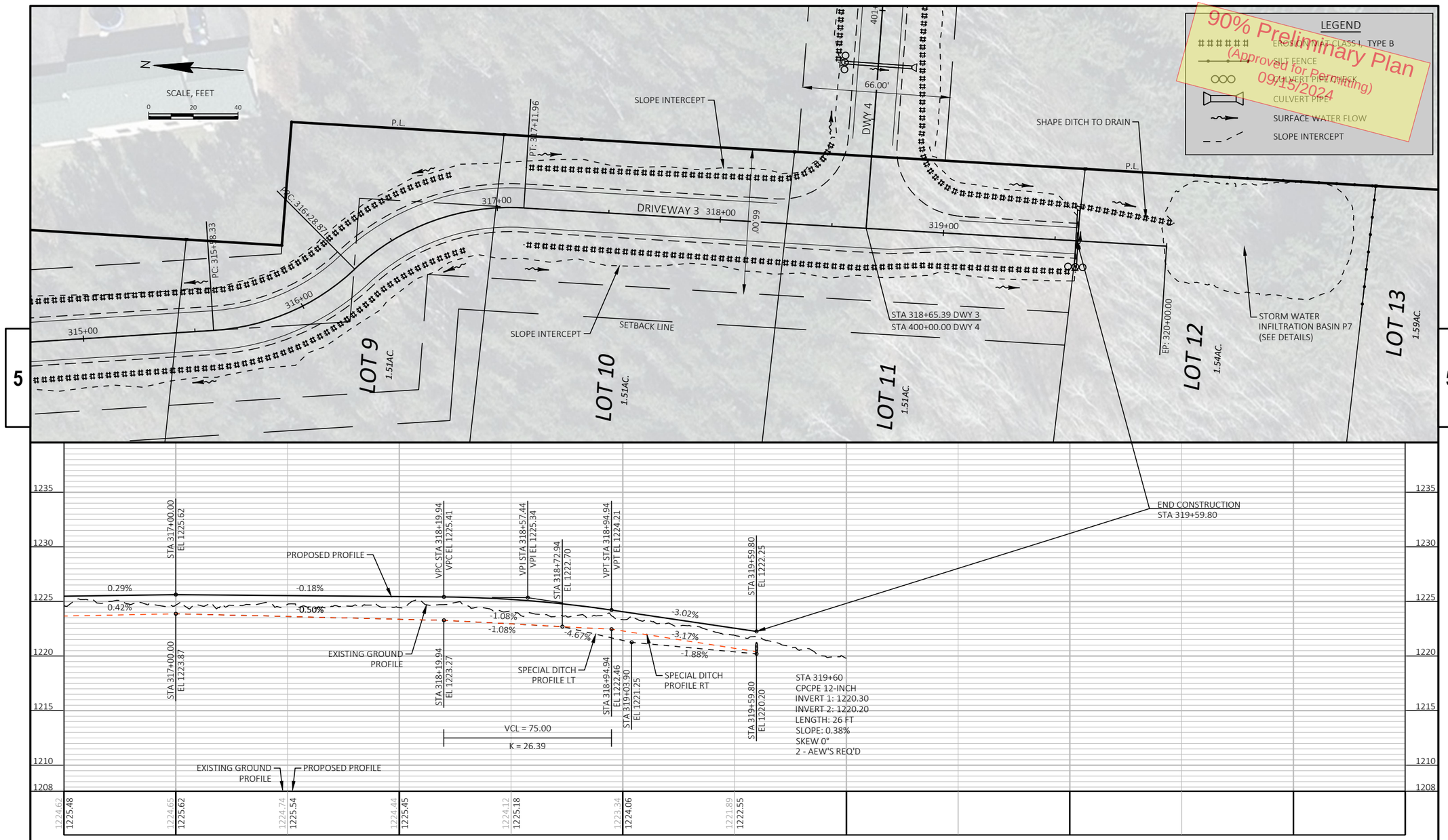


PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	PLAN AND PROFILE: DRIVEWAY 3	SHEET E

FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\050103_PP-D3.DWG
LAYOUT NAME - D3_pp-03

PLOT DATE : 9/15/2024 12:43 PM PLOT BY : G. COLBERT PLOT NAME : PLOT SCALE : 1 IN:40 FT

WISDOT/CADDS SHEET 44

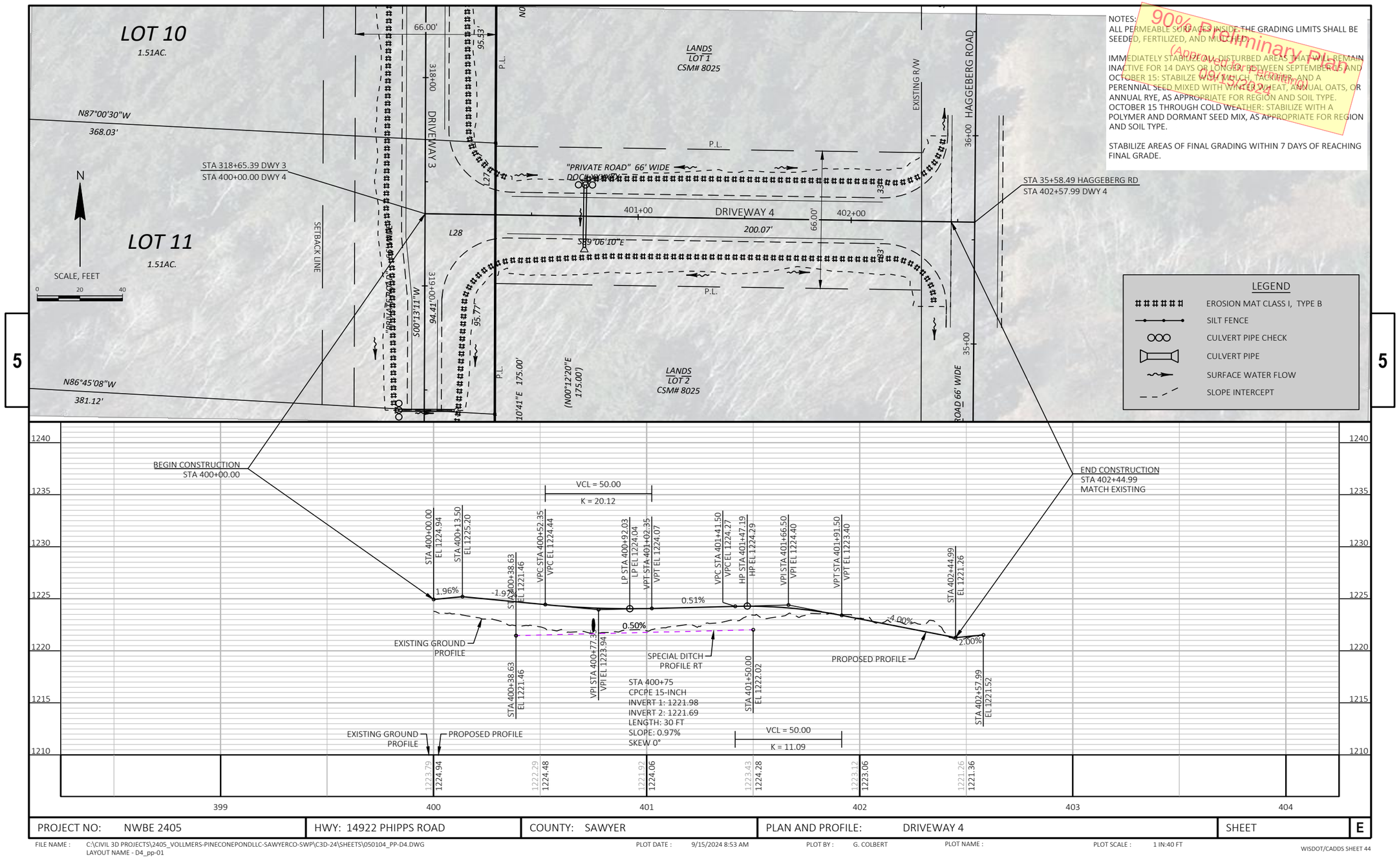


PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	PLAN AND PROFILE: DRIVEWAY 3	SHEET E

FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\050103_PP-D3.DWG
LAYOUT NAME - D3_pp-04

PLOT DATE : 9/15/2024 12:43 PM PLOT BY : G. COLBERT PLOT NAME : PLOT SCALE : 1 IN:40 FT

WISDOT/CADDS SHEET 44



PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	PLAN AND PROFILE: DRIVEWAY 4	SHEET E

FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\050104_PP-D4.DWG
LAYOUT NAME - D4_pp-01
PLOT DATE : 9/15/2024 8:53 AM PLOT BY : G. COLBERT PLOT NAME : PLOT SCALE : 1 IN:40 FT
WISDOT/CADDS SHEET 44

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PHIPPS ROAD

STA 203+57.08 DWY 2
STA 10+00.00 SWALE 1

SCALE, FEET
0 20 40

LOT 1

1.41AC.

DELINEATED WETLAND

SLOPE INTERCEPT

STORM WATER INFILTRATION BASIN P5 (SEE DETAILS)

SWALE 1

N33°32'32"E
258.16'

SLOPE INTERCEPT

"PRIVATE DRIVE" 33' WIDE DRIVEWAY 2

LOT 15

1.53AC.

N64°59'34"E
174.04'

S48°03'32"E
111.55'

EP: 13+45.80

L18 L20 L21 L22 L32 L33 L34 L35

NOTES:
ALL PERMEABLE SURFACES INSIDE THE GRADING LIMITS SHALL BE SEEDED, FERTILIZED, AND MULCHED.

IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.

STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.

LEGEND
- EROSION MAT CLASS I, TYPE B
- SILT FENCE
- CULVERT PIPE CHECK
- CULVERT PIPE
- SURFACE WATER FLOW
- SLOPE INTERCEPT

BEGIN CONSTRUCTION
STA 10+19.77
MATCH DWY 2 DITCH LINE

END CONSTRUCTION
STA 10+97.91
MATCH EXISTING

STA 10+00.00 EL 1222.47
STA 10+11.84 EL 1221.69
STA 10+09.35 EL 1222.31
STA 10+19.77 EL 1220.00
STA 10+95.72 EL 1220.00
STA 10+97.91 EL 1221.06

EXISTING GROUND PROFILE
PROPOSED PROFILE
-0.00%
48.37%
WETLAND
DELINEATED WETLAND

1235 1230 1225 1220 1215 1210 1205

9 10 11 12 13 14

1220.94 1222.47 | 1221.69 1220.00 | 1221.02 | 1221.18 | 1222.10 | 1221.16 | 1216.85

PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	PLAN AND PROFILE: SWALE 1	SHEET E

FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\050105_PP-S1.DWG
LAYOUT NAME - S1_pp-1
PLOT DATE : 9/15/2024 9:24 AM PLOT BY : G. COLBERT PLOT NAME : PLOT SCALE : 1 IN:40 FT
WISDOT/CADDS SHEET 44

NOTES:
ALL PERMEABLE SURFACES INSIDE THE GRADING LIMITS SHALL BE SEEDED, FERTILIZED, AND MULCHED.

IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.

STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.

90% Preliminary Plan (subject to change)

N

SCALE, FEET
0 20 40

C/L US HWY 63 - 100' WIDTH
DEED V. 221, Pg. 136

USH 63

DRIVEWAY 3

R/W

S04°01'23"W 1232.33'

N86°08'27"W
199.90'

1.20AC.

S03°30'5

WATERS EDGE

DELINEATED WETLAND

SLOPE INTERCEPT

STORM WATER INFILTRATION BASIN P3 (SEE DETAILS)

N89°18'32"E
136.98'

SLOPE INTERCEPT

STA 300+00.00 DWY 3
STA 20+00.00 SWALE 2

SWALE 2

21+00

22+00

L8

L9

L10

L11

L12

EP: 22446.35

LOT 3

S32°W 189.73'

TRAIL 20' WIDE

LEGEND
- EROSION MAT CLASS I, TYPE B
- SILT FENCE
- CULVERT PIPE CHECK
- CULVERT PIPE
- SURFACE WATER FLOW
- SLOPE INTERCEPT

END CONSTRUCTION
STA 12+67.43
MATCH EXISTING

BEGIN CONSTRUCTION
STA 20+18.28
MATCH DWY 3 DITCH LINE

STA 20+00.00 EL 1222.65
STA 20+11.04 EL 1222.43
STA 20+67.43 EL 1222.11

EXISTING GROUND PROFILE

1.92%
2.05%
0.00%
49.99%

PROPOSED PROFILE

WETLAND

DELINEATED WETLAND

STA 20+18.28 EL 1220.50
STA 20+63.61 EL 1220.50

EXISTING GROUND PROFILE
PROPOSED PROFILE

1235
1230
1225
1220
1215
1210
1205

1222.15 1222.65 1221.93 1220.50 1222.24 1217.44 1217.39

19 20 21 22 23 24

PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	PLAN AND PROFILE: SWALE 2	SHEET E

FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\050106_PP-S2.DWG
LAYOUT NAME - S2_pp-1
PLOT DATE : 9/15/2024 9:26 AM PLOT BY : G. COLBERT PLOT NAME : PLOT SCALE : 1 IN:40 FT

WISDOT/CADDS SHEET 44

NOTES:
ALL PERMEABLE SURFACES INSIDE THE GRADING LIMITS SHALL BE SEEDED, FERTILIZED, AND MULCHED.

IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.

STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.

90% Preliminary Plan
(Approved for Permitting)
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SCALE, FEET
0 20 40

N

LEGEND
- EROSION MAT CLASS I, TYPE B
- SILT FENCE
- CULVERT PIPE CHECK
- CULVERT PIPE
- SURFACE WATER FLOW
- SLOPE INTERCEPT

L38 .564AC. L1 BP: 30+00.00 S81°41'29"W 112.14' PI: 30+75.45 L2 L7 L3 N52°13'06"W 116.85' L37 31+00 SWALE 3 32+00 S25°44'31"W 296.05' 33+00 DELINEATED WETLAND STORM WATER INFILTRATION BASIN P2 (SEE DETAILS) SLOPE INTERCEPT SLOPE INTERCEPT 428.93' S45°09'W DRIVEWAY 3 309+00 N88°45'09"W 687.92' STA 309+42.13 DWY 3 STA 33+43.90 SWALE 3 310+00 L6 268.50' PC: 30+56.38

BEGIN CONSTRUCTION
STA 32+54.49
MATCH EXISTING

EXISTING GROUND PROFILE

STA 32+54.49
EL 1224.24

STA 33+31.78
EL 1224.70

STA 33+43.90
EL 1224.95

2.07%

END CONSTRUCTION
STA 33+20.59
MATCH DWY 3 DITCH LINE

-4.47%

0.00%

-22.95%

DELINEATED WETLAND

WETLAND

PROPOSED PROFILE

STA 32+59.56
EL 1222.00

STA 33+20.59
EL 1222.00

EXISTING GROUND PROFILE

PROPOSED PROFILE

1235 1230 1225 1220 1215 1210 1205

1216.65 1217.64 1222.05 1222.68 1222.64 1224.07 1224.00 1222.00

29 30 31 32 33 34 35

PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	PLAN AND PROFILE: SWALE 3	SHEET	E

FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\050107_PP-S3.DWG
LAYOUT NAME - S3_pp-1
PLOT DATE : 9/15/2024 9:44 AM PLOT BY : G. COLBERT PLOT NAME : PLOT SCALE : 1 IN:40 FT
WISDOT/CADDS SHEET 44

NOTES:
ALL PERMEABLE SURFACES INSIDE THE GRADING LIMITS SHALL BE SEEDED, FERTILIZED, AND MULCHED.

IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.

STABILIZE AREAS OF FINAL GRADING WITH 7 DAYS OF REACHING FINAL GRADE.

LEGEND
- EROSION MAT CLASS I, TYPE B
- SILT FENCE
- CULVERT PIPE CHECK
- CULVERT PIPE
- SURFACE WATER FLOW
- SLOPE INTERCEPT

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LOT 7
LOT 8
DELINEATED WETLAND
SLOPE INTERCEPT
STORM WATER INFILTRATION BASIN P1 (SEE DETAILS)
SWALE 4
41+00
S83°05'49"W 337.11'
DRIVEWAY 3
STA 312+94.05 DWY 3
STA 42+83.80 SWALE 4
DELINEATED WETLAND
SLOPE INTERCEPT
N00°19'09"E 511.47'
N52°13'06"W 116.85'
N00°57'03"W 114.91'
BP: 40+00.00
L37
L36
L3
L7
2.22AC
3.13AC
SCALE, FEET
0 20 40
LANDS OF LOT 1 CSM# 5668

BEGIN CONSTRUCTION
STA 40+07.50
MATCH EXISTING
WETLAND
DELINEATED WETLAND
EXISTING GROUND PROFILE
STA 41+83.03
EL 1224.59
STA 41+93.48
EL 1220.50
A91.39'
0.00%
23.32%
PROPOSED PROFILE
STA 42+54.63
EL 1220.50
STA 42+72.10
EL 1224.71
STA 42+83.80
EL 1224.90
END CONSTRUCTION
STA 42+61.19
MATCH DWY 3 DITCH LINE
EXISTING GROUND PROFILE
PROPOSED PROFILE

1235 1230 1225 1220 1215 1210 1205

1217.40 1223.41 1223.94 1224.60 1224.55 1220.50 1223.65 1220.50

39 40 41 42 43 44

PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	PLAN AND PROFILE: SWALE 4	SHEET E

FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\050108_PP-S4.DWG
LAYOUT NAME - S4_pp-01
PLOT DATE : 9/15/2024 9:58 AM PLOT BY : G. COLBERT PLOT NAME : PLOT SCALE : 1 IN:40 FT
WISDOT/CADDS SHEET 44

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CHANNEL EROSION CONTROL MATRIX

(Concentrated Flow Application)

TYPE OF EROSION CONTROL DEVICE	PERMISSIBLE SHEAR LBS/S.F.	DITCH GRADE															REMARKS
		≤ 2%			2% - 4%			4% - 6%			6% - 9%*			9% - 12%*			
		Max. Length (ft.)			Max. Length (ft.)			Max. Length (ft.)			Max. Length (ft.)			Max. Length (ft.)			
		300	600	1200	300	600	1200	300	600	1200	300	600	1200	300	600	1200	
Seed with properly anchored mulch	0.6																Anchor mulch per specifications.
Sod ditch checks with seed and mulch	N/A					C											Install one ditch check for every 1 foot of drop. Sod stakes required.
Temporary ditch checks (hay bales or approved manufactured alternatives lisited in the WisDOT PAL)	N/A																Install one ditch check for every 2 feet of drop. Maximum 200' spacing. Not recommended for slopes less than 1%.
Sod ditch liner	1.0																Upstream end must be buried. Additional sod stakes required.
Double netted light duty (WisDOT Class I Type B) erosion mat	1.5																Only mat type products allowed.
Sod reinforced with a double netted jute (WisDOT Class II Type A) erosion mat	1.5																Upstream end must be buried. Additional sod stakes required. Two bid items needed.
Stone or rock ditch checks, or Rock-Filled Filter Bags	N/A																Use No. 2 coarse aggregate, railroad ballast, or breaker run. Install one ditch check for every 2 feet of drop. Use in conjunction with a channel lining.
Medium duty coconut erosion mat (WisDOT Class II Type B or C)	2.0																
Heavy duty synthetic (WisDOT Class III Type A) erosion mat or turf reinforcement mat (WisDOT Class III Type B)	2.0																Germination may be a problem with Class III Type A mats. An ECRM is required for initial erosion protection for Class III Type B mats.
Heavy duty synthetic turf reinforcement (WisDOT Class III Type C) mat	3.5																An ECRM is required for initial erosion protection. Contact manufacturer if higher shears are needed.
Riprap ditch checks	N/A																Place top of downstream ditch check level with bottom of upstream ditch check. Use in conjunction with a channel lining.
Heavy duty synthetic turf reinforcement (Class III Type D) mat	5																An ECRM is required for initial erosion protection. Contact manufacturer if higher shears are needed.
Light riprap	4																Outfalling, overtopping and scour need to be addressed. Use 2' minimum ditch depth.
Medium riprap	5																
Heavy riprap	8																
Riprap measures apply to all ditch types. Use of these measure requires engineering judgement and design.																	

