Sawyer County

Agenda

Zoning Committee Meeting

Friday, November 15, 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 - 11 d. Approval of Previous Meeting Minutes

A copy of the audio recording of this meeting and video may be found at sawyercountygov.org website.

10-18-2024 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

12 - 26 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 #008-937-20-1404, 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. Discussion/Action (previously postponed from October 18, 2024 Zoning Committee Meeting)

CUP #24-012, Ronald & Laura Zook pkt.

b. Discussion/Action 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 #008-937-20-1404, 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. Discussion/Action (previously postponed from October 18, 2024 Zoning Committee Meeting)

4. CONDITIONAL USE APPLICATIONS

27 - 35

a. A Public Hearing in the Town of Draper. CUP #24-021. Owner: Brenda Montero. Part of the NW ¼ of the SW ¼; S06, T39N, R04W; Parcel #006-439-06-3201; Tax ID #6477; 5.54 total acres; Zoned Forestry One (F-1) & Residential/Recreational One (RR-1). Permit desired for: As per Sawyer County Code of Ordinance Appendix D; Section 17.2(B)(7) professional office/studio as use would be occurring in RR-1 District. This would include a shed area to be used as a healing message studio. Focus will be on healing therapies, energizing, balancing & relaxation. Services offered: Acupressure, message for chronic tension & stress relief, myofascial. By appointment only. Hours 10am – 5pm, Monday – Sunday. No plumbing.
CUP #24-021, Brenda Montero pkt.

b. Discussion/Action in the Town of Draper. CUP #24-021. Owner: Brenda Montero. Part of the NW ¼ of the SW ¼; S06, T39N, R04W; Parcel #006-439-06-3201; Tax ID #6477; 5.54 total acres; Zoned Forestry One (F-1) & Residential/Recreational One (RR-1). Permit desired for: As per Sawyer County Code of Ordinance Appendix D; Section 17.2(B)(7) professional office/studio as use would be occurring in RR-1 District. This would include a shed area to be used as a healing message studio. Focus will be on healing therapies, energizing, balancing & relaxation. Services offered: Acupressure, message for chronic tension & stress relief, myofascial. By appointment only. Hours 10am – 5pm, Monday – Sunday. No plumbing.

36 - 46

c. A Public Hearing in the Town of Winter. CUP #24-022. Owner: Joseph Schnering. Part of Government Lot 6, S31, T41N, R05W; Parcel #032-540-31-5605; Tax ID #36426; 5.0 total acres; Zoned Residential/Recreational One (RR-1). Permit desired for: a day spa/salon as per Sawyer County Code of Ordinance Appendix D,

Section 17.2 (B)(4)(7). Hours would be by appointment only between 8am – 6pm, one (1) to three (3) days a week maximum. This service be open for the guests of Bucktail Lodge. Services would be haircuts, coloring & styling.
CUP #24-022, Joseph Schnering pkt.

d. Discussion/Action in the Town of Winter. CUP #24-022. Owner: Joseph Schnering. Part of Government Lot 6, S31, T41N, R05W; Parcel #032-540-31-5605; Tax ID #36426; 5.0 total acres; Zoned Residential/Recreational One (RR-1). Permit desired for: a day spa/salon as per Sawyer County Code of Ordinance Appendix D, Section 17.2 (B)(4)(7). Hours would be by appointment only between 8am – 6pm, one (1) to three (3) days a week maximum. This service be open for the guests of Bucktail Lodge. Services would be haircuts, coloring & styling.

5. PRELIMINARY PLAT REVIEW

47 - 55

a. A Public Hearing in the Town of Bass Lake for "Sugar Bush" Preliminary County Subdivision Plat for 7 Lot proposal. Located in Government Lot; S04, T39M, R9W; Bass Lake, Sawyer County. Owner: Paul Danczyk. This requires Zoning Committee acceptance, conditional acceptance or rejection. Please call the Zoning Office for more information.
11-15-24 Preliminary Sugar Bush pkt.

b. Discussion/Action in the Town of Bass Lake for "Sugar Bush" Preliminary County Subdivision Plat for 7 Lot proposal. Located in Government Lot; S04, T39M, R9W; Bass Lake, Sawyer County. Owner: Paul Danczyk. This requires Zoning Committee acceptance, conditional acceptance or rejection. Please call the Zoning Office for more information.

6. FINAL PLAT REVIEW

56 - 72

a. A Public Hearing for "The Preserve – Phase 1" Final County Subdivision Plat for 22 lot proposal including 3 outlots. Owner: The Preserve at MBF, LLC c/o Jeremy Hill. Located in the Town of Hayward. This requires Zoning Committee acceptance, conditional acceptance or rejection. Please call or stop in at the Zoning Office for more information.

https://drive.google.com/file/d/16Wskn5KyT3X8ncpKbIcMdecfhtlVPPZG/view (Wetland Delineation Report)
11-15-24 Final Plat The Preserve Phase 1

b. Discussion/Action for "The Preserve – Phase 1" Final County Subdivision Plat for 22 lot proposal including 3 outlots. Owner: The Preserve at MBF, LLC c/o Jeremy Hill. Located in the Town of Hayward. This requires Zoning Committee acceptance, conditional acceptance or rejection. Please call or stop in at the Zoning Office for

more information.