90% Preliminary Plan
(Approved for Permitting)
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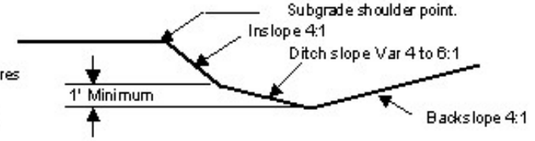
CHANNEL EROSION CONTROL MATRIX (cont.)

(Concentrated Flow Application)

TYPE OF EROSION CONTROL DEVICE	PERMISSIBLE SHEAR LBS/S.F.	DITCH GRADE															REMARKS
		< 2%			2% - 4%			4% - 6%			6% - 9%*			9% - 12%*			
		Max. Length (ft.)			Max. Length (ft.)			Max. Length (ft.)			Max. Length (ft.)			Max. Length (ft.)			
		300	600	1200	300	600	1200	300	600	1200	300	600	1200	300	600	1200	
Grouted rip rap	N/A	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	Address outfalling, overtopping and scour. Line with Grotextile fabric Type "HR", (see Chap. 10, Const. Detail and special provision). Use 2' minimum ditch depth.
Articulated Concrete Block Type A	5	■	■	■	■	■	■	■	■	■							ACBs apply to all ditch types. Use of these measures requires engineering judgement and design.
Articulated Concrete Block Type B	10	■	■	■	■	■	■	■	■	■	■	■	■				
Articulated Concrete Block Type C	15	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
Articulated Concrete Block Type D	20	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
Articulated Concrete Block Type E	30	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	

Standard Ditch Section

Erosion control for ditches not conforming to the typical at right, that complies with FDM procedures 11-15-1 Figures 6 & 7, should be designed according to FDM Chapter 13.



KEY

Effective range of device for Sandy or Clayey Soil: ■■■■■■■■

Device applicable, may not be cost effective: ■ ■ ■ ■ ■ ■ ■ ■

" C " effective for clayey soil only

Not applicable. Use in conjunction with other BMPs: ⊗

ECRM - Erosion control revegetation mat. All Class I and II mats are ECRMs.
TRM - Turf reinforcement mat.
FDM - WisDOT Facilities Development Manual
BMP - Best Management Practice
PAL - See Note6

* For ditch grades over 9% special design considerations may be required.
** Soils that are not sandy should be treated as clay soils.

NOTES

1) Ditch flow rates used to develop bar chart are based on a 60 ft. right of way from pavement centerline and a 2-Yr. rainfall event for temporary liners or a 25-Yr. rainfall event for permanent (Class III mat or riprap) liners. If the drainage area extends outside the 60 foot right of way or unusual flows are expected, use the shear stress column values to determine the suitablity of a liner. See FDM procedures in Chapter 10 and in Section 13-30-10.
2) Erosion mats shall extend upslope 1.0 ft. min. vertically from the ditch bottom or 6" higher than the design flow depth. There shall be no joints within 18" of the low point.
3) Cost shall be a consideration in the selection of these devices.
4) Add sediment traps at the bottom of channel slopes.
5) Refer to FDM Chapter 10 for any channels exceeding the limits shown.
6) Approved materials for erosion products are referenced from the Wisconsin Department of Transportation Erosion Control Product Acceptability Lists (PAL), found at https://wisconsindot.gov/Pages/doing-bus/eng-consultants/cnslt-rsrces/tools/pal/default.aspx
7) On long or steep channels that require a higher class mat, use the appropriate lower class mat for the first 300 ft to 600 ft of the channel.
8) Effective erosion control involves minimizing the amount of time soil is exposed and the selection of a combination of practices, and not reliance on just one practice.

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SLOPE EROSION CONTROL MATRIX

TYPE OF EROSION CONTROL	SLOPE																					REMARKS
	6:1 or flatter (7)			4:1			3:1			2.5:1			2:1			1:1					
	SLOPE LENGTH			SLOPE LENGTH			SLOPE LENGTH			SLOPE LENGTH			SLOPE LENGTH			SLOPE LENGTH					
	0 - 30'	30 - 60'	60 - 120'	0 - 30'	30 - 60'	60 - 120'	0 - 30'	30 - 60'	60 - 120'	0 - 30'	30 - 60'	60 - 120'	0 - 30'	30 - 60'	60 - 120'	0 - 30'	30 - 60'	60 - 120'				
Seed with properly anchored mulch	■	■	■	■	■	■	■	■														
Single netted light duty (WisDOT Class I Type A) erosion mat	▪	▪	▪	▪	▪	▪	▪	▪	■	■	■	■										
Light duty single netted 100% biodegradeable (WisDOT Urban Type A) erosion mat	■	■	■	■	■	■																Use only 100% biodegradeable anchors for urban mats.
Light duty double netted 100% biodegradeable (WisDOT Urban Type B) erosion mat	▪	▪	▪	■	■	■	■	■	■	■												Use only 100% biodegradeable anchors for urban mats.
Bonded Mulch (WisDOT Type A Soil Stabilizer)	▪	▪	▪	■	■	■	■	■														May be applied over Class III Type B, C, or D mats in place of erosion control revegetation mats.
Polymer (WisDOT Type B Soil Stabilizer)	Used in conjunction with other BMPs effective up to a 2:1 slope. Not effective in sand. When used alone effective up to a 3:1 slope. Stand alone use appropriate for earthen stock piles, temporary, and late season applications																					
Double netted light duty (WisDOT Class I Type B) erosion mat	▪	▪	▪	▪	▪	▪	■	■	■	■	■	⊗	■									
Sod	▪	▪	▪	▪	▪	▪	■	■	■	■	■	⊗	■									
Medium duty coconut erosion mat (WisDOT Class II Type B or C)	▪	▪	▪	▪	▪	▪	▪	▪	▪	■	■	■	■	■								
Sod reinforced with a double netted jute (WisDOT Class II Type A) erosion mat	▪	▪	▪	▪	▪	▪	▪	▪	▪	■	■	⊗	■	■								Sod stakes required. Two bid items needed.
Heavy duty synthetic erosion control revegetation mat (WisDOT Class III Type A)	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	■	■	■							Germination may be a problem with Class III Type A mats
Riprap	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	■	■	■							Angle of repose must be considered, see FDM Chapter 13.
Heavy duty synthetic turf reinforcement (WisDOT Class III Type B or C) mat	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	■	■	■	■						A soil stabilizer or ECRM will be required for initial erosion protection.
Heavy duty synthetic turf reinforcement (WisDOT Class III Type D) mat	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	■	■	■	■	■	■				A soil stabilizer or ECRM will be required for initial erosion protection.
Slope paving or grouted riprap	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪				Consider clear zone requirements. Only use in limited circumstances such as overflow areas near bridges.

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SLOPE EROSION CONTROL MATRIX (cont.)

Benches	Consider benches when cuts exceed 20', bench at approximately 15' vertical intervals to collect and drain water. Treat benches as channels (ditches). Adjust elevations to provide drainage. Consider flumes at transitions.
Intercepting embankments	Used to intercept runoff from abutting lands. Flumes may be necessary to direct runoff.
Silt fence	Used at toe of slopes to intercept and detain small amounts of sediment.
Temporary ditch checks or Erosion bales	Used at toe of slopes to intercept and detain small amounts of sediment.
Slope drains/flumes	May be necessary on slopes (see channel matrix for design guidance).
Sediment traps	Used to trap sediment laden runoff. Could be used at the inlet or outlet end of slope drain.

KEY:

Not applicable. Use in conjunction with other BMPs: ⊗

Effective range of device for Sandy or Clayey Soil: ▬▬▬▬▬

Device applicable, may not be cost effective: ■ ■ ■ ■ ■ ■ ■

* Soils that are not sandy should be treated as clay soils.

ECRM - Erosion control revegetation mat. All Class I and II mats are ECRMs.
TRM - Turf reinforcement mat.
FDM - WisDOT Facilities Development Manual
PAL - See Note 5

NOTES

1) Cost shall be a consideration in the selection of these devices.
2) Designers should review FDM Chapter 10 prior to selection of erosion mats.
3) Install intercepting ditches to limit slope lengths to 15' vertical intervals. (See FDM Chapter 10)
4) Refer to FDM Chapter 10 for any slopes exceeding the limits shown.
5) Approved materials for erosion products are referenced from the Wisconsin Department of Transportation Erosion Control Product Acceptability Lists (PAL), found at the https://wisconsindot.gov/Pages/doing-bus/eng-consultants/cnslt-rsrces/tools/pal/default.aspx
6) On steeper slopes that require a higher class mat, use the appropriate lower class mat or seed and mulch for the first 30 ft to 60 ft of the slope.
7) Unless project conditions require otherwise, seed and mulch all slopes that are flatter than a 5% grade, regardless of length. If practicable, bench the slopes.
8) Effective erosion control involves minimizing the amount of time soil is exposed and the selection of a combination of practices, and not reliance on just one practice.

90% Preliminary Plan
(Approved for Permitting)
09/15/2024

State of Wisconsin
Department of Transportation

EROSION CONTROL AND STORMWATER PRODUCT ACCEPTIBILITY LIST (PAL)

Last update: May 14, 2024

NOTICE REGARDING ANNUAL REVIEW CYCLE AND DEADLINE: Annual submittal review cyle for this list runs from 4/1 to 3/31. Review of submittals received after 3/31 will default to the next cycle. For products currently on the list: Send an annual certification letter by 3/31 stating the product is substantially equal to the tested product, the manufacturer and product names are correct as noted on the list below, and the manufacturing locaton is the same as the tested material. Certifications not received by 3/31 may be removed from the list.

EROSION MAT CLASS I TYPE A - Bid Item 628.2001

MANUFACTURER	PRODUCT	MIN. ANCHOR FREQUENCY (#/SY)
American Excelsior	Curlex I CL	1.1
American Excelsior	AEC Premier Straw Single Net	1.7
American Excelsior	Curlex I	1.7
Ero-Guard	EG-1s	1.7
Erosion Control Blanket	S 31	1.7
Erosion Tech	ETRS-1	1.7
Kansas Erosion Products	KEP-S1	1.2
Western Green	S75	1.7
American Excelsior	Curlex I QuickMow	1.7
Ero-Guard	EG-1s RD	1.7
Erosion Control Blanket	S 31BD or S31UVD	1.7
Erosion Tech	ETRS-1-RD	1.7
Kansas Erosion Products	S1RD	1.2
Western Green	DS75	1.7

Shaded lines are degradable net options. See additional notes (*) below.

EROSION MAT CLASS I TYPE B - Bid Item 628.2003

MANUFACTURER	PRODUCT	MIN. ANCHOR FREQUENCY (#/SY)
American Excelsior	Curlex II	3.8
American Excelsior	Curlex II CL	3.8
American Excelsior	AEC Premier Straw Double Net	3.4
American Excelsior	AEC Premier Straw/Coconut	3.4
Enviroscape	S2000BD	3.8
Ero-Guard	EG-2S	3.8
Erosion Control Blanket	S32	3.8
Erosion Tech	ETRS-2	3.8
Kansas Erosion Products	KEP-S2	3.8
US Erosion Control	US-2S	3.8
Western Green	S150	3.8
Enviroscape	S2000BD	3.8
Erosion Control Blanket	S32BD or S32UVD	3.8
Erosion Tech	ETSC-7030-BD	3.8
Erosion Tech	ETRS-2-RD	3.8
Western Green	DS150	3.8

Shaded lines are degradable net options. See additional notes (*) below.

***Note:** Photo / Rapid / Bio Degradable Mats - Only utilize these mats when vegetation will be established within 1.5 months.
Photodegradable and Rapid Degradable Mats - additives have been added to the netting & thread to expedite degredation.
Degradable mats may be synthetic or organic and are designed to degrade more rapidly.

90% Preliminary Plan
(Approved for Permitting)
09/15/2024

Temporary Ditch Checks (Item 628.7504)

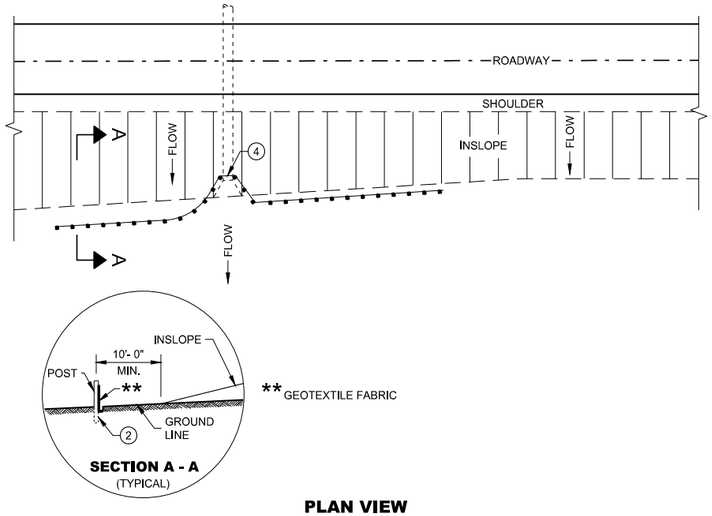
(Updated 04/02/2024)

American Excelsior Company
AEC Premier Straw Wattle - 12"
AEC Premier Straw Wattle - 20"
Curlex Bloc
Curlex Bloc HD
Curlex Bloc
Curlex Bloc HD
Curlex Sediment Log - 12"
Curlex Sediment Log - 20"
Curlex Sediment Log - 12"
Curlex Sediment Log - 20"
Curlex SFW Wattles - 12"
Curlex SFW Wattles - 20"
Curlex SFW Wattles - 12"
Curlext SFW Wattles - 20"
ECBVerdyol
12-Inch Stenlog
Erosion Tech
Nature Log - Straw 12" (WTL12)
Nature Log - Straw 20" (WTL20)
Nature Log - Excelsior 12" (WTL12)
Nature Log - Excelsior 20" (WTL20)
Nature Log - Straw Natural 12" (WTL12)
Nature Log - Excelsior Natural 12" (WTL12)
Filtrexx Sustainable Technologies
Check Dams - 12" Basic Plus
Check Dams - 18" Basic Plus
Check Dams - 24" Basic Plus
Check Dams - 32" Basic Plus
Check Dams - 12" Durable
Check Dams - 18" Durable
Check Dams - 24" Durable
Check Dams - 32" Durable
Check Dams - 12" Durable Plus
Check Dams - 18" Durable Plus
Check Dams - 24" Durable Plus
Check Dams - 12" Extreme
Check Dams - 12" Natural Plus
Check Dams - SiltSoxx RH 12"
Check Dams - SiltSoxx RH 18"
Check Dams - SiltSoxx RH 12" Natural

North American Green
SediMax WS-12 (12")
Silt Sock
SS-12
SS-18
SS-12-Natural
Western Excelsior
Excel Straw Log - 12"
Excel Straw Log - 18"
Excel Straw Log - 20"
Aspen Excelsior Log - 12"
ASpen Excelsior Log - 18"
Aspen Excelsior Log - 20"

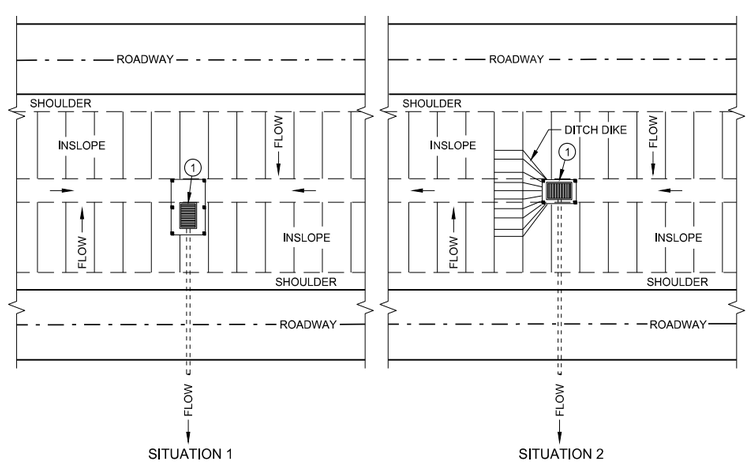
SDD 08E09 Silt Fence

90% Preliminary Plan
(Approved for Permitting)
09/15/2024



PLAN VIEW

TYPICAL APPLICATION OF SILT FENCE



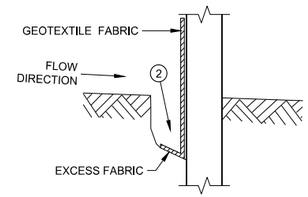
PLAN VIEW

SILT FENCE AT MEDIAN SURFACE DRAINS

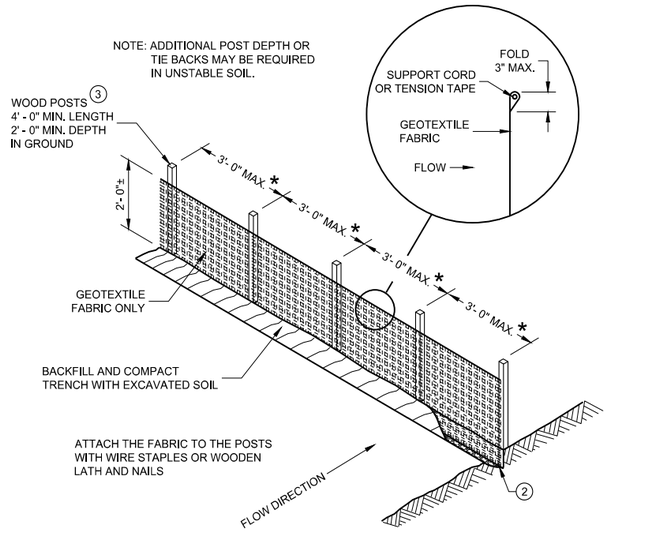
GENERAL NOTES

DETAILS OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

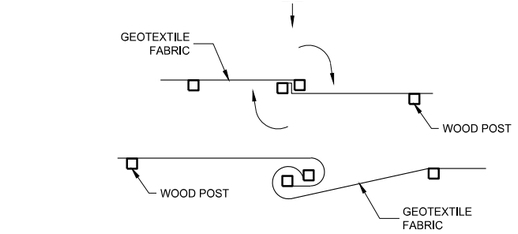
1. HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
2. FOR MANUAL INSTALLATIONS THE TRENCH SHALL BE A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 ⅛" X 1 ⅛" OF OAK OR HICKORY.
4. SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS; A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGTH.



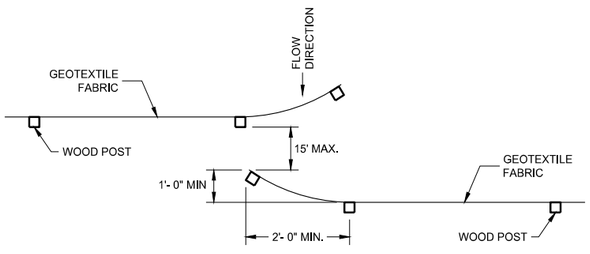
TRENCH DETAIL



SILT FENCE

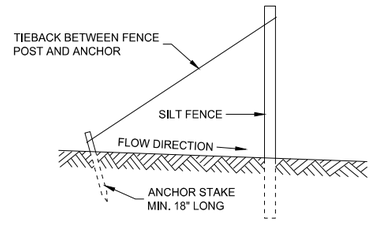


TWIST METHOD



HOOK METHOD

JOINING TWO LENGTHS OF SILT FENCE 5



SILT FENCE TIE BACK

(WHEN REQUIRED BY THE ENGINEER)

SILT FENCE

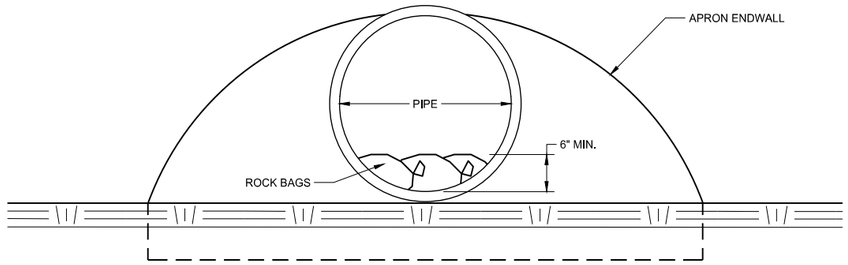
STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED
4/29/05 — DATE
/S/ Beth Cannestra — CHIEF ROADWAY DEVELOPMENT ENGINEER
FHWA

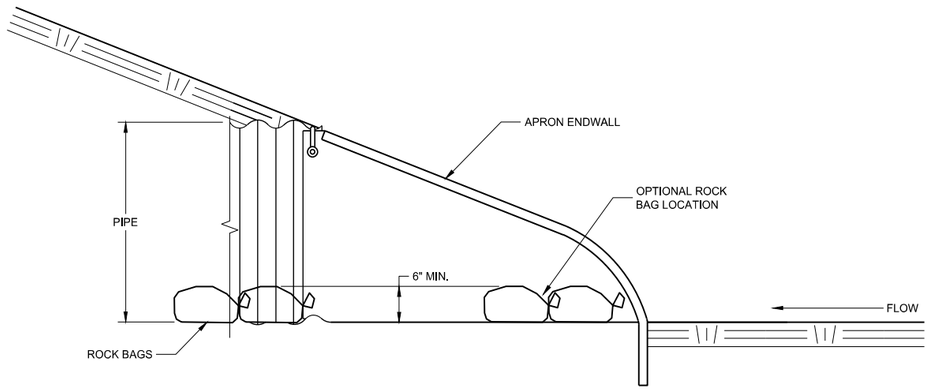
6

SDD 08E09 - 06

90% Preliminary Plan
(Approved for Permitting)
09/15/2024



END VIEW



SIDE VIEW

CULVERT PIPE CHECK

(INSTALL ON INLET END ONLY)

6

SDD 08E15 - 01

6

SDD 08E15 - 01

CULVERT PIPE CHECK

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED
May 2019 — DATE
/S/ Daniel Schave — EROSION CONTROL ENGINEER
FHWA

SDD 8F1 Apron Endwalls for Culvert Pipe

90% Preliminary Plan
(Approved for Permitting)
09/4/2024

METAL APRON ENDWALLS

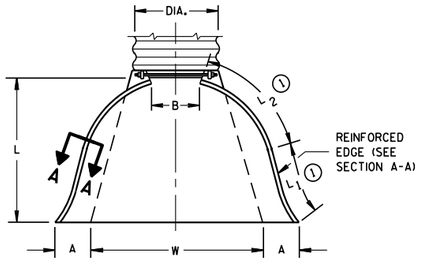
PIPE DIA. (IN.)	MIN. THICK. (inches) STEEL	MIN. THICK. (inches) ALUM.	DIMENSIONS (inches) A (±1")	B (MAX.)	H (±1")	L (±1½")	L1 ①	L2 ①	W (±2")	APPROX. SLOPE	BODY
12	.064	.060	6	6	6	21	12	17½	24	2½ to 1	1 Pc.
15	.064	.060	7	8	6	26	14	21¾	30	2½ to 1	1 Pc.
18	.064	.060	8	10	6	31	15	28¼	36	2½ to 1	1 Pc.
21	.064	.060	9	12	6	36	18	29⅝	42	2½ to 1	1 Pc.
24	.064	.075	10	13	6	41	18	37¼	48	2½ to 1	1 Pc.
30	.079	.075	12	16	8	51	18	52¼	60	2½ to 1	1 Pc.
36	.079	.105	14	19	9	60	24	59¾	72	2½ to 1	2 Pc.
42	.109	.105	16	22	11	69	24	75⅝	84	2½ to 1	2 Pc.
48	.109	.105	18	27	12	78	24	81	90	2¼ to 1	3 Pc.
54	.109	.105	18	30	12	84	30	65½	102	2¼ to 1	3 Pc.
60	.109×	.105×	18	33	12	87	—	—	114	2 to 1	3 Pc.
66	.109×	.105×	18	36	12	87	—	—	120	2 to 1	3 Pc.
72	.109×	.105×	18	39	12	87	—	—	126	2 to 1	3 Pc.
78	.109×	.105×	18	42	12	87	—	—	132	1½ to 1	3 Pc.
84	.109×	.105×	18	42	12	87	—	—	138	1½ to 1	3 Pc.
90	.109×	.105×	18	37	12	87	—	—	144	1½ to 1	3 Pc.
96	.109×	.105×	18	35	12	87	—	—	150	1½ to 1	3 Pc.

× EXCEPT CENTER PANEL SEE GENERAL NOTES

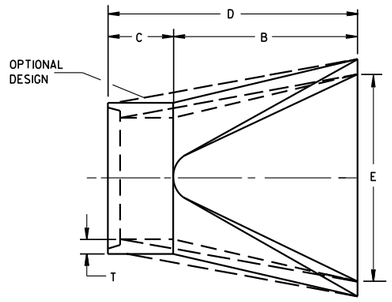
REINFORCED CONCRETE APRON ENDWALLS

PIPE DIA. (IN.)	DIMENSIONS (inches) T	A	B	C	D	E	G	APPROX. SLOPE
12	2	4	24	48⅛	72⅛	24	2	3 to 1
15	2¼	6	27	46	73	30	2¼	3 to 1
18	2½	9	27	46	73	36	2½	3 to 1
21	2¾	9	36	37½	73½	42	2¾	3 to 1
24	3	9½	43½	30	73½	48	3	3 to 1
27	3¼	10½	49½	24	73½	54	3¼	3 to 1
30	3½	12	54	19¾	73½	60	3½	3 to 1
36	4	15	63	34¾	97¾	72	4	3 to 1
42	4½	21	63	35	98	78	4½	3 to 1
48	5	24	72	26	98	84	5	3 to 1
54	5½	27	65	* 33¼-35 ** 98¼- 100	* **	90	5½	2⅔ to 1
60	6	* 30-35 **	60	39	99	96	5	2 to 1
66	6½	* 24-30 **	* ** 72-78	* ** 21-27	99	102	5½	2 to 1
72	7	* 24-36 **	78	21	99	108	6	2 to 1
78	7½	* 24-36 **	78	21	99	114	6½	2 to 1
84	8	36	90½	21	111½	120	6½	1½ to 1
90	8½	41	87½	24	111½	132	6½	1½ to 1

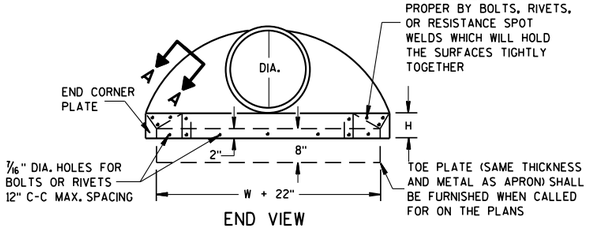
*MINIMUM
**MAXIMUM



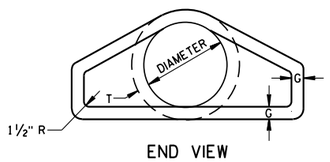
PLAN VIEW



PLAN



END VIEW



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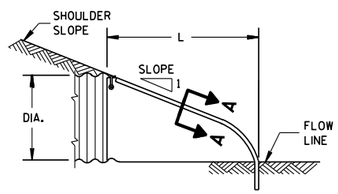
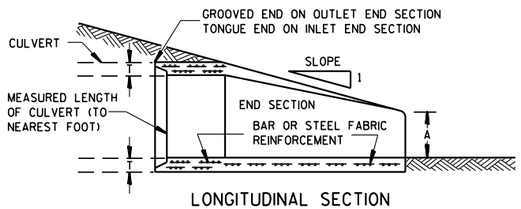


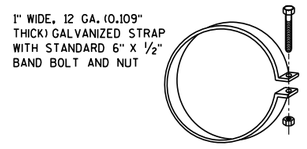
SIDE ELEVATION

METAL ENDWALLS



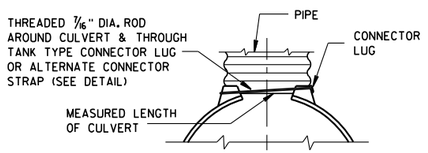
LONGITUDINAL SECTION

CONCRETE ENDWALLS

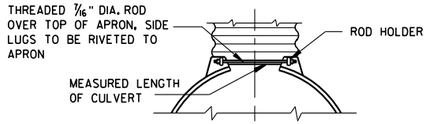


ALTERNATE FOR TYPE 1 CONNECTION

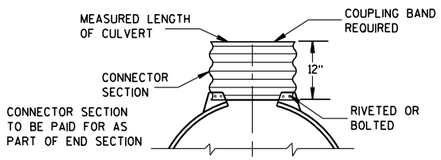
END SECTION CONNECTOR STRAP



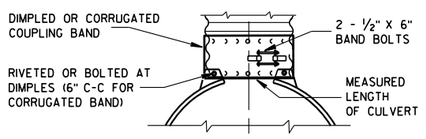
TYPE 1
FOR 12" THRU 24" CORR. PIPE



TYPE 2
FOR 30" THRU 96" CORR. PIPE



TYPE 3
FOR 42" THRU 96" CORR. PIPE



TYPE 5
ALTERNATE FOR:
ALL SIZES CORRUGATED CIRCULAR PIPE

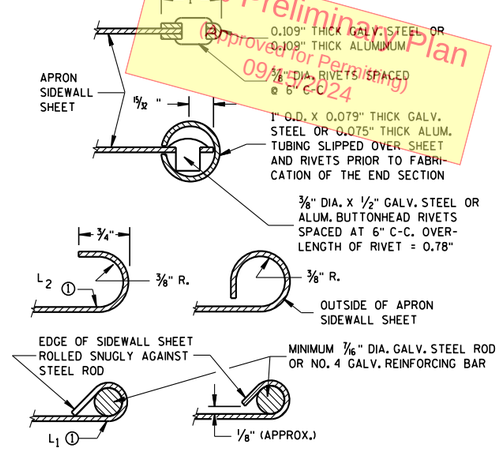
NOTE: DIMPLED BAND FITS OVER OUTSIDE OF ENDWALL, AND CORRUGATED BAND FITS INSIDE ENDWALL. DIMPLED BAND MAY BE USED WITH HELICALLY CORRUGATED PIPE.

FOR CIRCUMFERENTIALLY CORRUGATED PIPE USE ENDWALL CONNECTION DETAILS 1, 2, 3 OR 5 AS APPLICABLE.

FOR HELICALLY CORRUGATED PIPE USE ENDWALL CONNECTION DETAILS 1, 2 OR 5.

FOR HELICALLY CORRUGATED PIPES WITH TWO CIRCUMFERENTIAL CORRUGATIONS AT EACH END USE ENDWALL CONNECTION DETAILS 1, 2 OR 3.

CONNECTION DETAILS



SECTION A-A

GENERAL NOTES

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

CONCRETE CULVERT ENDWALLS MAY NOT BE USED WITH GALVANIZED STEEL OR ALUMINUM CULVERT PIPE OR VISE VERSA. GALVANIZED STEEL OR ALUMINUM ENDWALLS SHALL NORMALLY BE INSTALLED ON CULVERT PIPE OF THE SAME METAL.

ALL THREE PIECE STEEL APRON ENDWALLS FOR 60" DIAMETER PIPE AND LARGER SHALL HAVE 0.109" SIDES AND 0.138" CENTER PANELS. ALL THREE PIECE ALUMINUM APRON ENDWALLS FOR 60" DIAMETER PIPE AND LARGER SHALL HAVE 0.105" SIDES AND 0.134" CENTER PANELS. THE WIDTH OF CENTER PANELS SHALL BE GREATER THAN 20 PERCENT OF THE PIPE PERIMETER.

LAP SEAMS SHALL BE TIGHTLY JOINED BY GALVANIZED RIVETS OR BOLTS FOR STEEL UNITS AND ALUMINUM RIVETS AND BOLTS FOR ALUMINUM UNITS. FOR THE 60" THROUGH 96" DIAMETER APRON ENDWALL SIZES, THE REINFORCED EDGES AND CENTER PANEL SEAMS SHALL BE FURTHER REINFORCED WITH GALVANIZED STEEL OR ALUMINUM STIFFENER ANGLES. THE ANGLES SHALL BE ATTACHED BY GALVANIZED NUTS AND BOLTS FOR STEEL UNITS AND ALUMINUM NUTS AND BOLTS FOR ALUMINUM UNITS.

WHERE TWO OR MORE PIPES WITH APRON ENDWALLS ARE LAID ADJACENT TO EACH OTHER, THEY SHALL BE SEPARATED BY A DISTANCE SUFFICIENT TO PROVIDE A MINIMUM CLEARANCE OF 6 INCHES BETWEEN APRON ENDWALLS.

① FOR PIPE SIZES UP TO 60" DIAMETER, A 180° ROLLED EDGE MAY BE USED INSTEAD OF STEEL ROD REINFORCEMENT. SEE SECTION A-A.

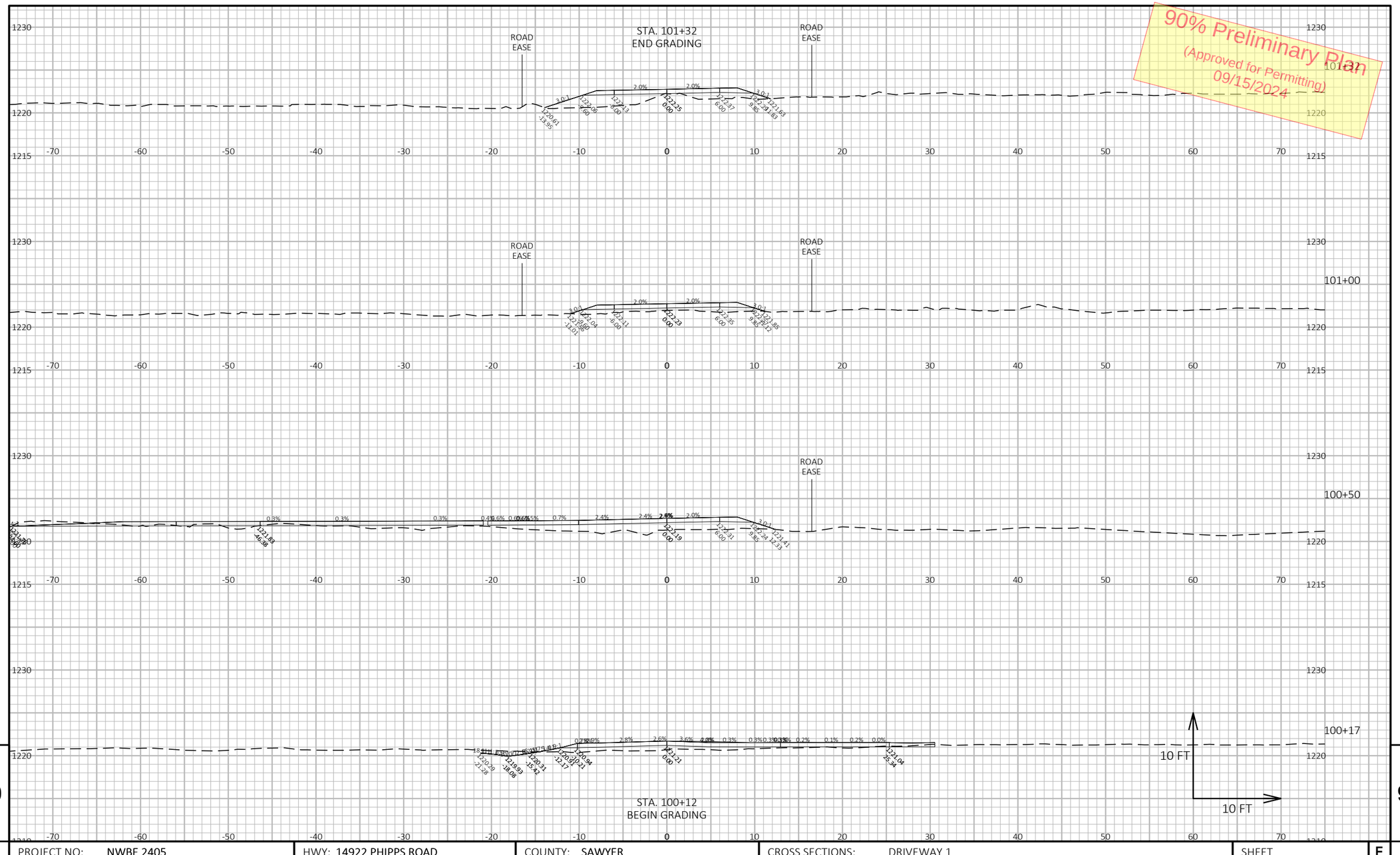
APRON ENDWALLS FOR CULVERT PIPE

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED
8-30-94 DATE
/S/ Rory L. Rhinesmith
CHIEF ROADWAY DEVELOPMENT ENGINEER
FHWA

6

S.D.D. 8 F 1-11



PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	CROSS SECTIONS: DRIVEWAY 1	SHEET	E

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LAYOUT NAME - D1_xs-01

PLOT DATE : 9/15/2024 2:37 PM PLOT BY : G. COLBERT PLOT NAME : **PLOT SCALE :** 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

WISDOT/CADDS SHEET 49

90% Preliminary Plan
(Approved for Permitting)
09/15/2024

201+50

ROAD EASE

EX RW

201+00

200+50

200+00

10 FT

10 FT

STA. 200+00
BEGIN GRADING

9

PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	CROSS SECTIONS: DRIVEWAY 2	SHEET	E

FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\090202_XS-D2.DWG
LAYOUT NAME - D2_xs-01

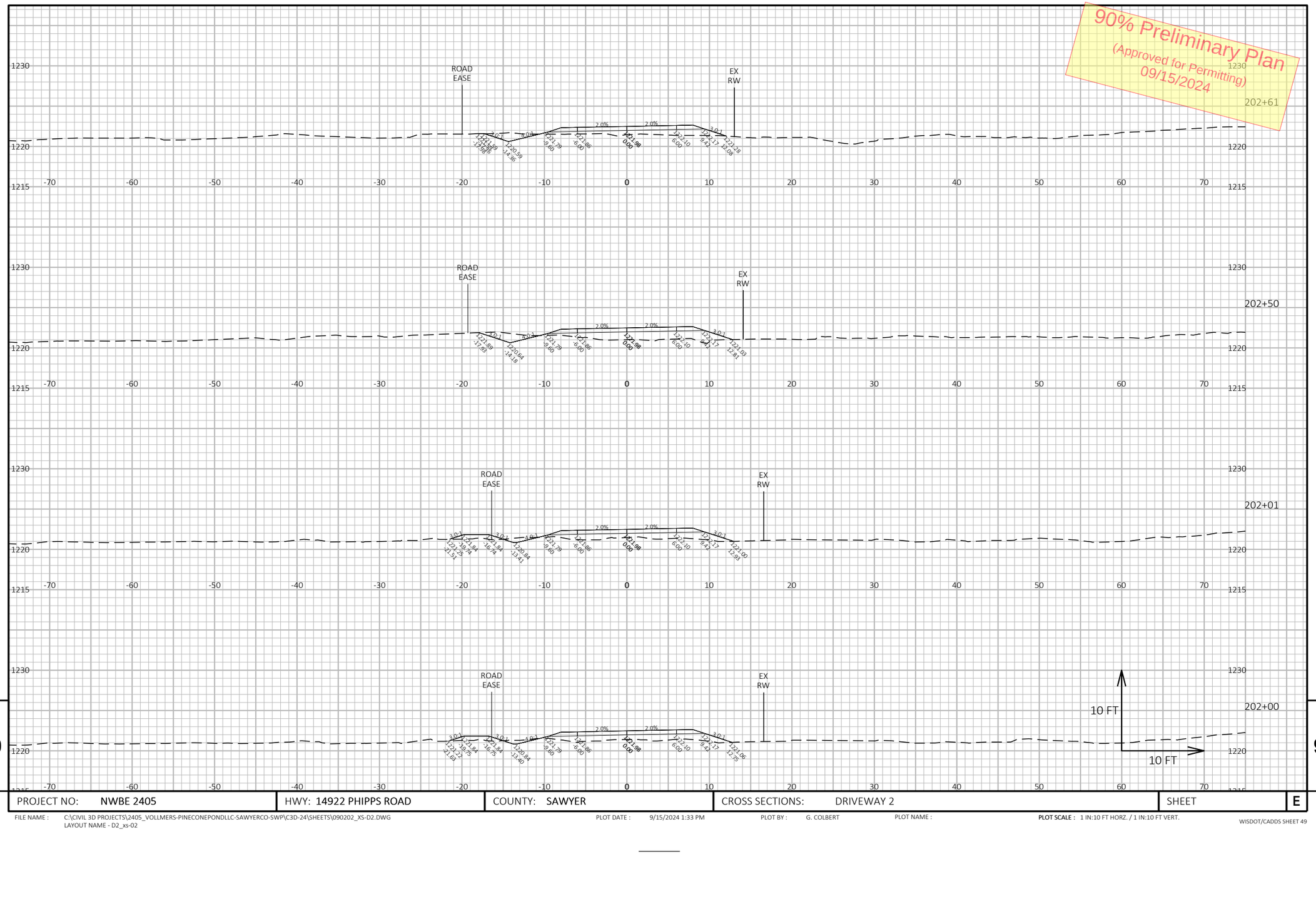
PLOT DATE : 9/15/2024 1:33 PM

PLOT BY : G. COLBERT

PLOT NAME :

PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

WISDOT/CADDS SHEET 49



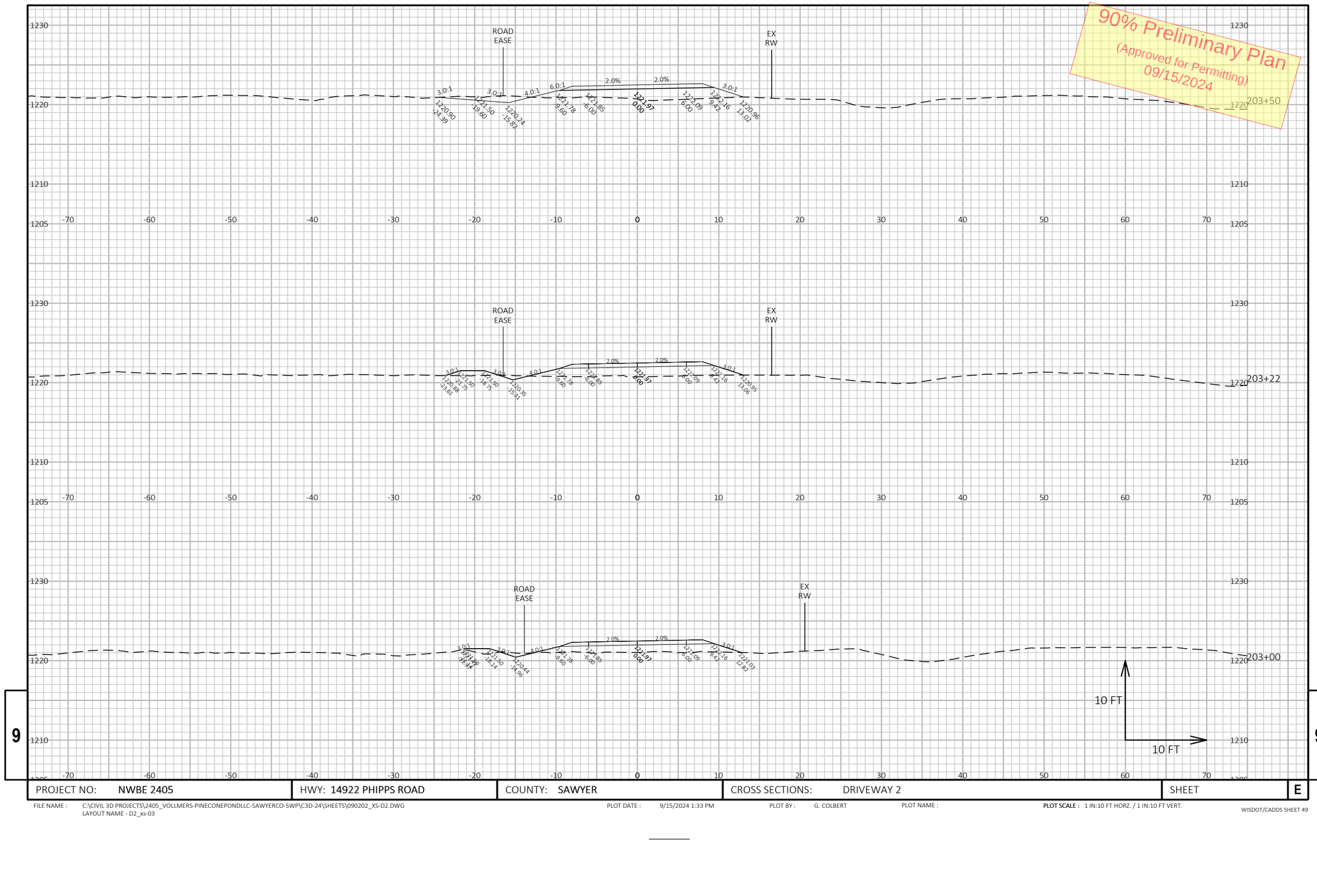
PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	CROSS SECTIONS: DRIVEWAY 2	SHEET E

FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\090202_XS-D2.DWG
LAYOUT NAME - D2_xs-02

PLOT DATE : 9/15/2024 1:33 PM PLOT BY : G. COLBERT PLOT NAME :

PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

WISDOT/CADDS SHEET 49



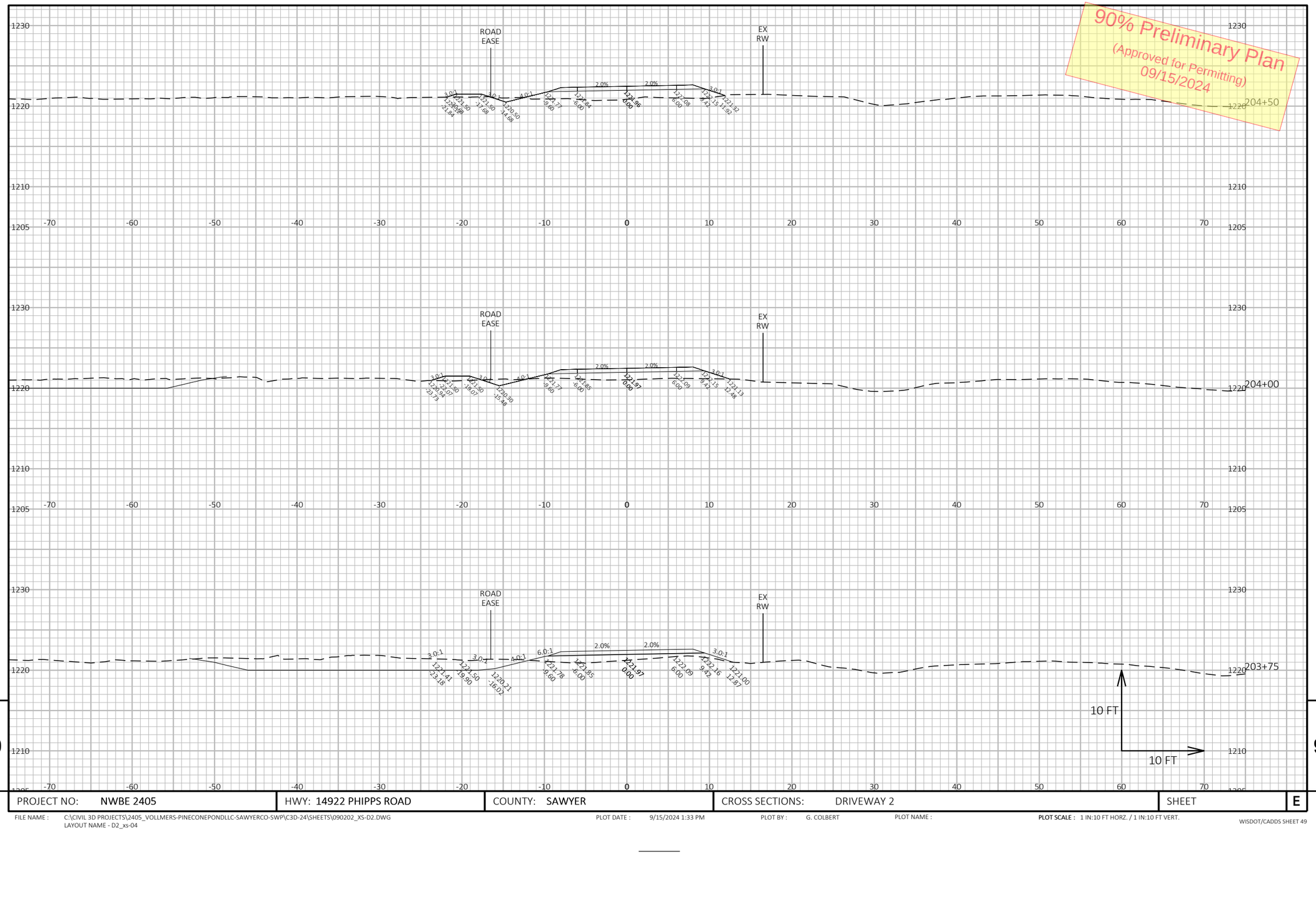
PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	CROSS SECTIONS: DRIVEWAY 2	SHEET	E

FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\090202_XS-D2.DWG
LAYOUT NAME - D2_xs-03

PLOT DATE : 9/15/2024 1:33 PM PLOT BY : G. COLBERT PLOT NAME :

PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

WISDOT/CADDS SHEET 49



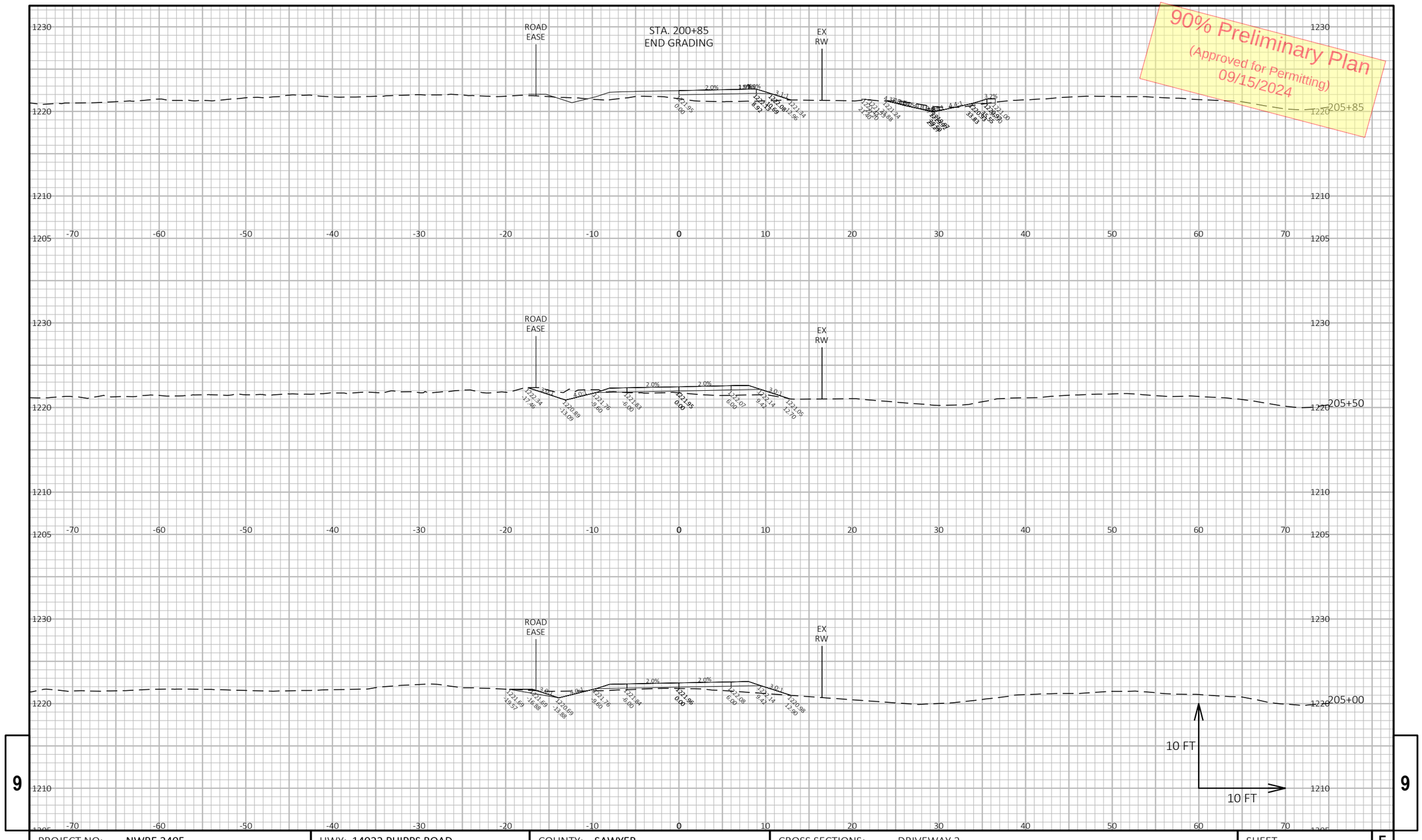
PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	CROSS SECTIONS: DRIVEWAY 2	SHEET	E

FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\090202_XS-D2.DWG
LAYOUT NAME - D2_xs-04

PLOT DATE : 9/15/2024 1:33 PM PLOT BY : G. COLBERT PLOT NAME :

PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

WISDOT/CADDS SHEET 49



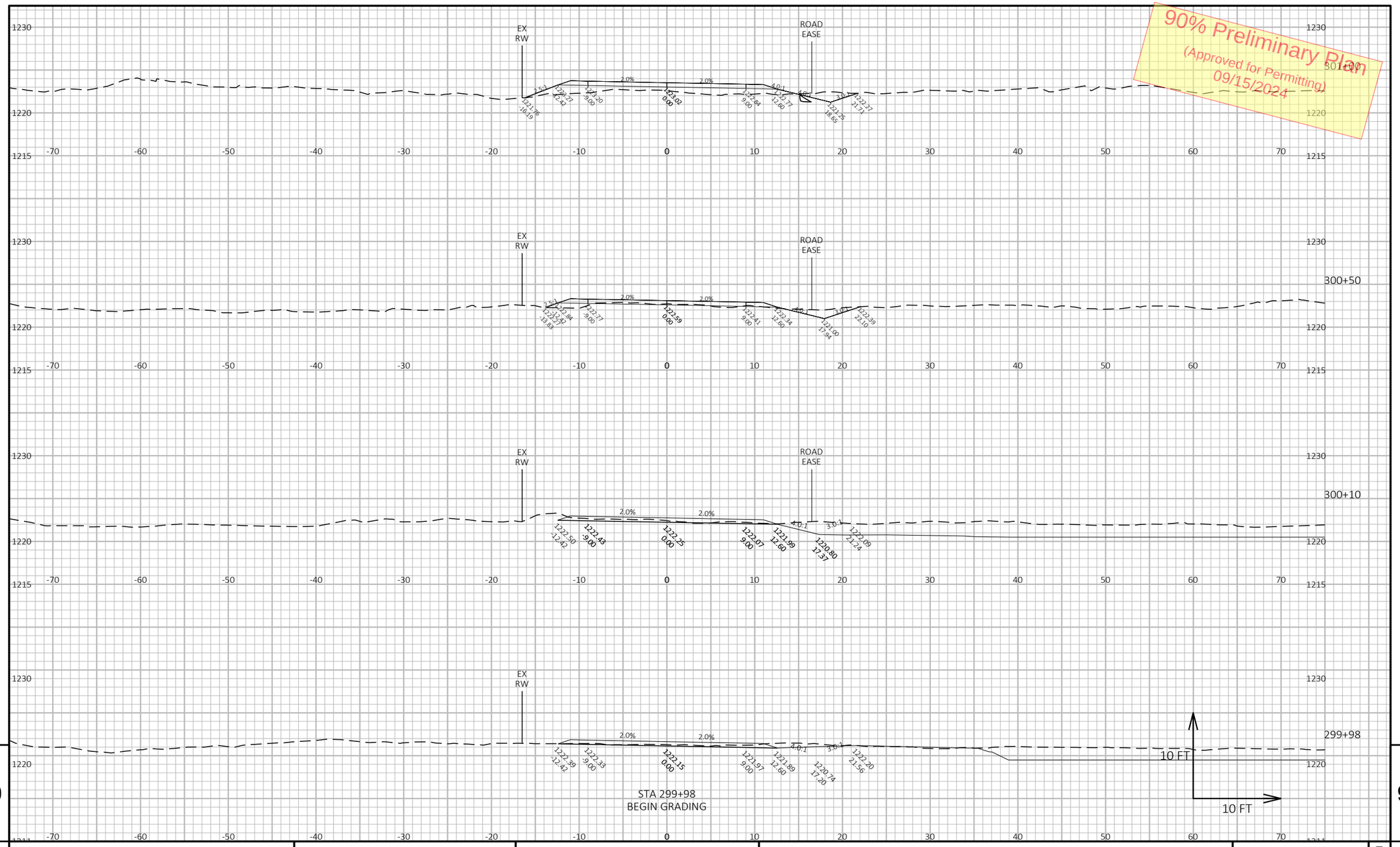
PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	CROSS SECTIONS: DRIVEWAY 2	SHEET	E

FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\090202_XS-D2.DWG
LAYOUT NAME - D2_xs-05

PLOT DATE : 9/15/2024 1:33 PM PLOT BY : G. COLBERT PLOT NAME :

PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

WISDOT/CADDS SHEET 49

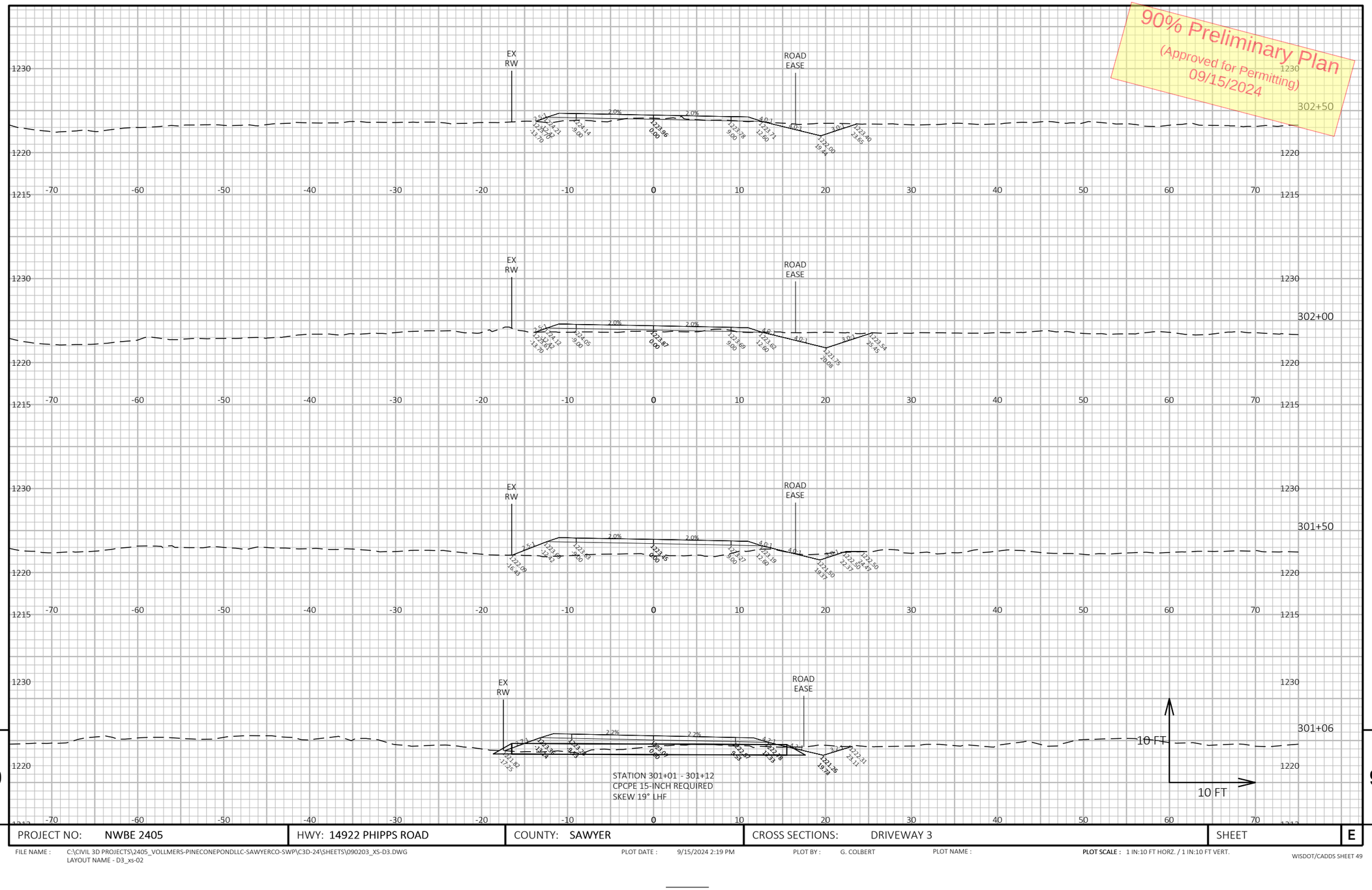


PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	CROSS SECTIONS: DRIVEWAY 3	SHEET E

FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\090203_XS-D3.DWG
LAYOUT NAME - D3_xs-01

PLOT DATE : 9/15/2024 2:19 PM PLOT BY : G. COLBERT PLOT NAME : PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

WISDOT/CADDS SHEET 49

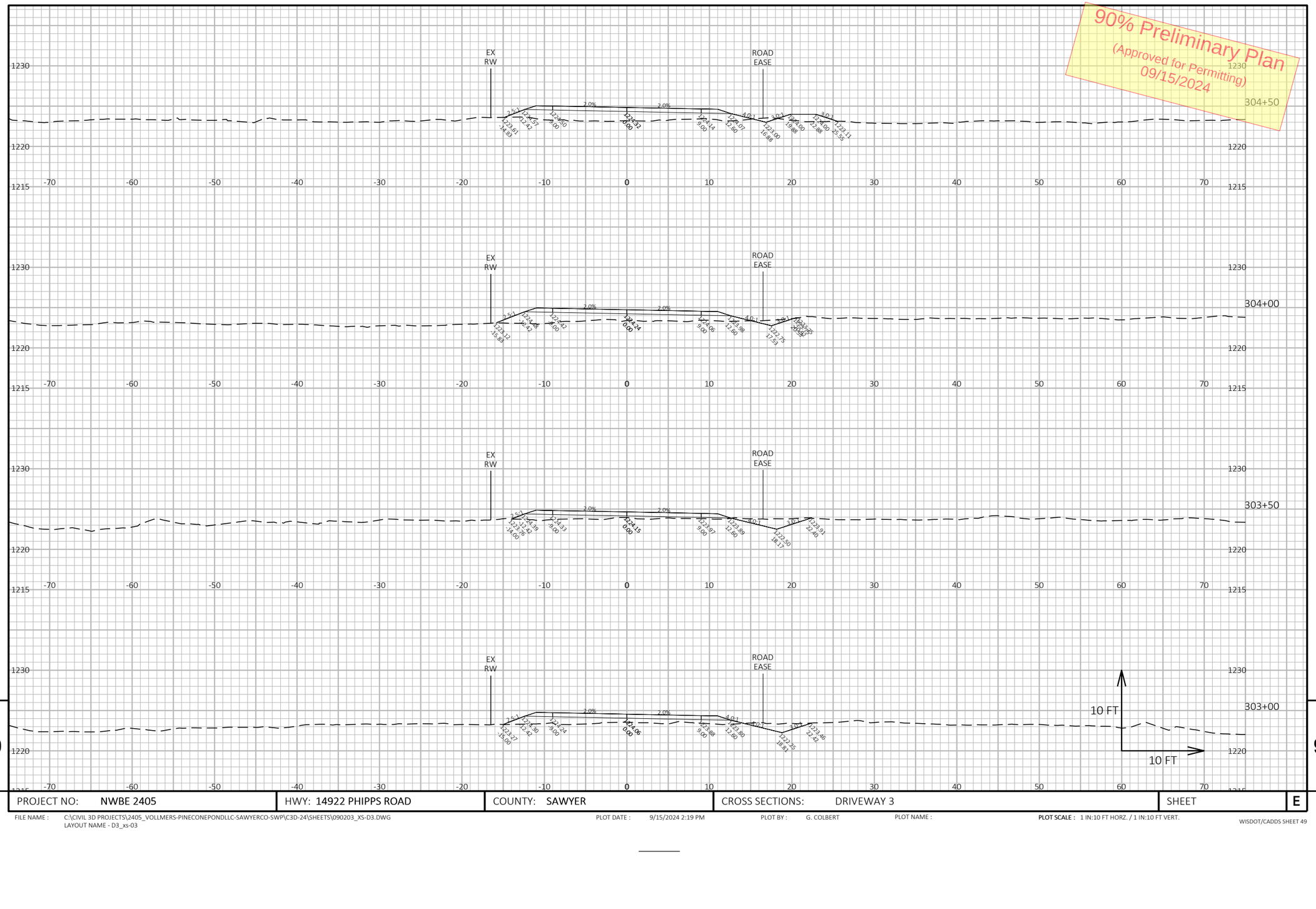


PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	CROSS SECTIONS: DRIVEWAY 3	SHEET	E

FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\090203_XS-D3.DWG
LAYOUT NAME - D3_xs-02

PLOT DATE : 9/15/2024 2:19 PM PLOT BY : G. COLBERT PLOT NAME : **PLOT SCALE :** 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

WISDOT/CADDS SHEET 49



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9

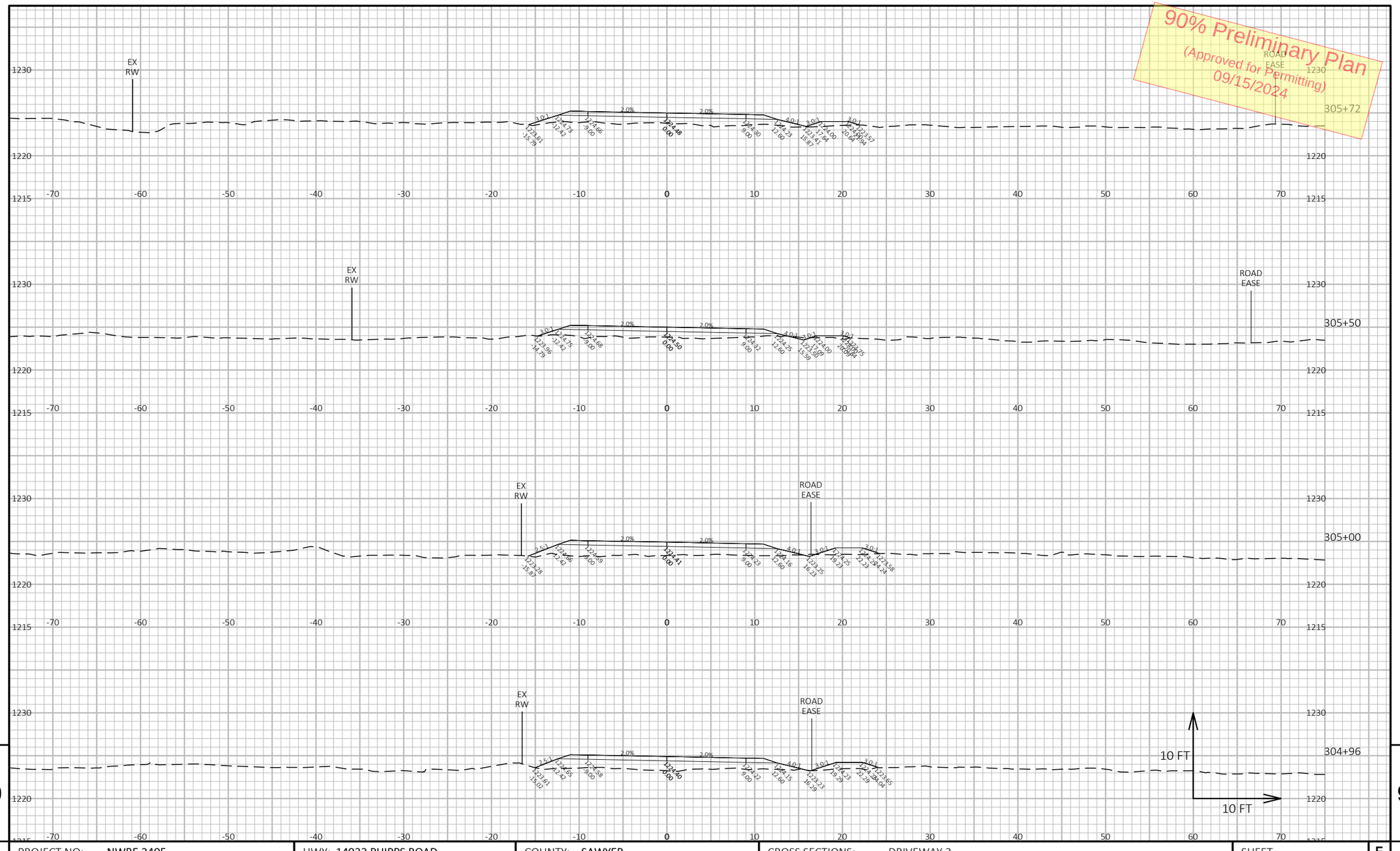
PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	CROSS SECTIONS: DRIVEWAY 3	SHEET	E

FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\090203_XS-D3.DWG
LAYOUT NAME - D3_xs-03

PLOT DATE : 9/15/2024 2:19 PM PLOT BY : G. COLBERT PLOT NAME :

PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

WISDOT/CADDS SHEET 49



9

9

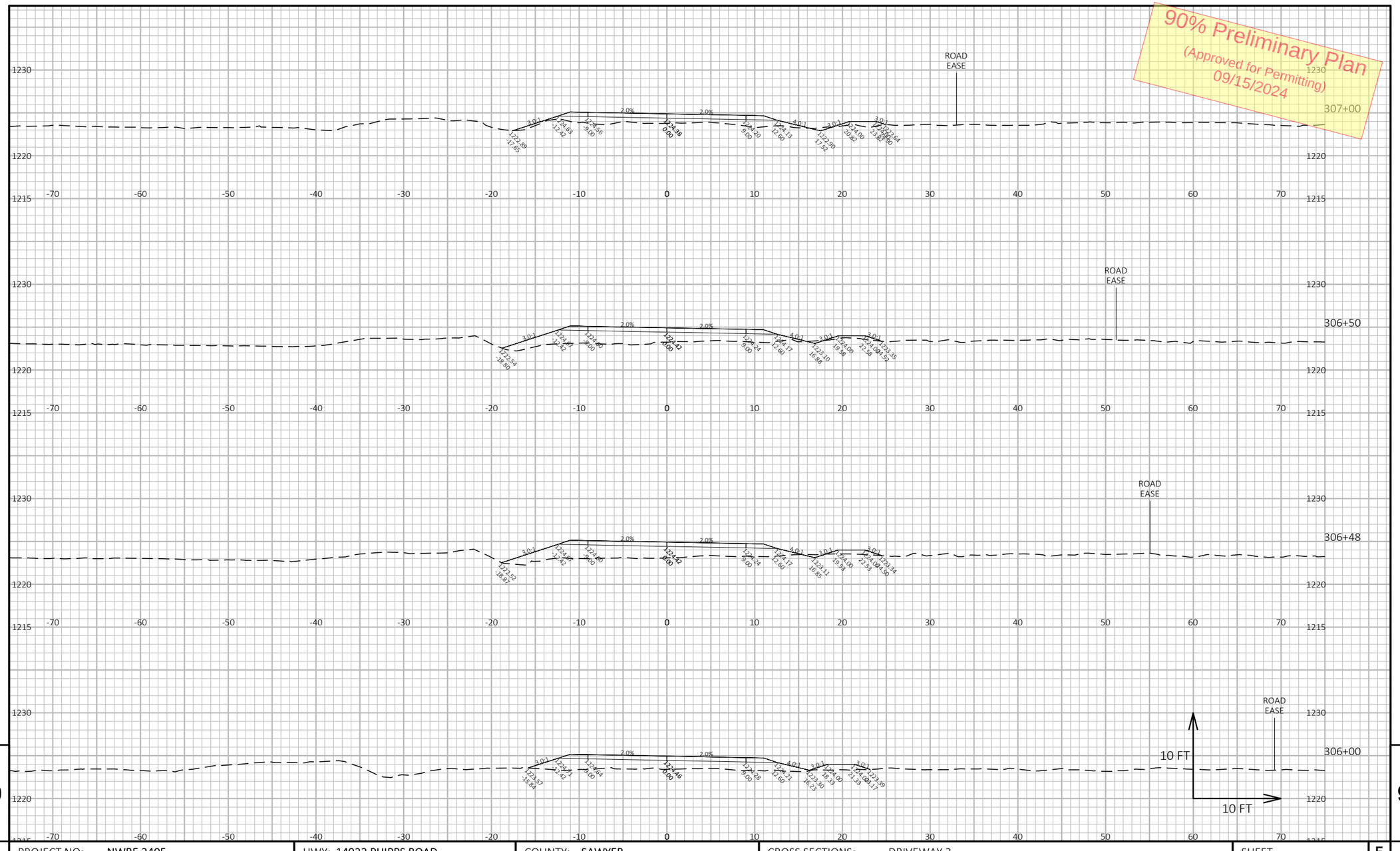
PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	CROSS SECTIONS: DRIVEWAY 3	SHEET	E

FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\090203_XS-D3.DWG
LAYOUT NAME - D3_xs-04

PLOT DATE : 9/15/2024 2:19 PM PLOT BY : G. COLBERT PLOT NAME :

PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

WISDOT/CADDS SHEET 49



9

PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	CROSS SECTIONS: DRIVEWAY 3	SHEET	E

FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\090203_XS-D3.DWG
LAYOUT NAME - D3_xs-05

PLOT DATE : 9/15/2024 2:19 PM PLOT BY : G. COLBERT PLOT NAME :

PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

WISDOT/CADDS SHEET 49

90% Preliminary Plan
(Approved for Permitting)
09/15/2024

ROAD EASE

309+00

308+50

308+00

307+50

10 FT

10 FT

9

PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	CROSS SECTIONS: DRIVEWAY 3	SHEET	E

FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\090203_XS-D3.DWG
LAYOUT NAME - D3_xs-06

PLOT DATE : 9/15/2024 2:19 PM

PLOT BY : G. COLBERT

PLOT NAME :

PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

WISDOT/CADDS SHEET 49

90% Preliminary Plan
(Approved for Permitting)
09/15/2024

ROAD EASE

310+50

310+00

309+50

309+28

STATION 309+26 - 309+31
CPCPE 18-INCH REQUIRED
SKEW 10° RHF

10 FT
10 FT

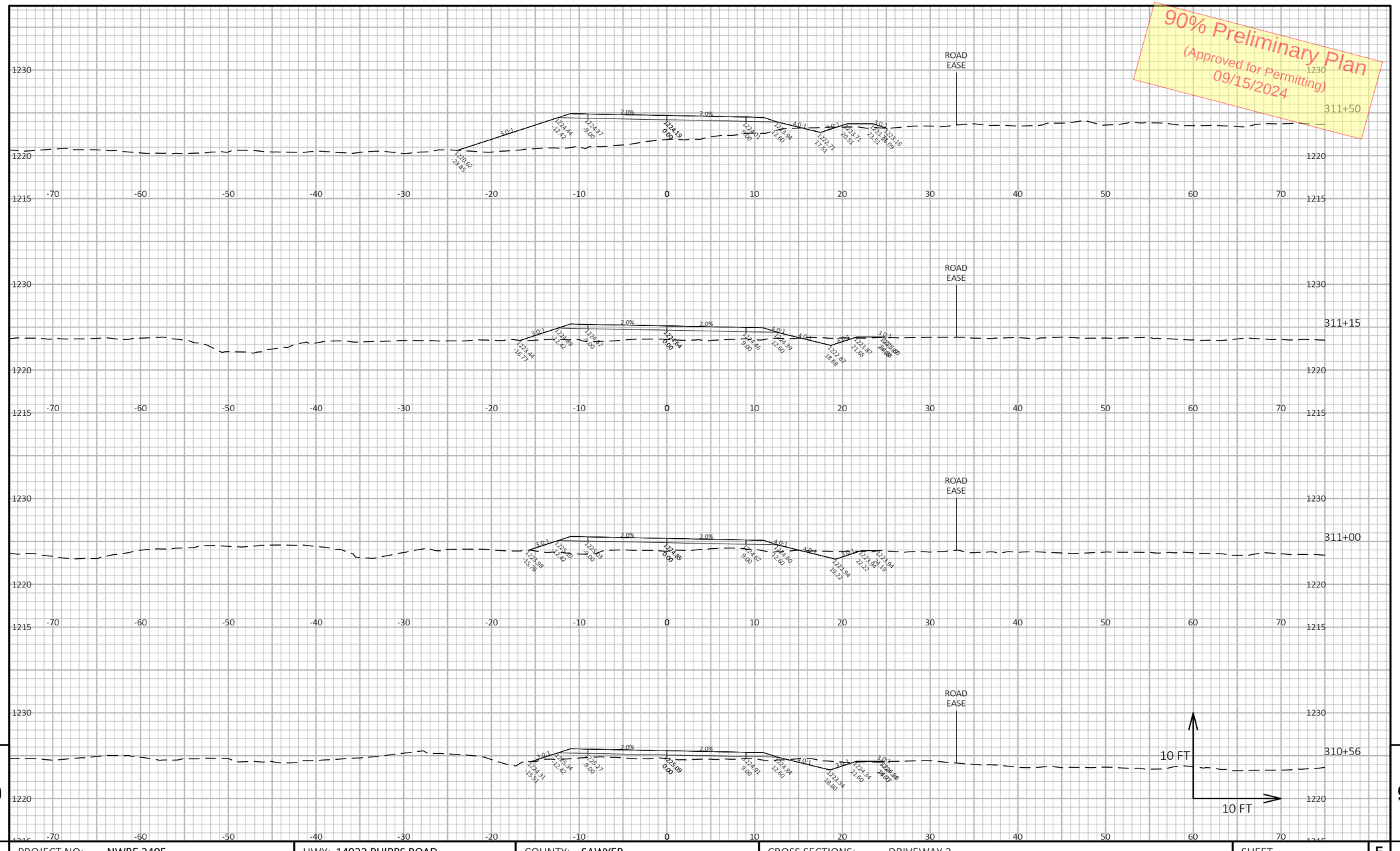
9

PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	CROSS SECTIONS: DRIVEWAY 3	SHEET	E

FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\090203_XS-D3.DWG
LAYOUT NAME - D3_xs-07

PLOT DATE : 9/15/2024 2:19 PM PLOT BY : G. COLBERT PLOT NAME : **PLOT SCALE :** 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

WISDOT/CADDS SHEET 49



9

9

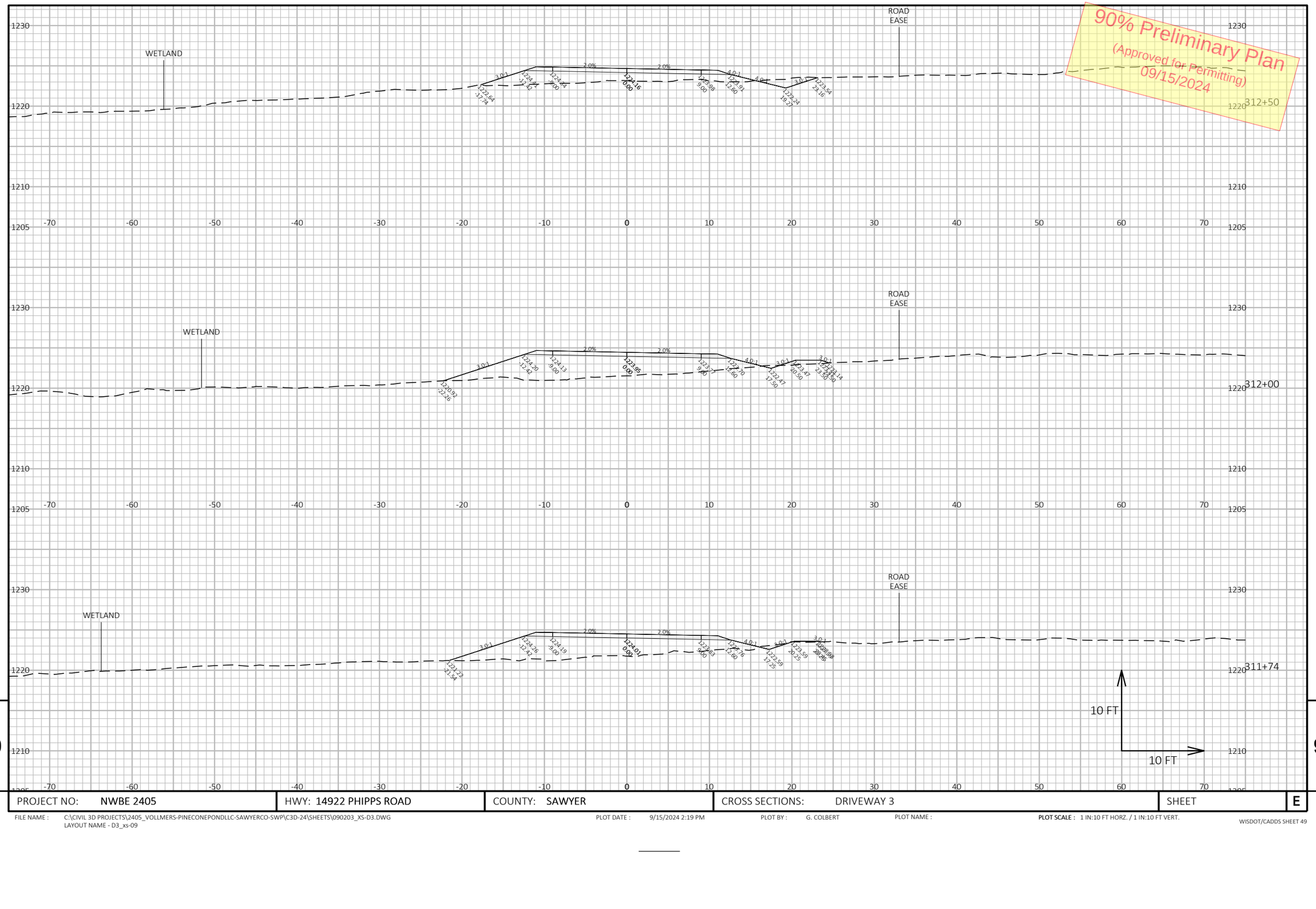
PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	CROSS SECTIONS: DRIVEWAY 3	SHEET	E

FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\090203_XS-D3.DWG
LAYOUT NAME - D3_xs-08

PLOT DATE : 9/15/2024 2:19 PM PLOT BY : G. COLBERT PLOT NAME :

PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

WISDOT/CADDS SHEET 49

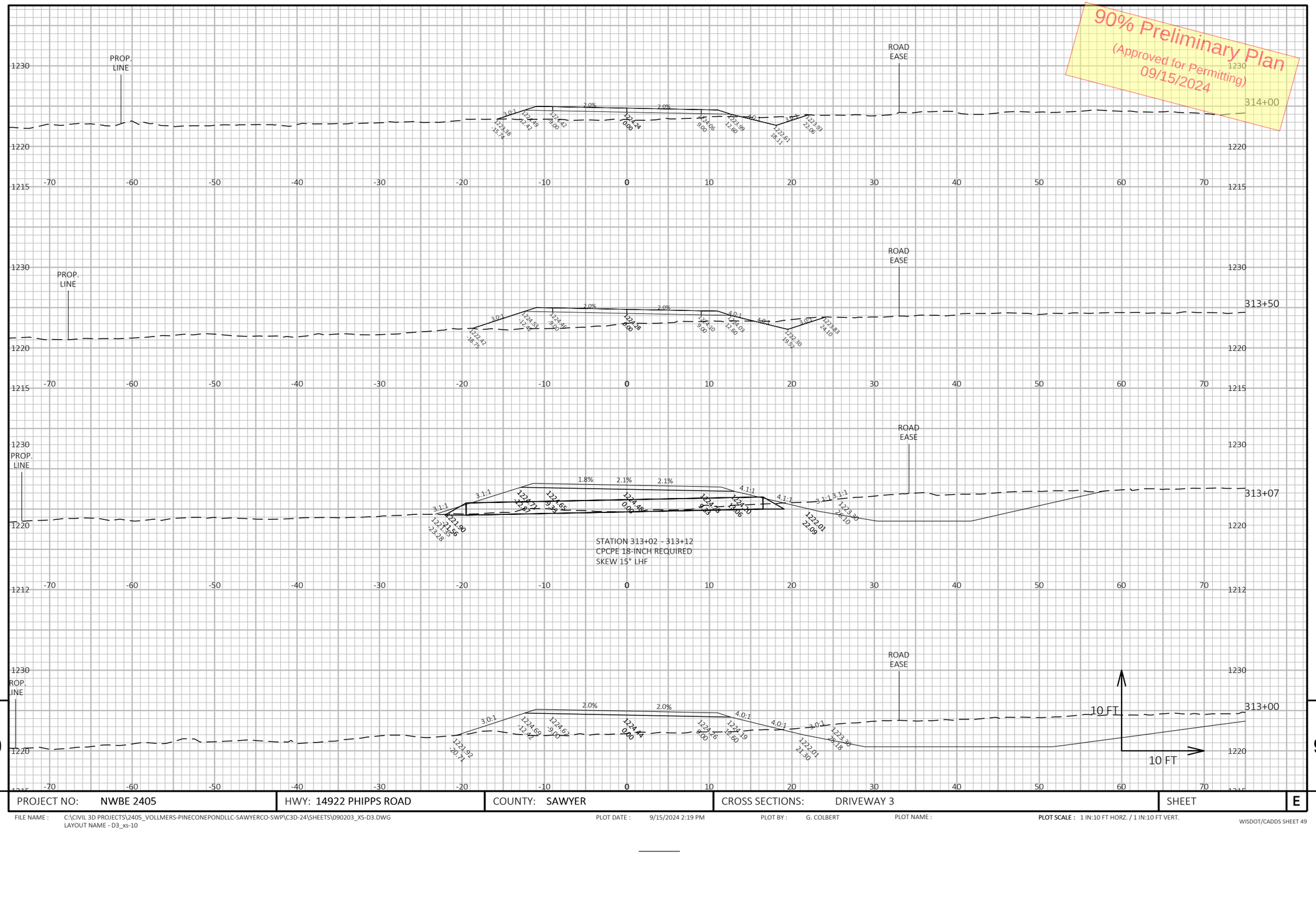


PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	CROSS SECTIONS: DRIVEWAY 3	SHEET	E

FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\090203_XS-D3.DWG
LAYOUT NAME - D3_xs-09

PLOT DATE : 9/15/2024 2:19 PM PLOT BY : G. COLBERT PLOT NAME : **PLOT SCALE :** 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

WISDOT/CADDS SHEET 49

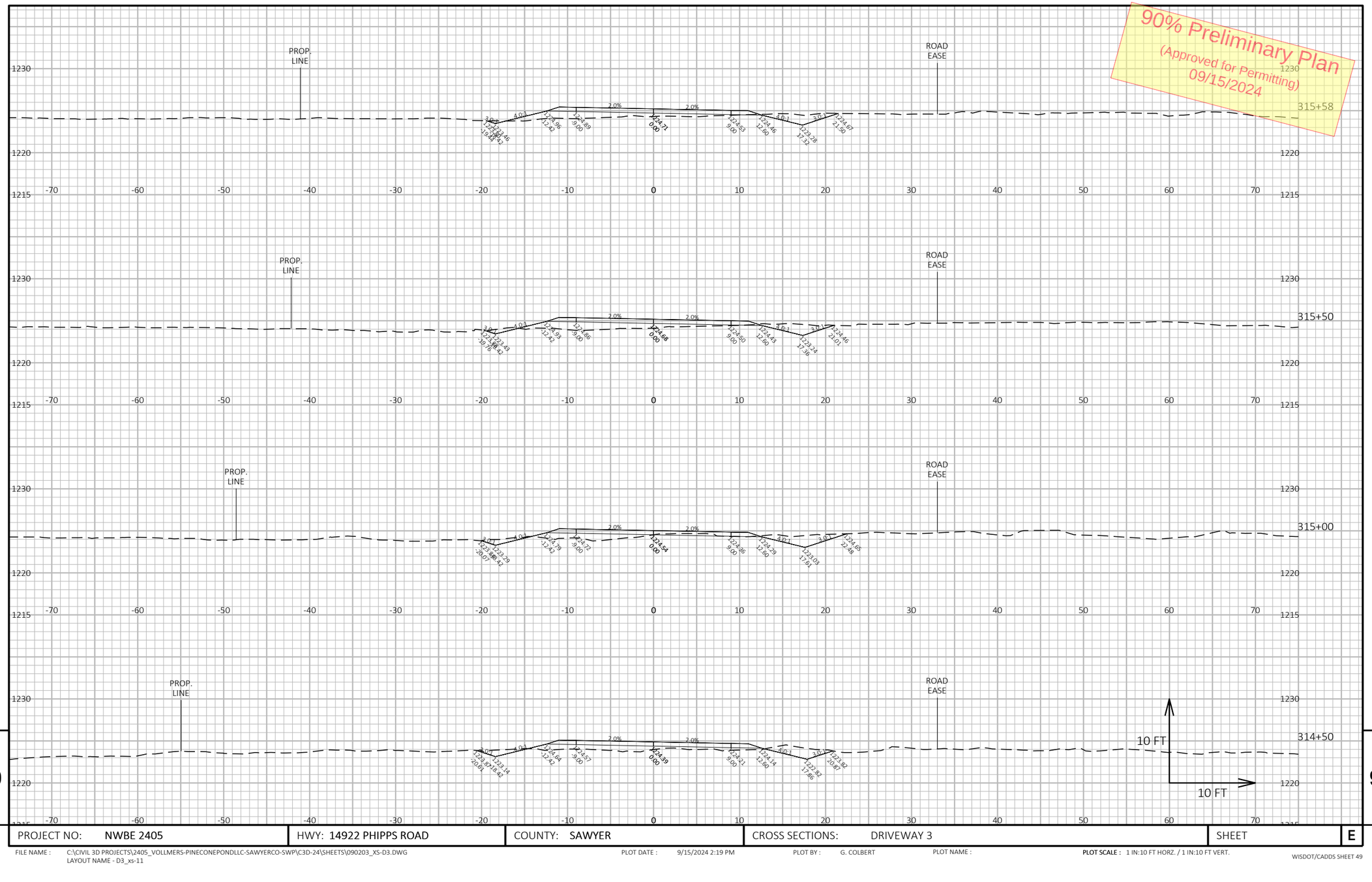


PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	CROSS SECTIONS: DRIVEWAY 3	SHEET	E

FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\090203_XS-D3.DWG
LAYOUT NAME - D3_xs-10

PLOT DATE : 9/15/2024 2:19 PM PLOT BY : G. COLBERT PLOT NAME : **PLOT SCALE :** 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

WISDOT/CADDS SHEET 49



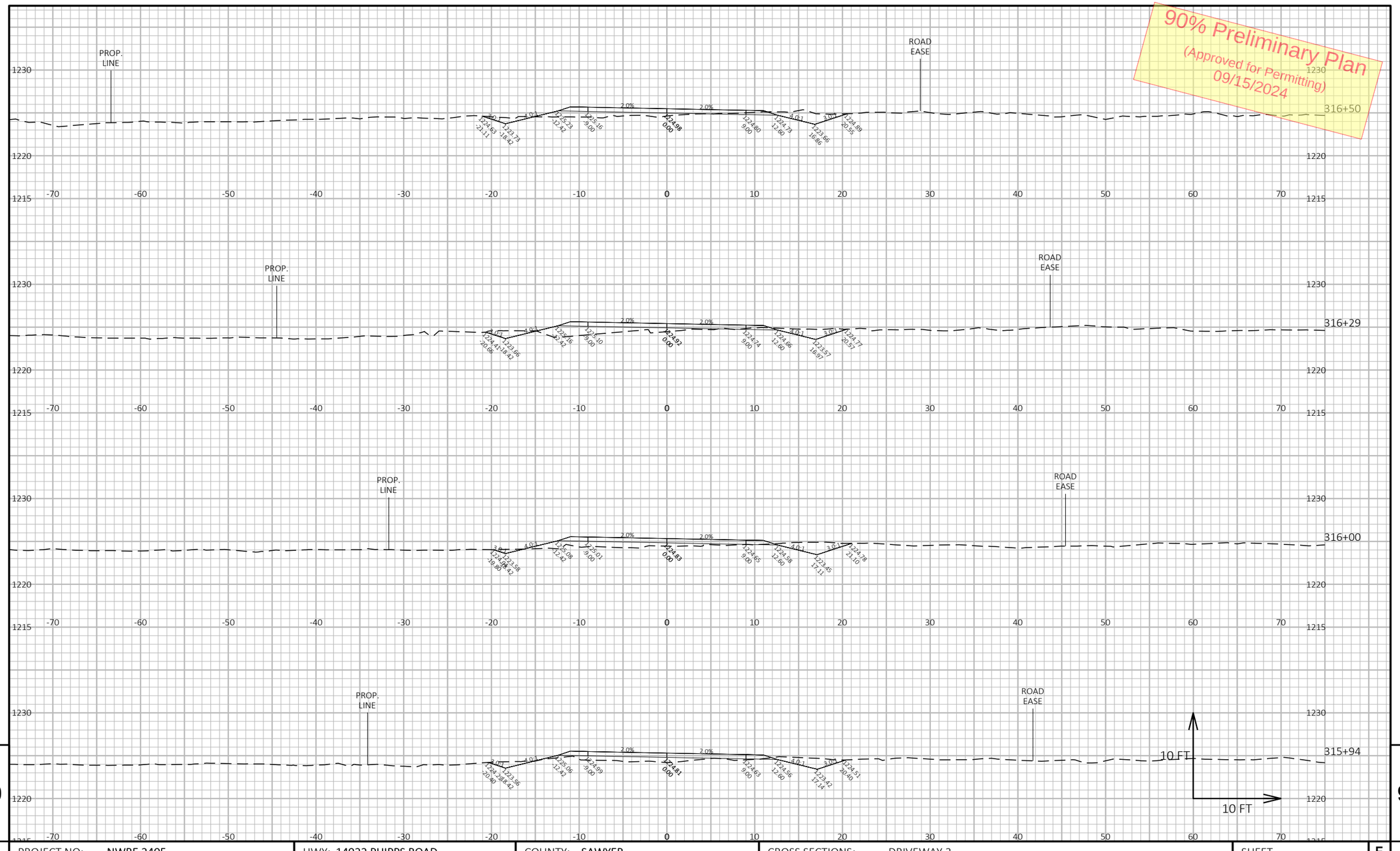
PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	CROSS SECTIONS: DRIVEWAY 3	SHEET	E

FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\090203_XS-D3.DWG
LAYOUT NAME - D3_xs-11

PLOT DATE : 9/15/2024 2:19 PM PLOT BY : G. COLBERT PLOT NAME :

PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

WISDOT/CADDS SHEET 49



9

9

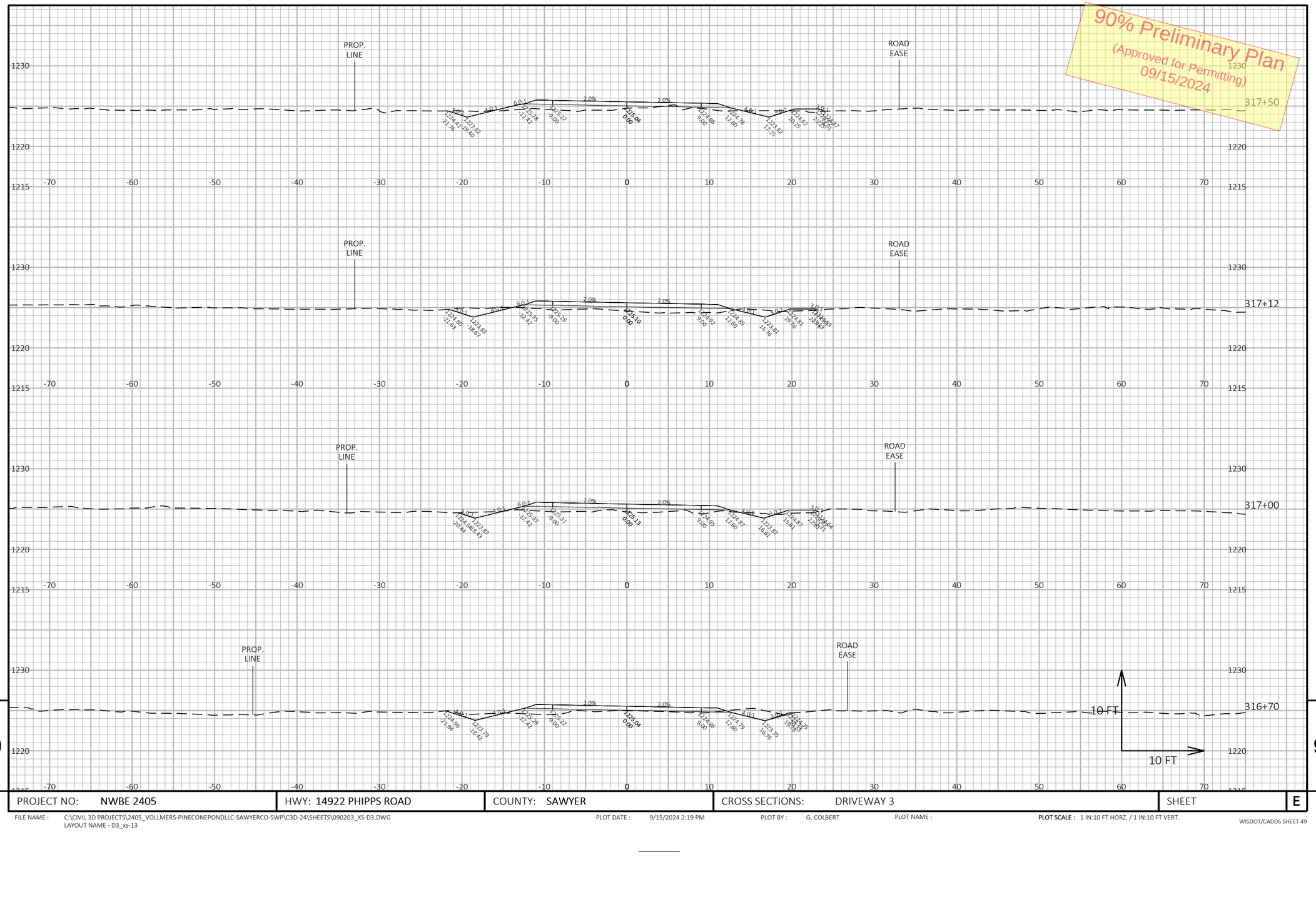
PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	CROSS SECTIONS: DRIVEWAY 3	SHEET	E

FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\090203_XS-D3.DWG
LAYOUT NAME - D3_xs-12

PLOT DATE : 9/15/2024 2:19 PM PLOT BY : G. COLBERT PLOT NAME :

PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

WISDOT/CADDS SHEET 49



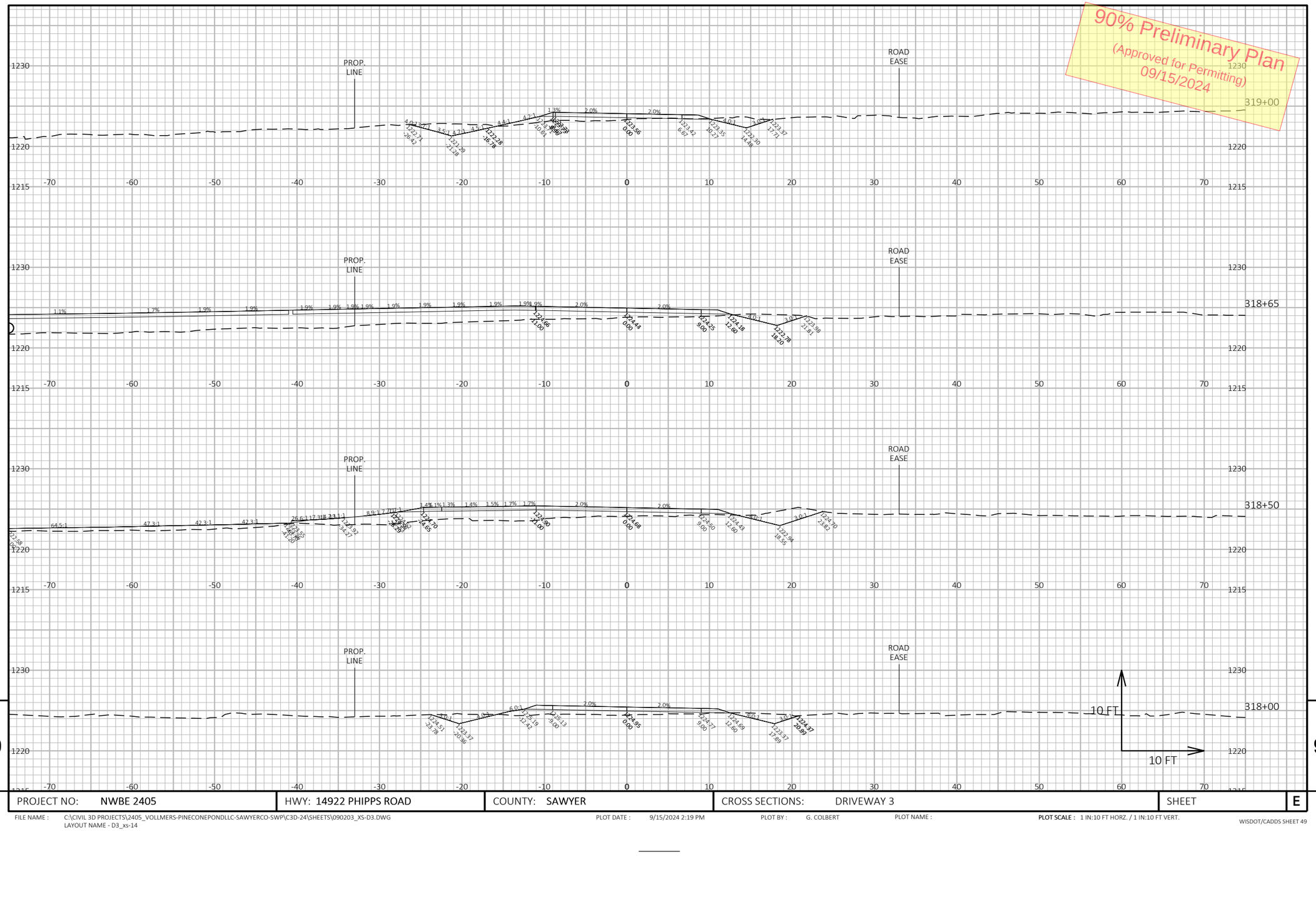
PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	CROSS SECTIONS: DRIVEWAY 3	SHEET	E

FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\090203_XS-D3.DWG
LAYOUT NAME - D3_xs-13

PLOT DATE : 9/15/2024 2:19 PM PLOT BY : G. COLBERT PLOT NAME :

PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

WISDOT/CADDS SHEET 49



9

9

PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	CROSS SECTIONS: DRIVEWAY 3	SHEET	E

FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\090203_XS-D3.DWG
LAYOUT NAME - D3_xs-14

PLOT DATE : 9/15/2024 2:19 PM PLOT BY : G. COLBERT PLOT NAME :

PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

WISDOT/CADDS SHEET 49

90% Preliminary Plan
(Approved for Permitting)
09/15/2024

STA 319+60
END GRADING

PROP. LINE

STATION 319+60
CPCPE 12-INCH REQUIRED
SKEW 0°

319+60

PROP. LINE

ROAD EASE

319+50

10 FT

10 FT

9

9

PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	CROSS SECTIONS: DRIVEWAY 3	SHEET	E

FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\090203_XS-D3.DWG
LAYOUT NAME - D3_xs-15

PLOT DATE : 9/15/2024 2:20 PM PLOT BY : G. COLBERT PLOT NAME :

PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

WISDOT/CADDS SHEET 49

90% Preliminary Plan
(Approved for Permitting)
09/15/2024

ROAD EASE

STATION 400+75
CPCPE 15-INCH REQUIRED
SKEW 0° ·

400+75

400+50

STA 400+39
BEGIN GRADING

400+39

10 FT
10 FT

9

PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	CROSS SECTIONS: DRIVEWAY 4	SHEET	E

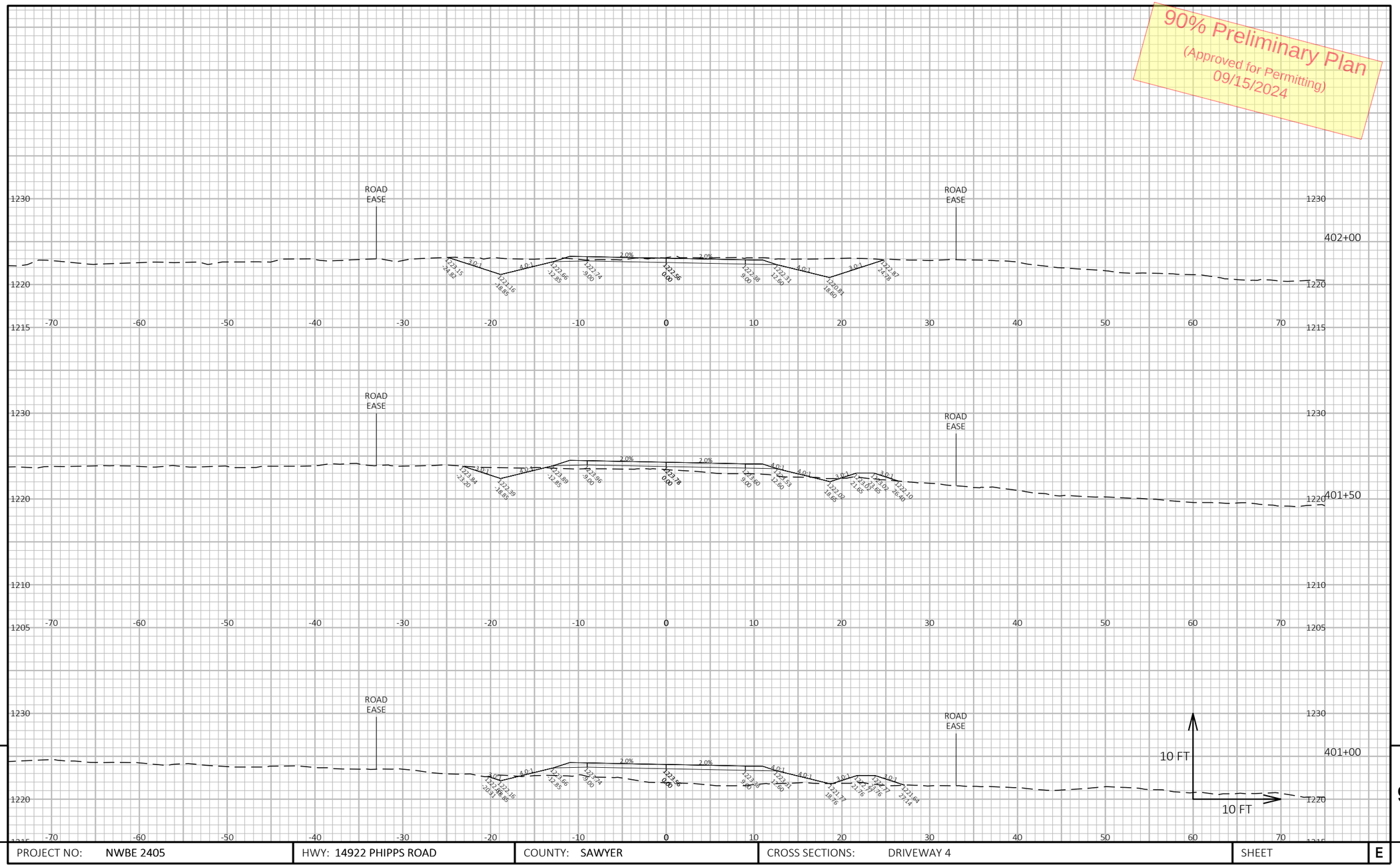
FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\090204_XS-D4.DWG
LAYOUT NAME - D4_xs-01

PLOT DATE : 9/15/2024 2:33 PM PLOT BY : G. COLBERT PLOT NAME :

PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

WISDOT/CADDS SHEET 49

90% Preliminary Plan
(Approved for Permitting)
09/15/2024



9 9

PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	CROSS SECTIONS: DRIVEWAY 4	SHEET	E

FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\090204_XS-D4.DWG
LAYOUT NAME - D4_xs-02

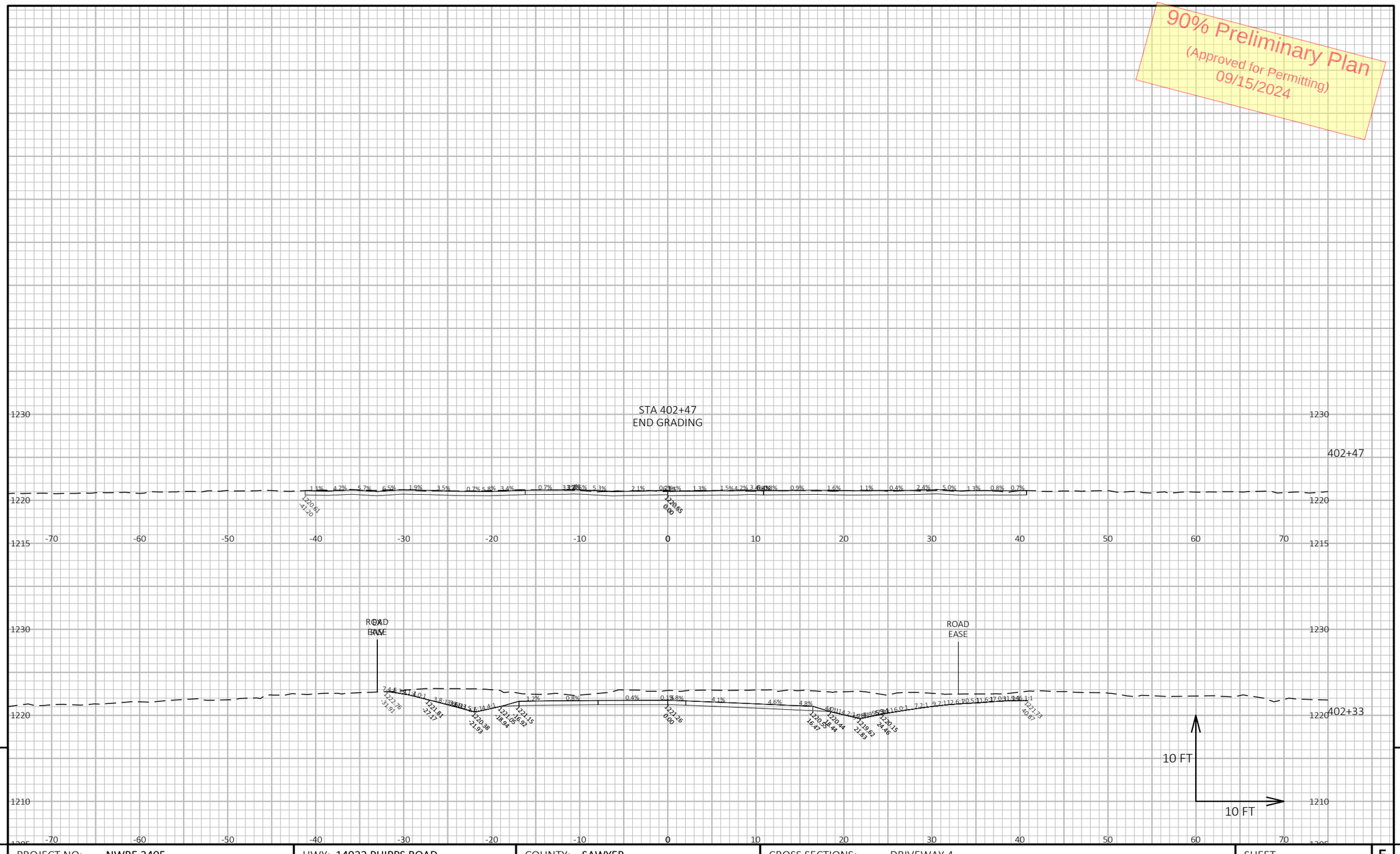
PLOT DATE : 9/15/2024 2:33 PM PLOT BY : G. COLBERT PLOT NAME :

PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

WISDOT/CADDS SHEET 49

90% Preliminary Plan
(Approved for Permitting)
09/15/2024

STA 402+47
END GRADING



9

9

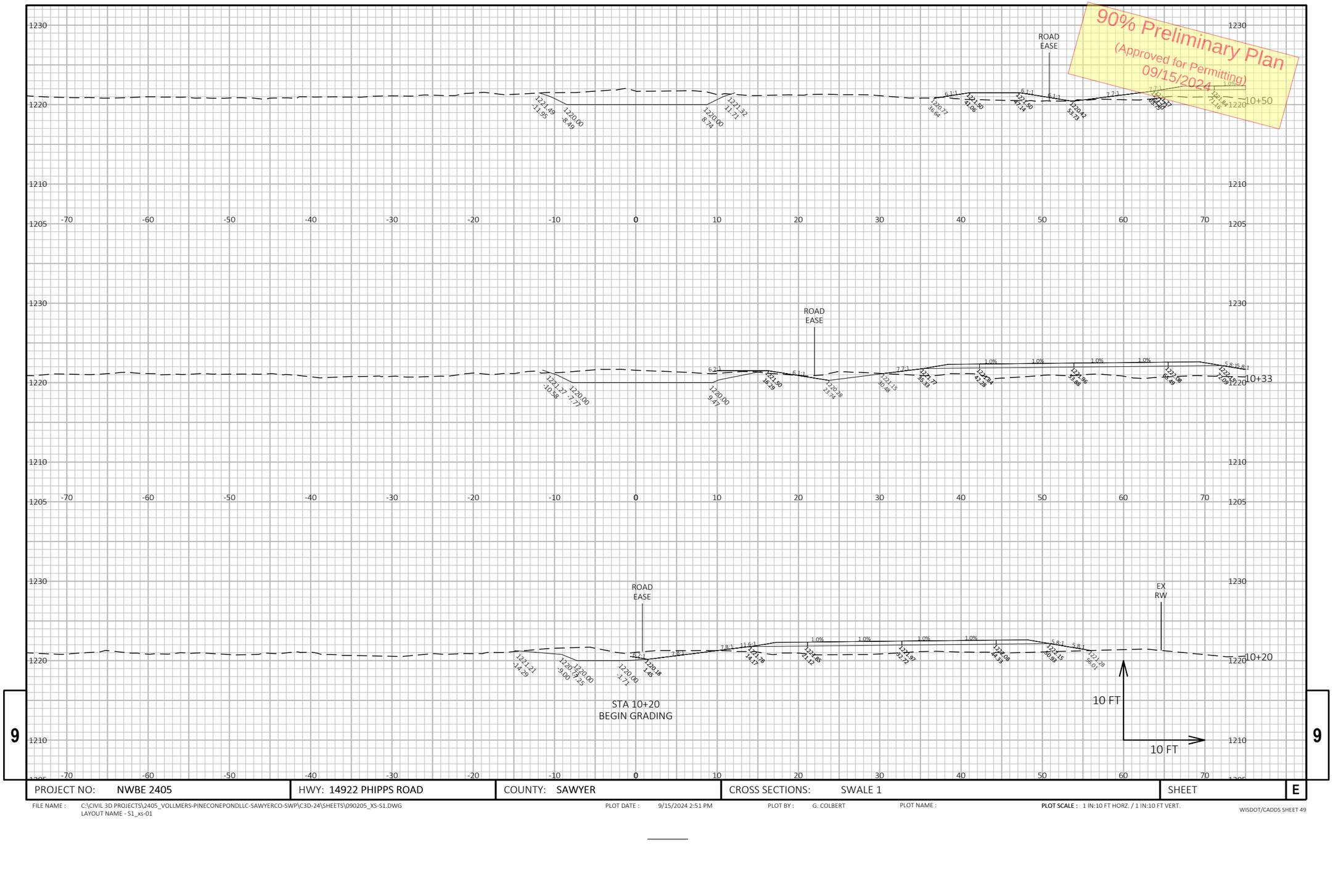
PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	CROSS SECTIONS: DRIVEWAY 4	SHEET	E

FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\090204_XS-D4.DWG
LAYOUT NAME - D4_xs-03

PLOT DATE : 9/15/2024 2:33 PM PLOT BY : G. COLBERT PLOT NAME :

PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

WISDOT/CADDS SHEET 49



PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	CROSS SECTIONS: SWALE 1	SHEET	E

FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\090205_XS-S1.DWG
LAYOUT NAME - S1_xs-01

PLOT DATE : 9/15/2024 2:51 PM PLOT BY : G. COLBERT PLOT NAME :

PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

WISDOT/CADDS SHEET 49

90% Preliminary Plan
(Approved for Permitting)
09/15/2024

STA 10+98
END GRADING

10+98

10+94

10 FT

10 FT

1221.35
-13.35

1220.00
-10.29

1221.00
8.89

1220.00
7.00

9

PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	CROSS SECTIONS: SWALE 1	SHEET	E

FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\090205_XS-S1.DWG
LAYOUT NAME - S1_xs-02

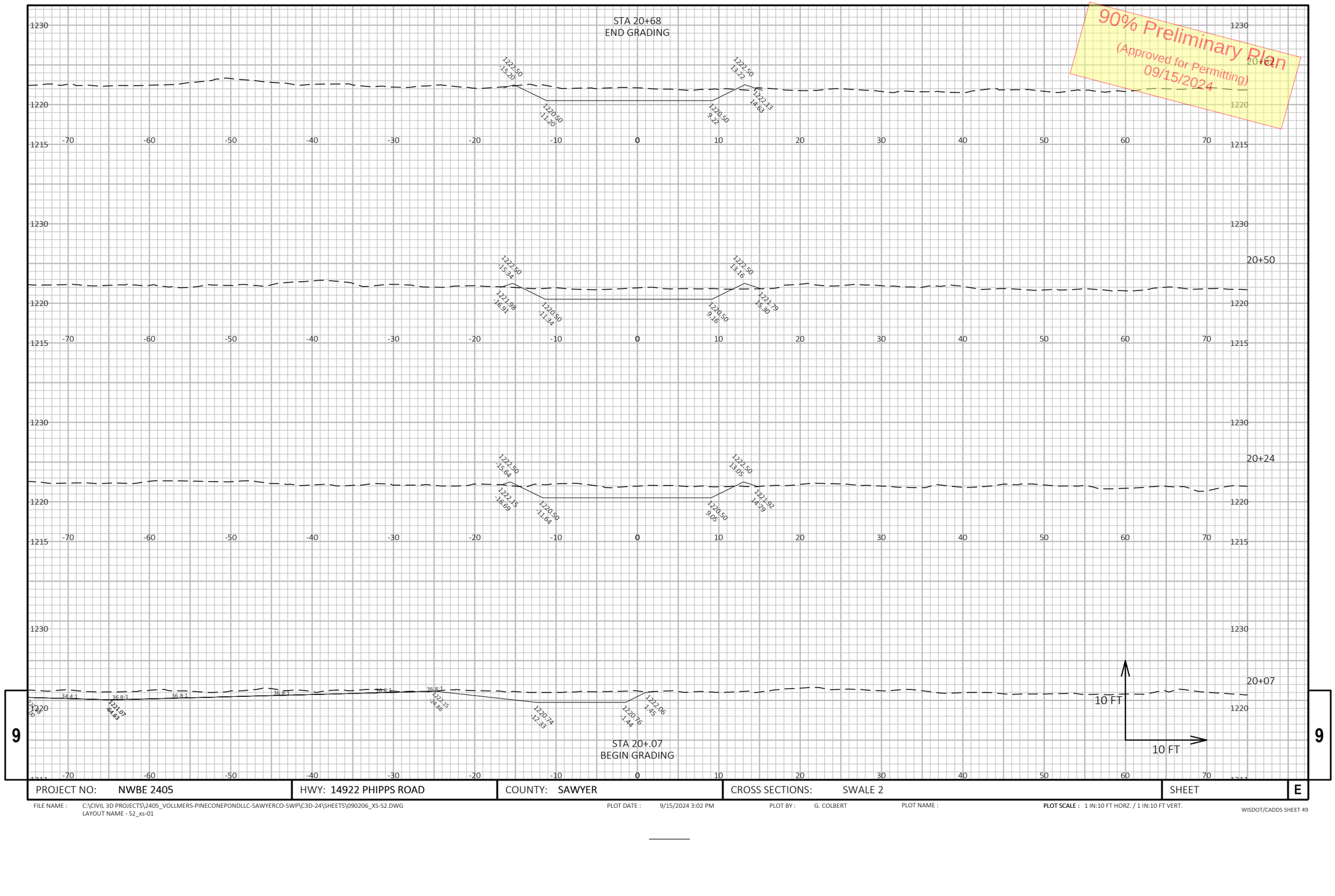
PLOT DATE : 9/15/2024 2:51 PM

PLOT BY : G. COLBERT

PLOT NAME :

PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

WISDOT/CADDS SHEET 49



90% Preliminary Plan
(Approved for Permitting)
09/15/2024

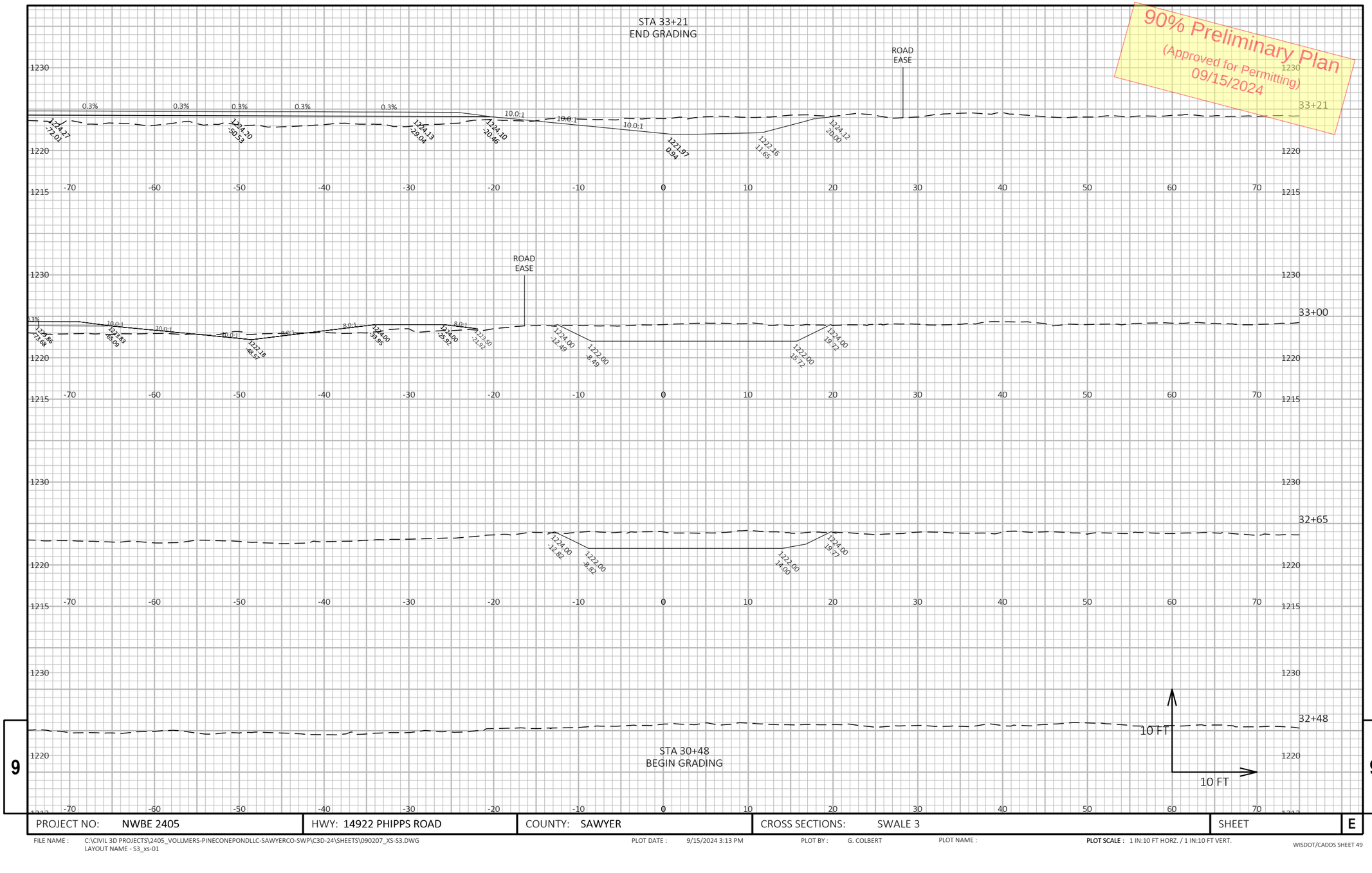
9 9

PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	CROSS SECTIONS: SWALE 2	SHEET	E

FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\090206_XS-S2.DWG
LAYOUT NAME - S2_xs-01

PLOT DATE : 9/15/2024 3:02 PM PLOT BY : G. COLBERT PLOT NAME : **PLOT SCALE :** 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

WISDOT/CADDS SHEET 49



9

PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	CROSS SECTIONS: SWALE 3	SHEET	E

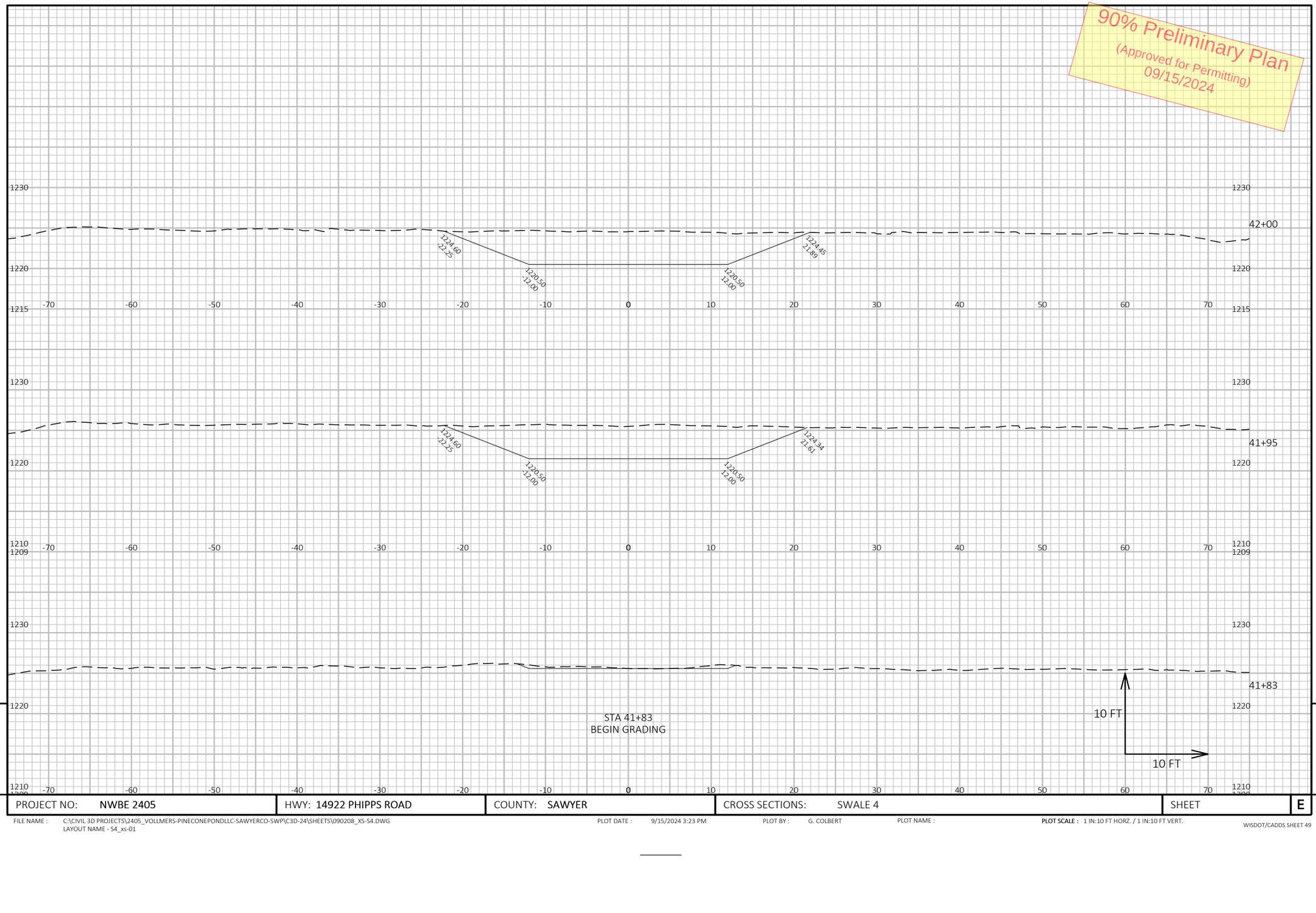
FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\090207_XS-S3.DWG
LAYOUT NAME - S3_xs-01

PLOT DATE : 9/15/2024 3:13 PM PLOT BY : G. COLBERT PLOT NAME :

PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

WISDOT/CADDS SHEET 49

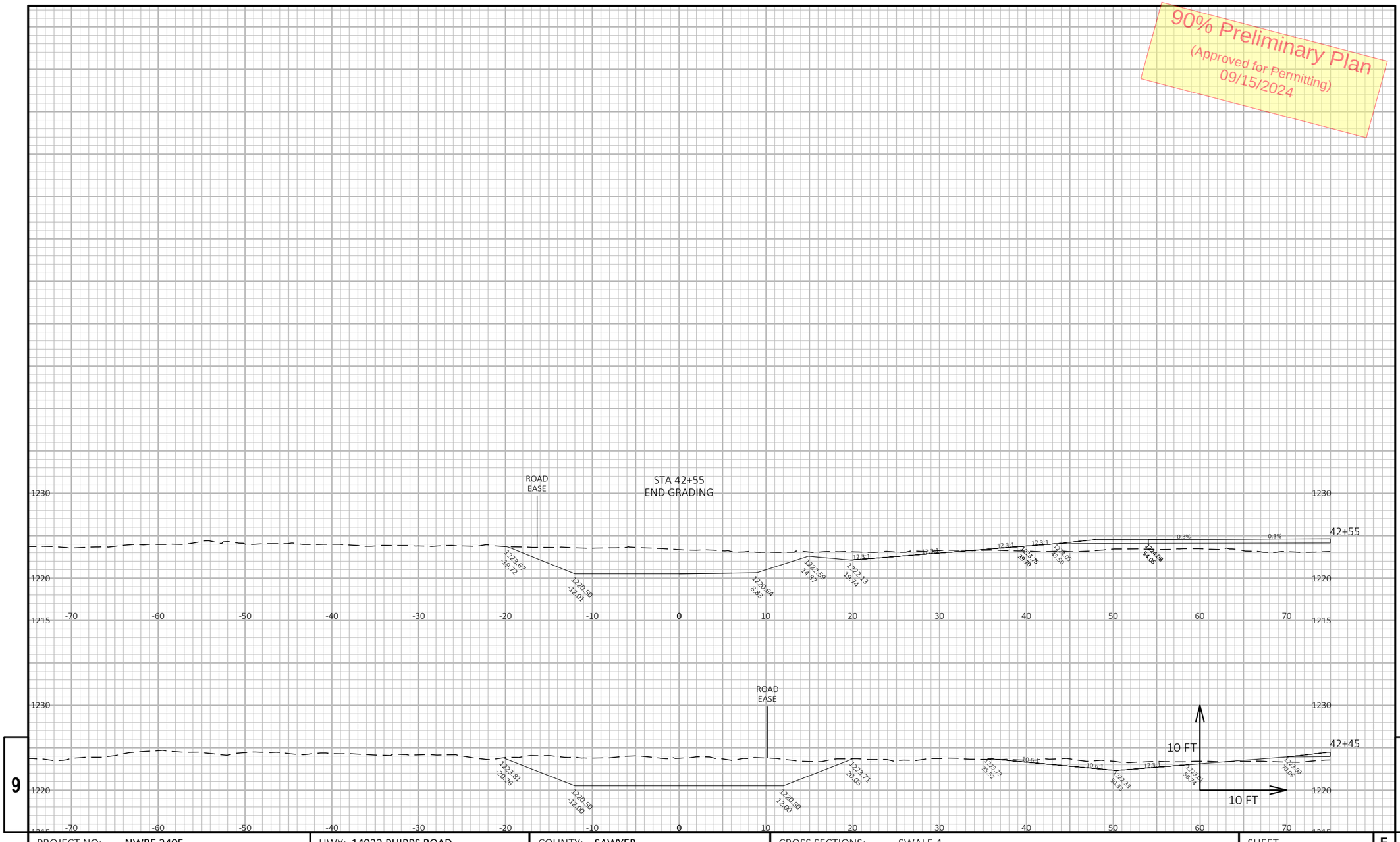
90% Preliminary Plan
(Approved for Permitting)
09/15/2024



PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	CROSS SECTIONS: SWALE 4	SHEET	E

FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\090208_XS-S4.DWG
LAYOUT NAME - S4_xs-01
PLOT DATE : 9/15/2024 3:23 PM
PLOT BY : G. COLBERT
PLOT NAME :
PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.
WISDOT/CADDS SHEET 49

90% Preliminary Plan
(Approved for Permitting)
09/15/2024



PROJECT NO: NWBE 2405	HWY: 14922 PHIPPS ROAD	COUNTY: SAWYER	CROSS SECTIONS: SWALE 4	SHEET	E

FILE NAME : C:\CIVIL 3D PROJECTS\2405_VOLLMERS-PINECONEPONDLLC-SAWYERCO-SWP\C3D-24\SHEETS\090208_XS-S4.DWG
LAYOUT NAME - S4_xs-02

PLOT DATE : 9/15/2024 3:23 PM PLOT BY : G. COLBERT PLOT NAME :

PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

WISDOT/CADDS SHEET 49

2025 CALENDAR

www.wiki-calendar.com

JANUARY

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

FEBRUARY

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

MARCH

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

APRIL

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

MAY

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

JUNE

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

JULY

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

AUGUST

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

SEPTEMBER

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

OCTOBER

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

NOVEMBER

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

DECEMBER

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

HOLIDAYS AND OBSERVANCES:

Jan 1 - New Year's Day
Jan 20 - Martin Luther King Jr. Day
Jan 20 - Inauguration Day
Feb 14 - Valentine's Day
Feb 17 - Presidents' Day
Mar 17 - St. Patrick's Day
Apr 15 - Tax Day
Apr 20 - Easter Sunday
Apr 21 - Easter Monday
May 5 - Cinco de Mayo
May 11 - Mother's Day
May 26 - Memorial Day
Jun 14 - Flag Day
Jun 15 - Father's Day
Jun 19 - Juneteenth
Jul 4 - Independence Day
Sep 1 - Labor Day
Oct 13 - Columbus Day
Oct 31 - Halloween
Nov 4 - Election Day
Nov 11 - Veterans Day
Nov 27 - Thanksgiving Day
Nov 28 - Black Friday
Dec 24 - Christmas Eve
Dec 25 - Christmas Day
Dec 31 - New Year's Eve