73 - 92 c. A Public Hearing for “The Preserve – Phase 2” Final County Subdivision Plat for 30 lot proposal including 12 outlots. Owner, The Preserve at MBF, LLC c/o Jeremy Hill. Located in the Town of Round Lake. This requires Zoning Committee acceptance, conditional acceptance or rejection. Please call or stop in at the Zoning Office for more information.

https://drive.google.com/file/d/16Wskn5KyT3X8ncpKbIcMdecfhtlVPPZG/view (Wetland Delineation Report)
11-15-24 Final Plat Map The Preserve Phase 2

d. Discussion/Action for “The Preserve – Phase 2” Final County Subdivision Plat for 30 lot proposal including 12 outlots. Owner, The Preserve at MBF, LLC c/o Jeremy Hill. Located in the Town of Round Lake. This requires Zoning Committee acceptance, conditional acceptance or rejection. Please call or stop in at the Zoning Office for more information.

7. NEW BUSINESS

a. Any New business that may come before the Committee for 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
October 18, 2024, 8:30 am

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

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

PRELIMINARY MATTERS
a) Call to Order and Roll Call
Shuman called the Public Hearing before the Sawyer County Zoning Committee to order at 8:30 AM in the Sawyer County Courthouse, 10610 Main St., Hayward, Wisconsin. Roll called finding present: Buckholtz – absent, Shuman, Wilson, Suralski, Savitski and Kariainen - all present. From the Zoning Office Kozlowski and Marks. Rebecca Roeker legal counsel for Sawyer County - Virtual

b) Pledge of Allegiance

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

d) Approval of September 20, 2024 Minutes. Motion by Suralski to approve the September 20, 2024 minutes as presented. Second by Savitski. All in favor.

e) Public Comment by: Douglas Kurtzweil Town of Hunter resident, Linda Zillmer, Edgewater property owner and Village of Edgewater resident, Steve Beining, Town of Draper resident.

REZONE APPLICATION
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. Kozlowski reads the application, staff report, Town recommendation (tabled), no comment letters returned. Motion to open the public hearing portion of the application by Wilson, second by Suralski, All in favor. Ronald Zook, owner speaks in favor of the application, Jesse Miller, buyer speaks in favor of the application. Linda Zillmer, Town of Edgewater property owner, Village of Birchwood resident neither speaks in favor or against the application. Douglas Kurtzweil, Town of Hunter resident

neither speaks in favor or against the application. Motion by Wilson to close the public hearing portion of the application, second by Savitski. All in favor. Kozlowski reads the discussion/action portion of the application. Motion by Wilson to table the application until November so the Town of Edgewater may get their recommendation to the Committee, second by Kariainen. Roll call finds: Suralski -yes, Wilson – yes, Shuman – yes, Savitski – yes, Kariainen – yes. All in favor.

b) 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. Kozlowski reads the application, staff report, Town recommendation (approved), no comment letters returned. Motion to open the public hearing portion of the application by Savitski, second by Suralski. All in favor. Wenda Whitacre, owner speaks in favor of the application. Brad Whitacre, owner speaks in favor of the application. No other comments. Motion to close the public hearing portion of the application by Suralski, second by Kariainen. All in favor. Kozlowski reads the discussion/action portion of the application. Motion by Savitski to approve the application with Findings of Fact: 1) Promote the public health, safety, convenience and general welfare. 2) Encourage planned and orderly land use development. 3) Protect property values and the property tax base. 4) Permit the careful planning and efficient maintenance of highway systems. 5) Ensure adequate highway, utility, health, educational and recreational facilities. 6) Recognize the needs of agriculture, forestry, industry and business in future growth. 7) Encourage uses of land and other natural resources which are in accordance with their character and adaptability. 8) Provide adequate light and air, including access to sunlight for solar collectors and to wind for wind energy systems. 9) Encourage the protection of groundwater resources. 10) Preserve wetlands. 11) Conserve soil, water and forest resources. 12) Protect the beauty and amenities of landscape and man-made developments. 13) Provide healthy surroundings for family life. 14) Promote the efficient and economical use of public funds. Second by Wilson. Roll call finds Suralski – yes, Shuman – yes, Wilson – yes, Savitski – yes, Kariainen yes. All in favor.

CONDITIONAL USE APPLICATION

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. Kozlowski reads the application, staff report, Town recommendation (denied), no comment letters returned. Motion to open the public hearing portion of the application by Wilson, second by Savitski. All in favor. Robert Miles, owner speaks in favor of the application. Discussion held. Rebecca Roeker, council advises. Discussion held. Linda Zillmer, Edgewater property owner and Village of Birchwood resident speaks. Motion to come out of the public hearing portion of the application by Wilson, second by Suralski. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held by Committee and Kozlowski. Motion to deny the application by Wilson with same reasons as the Town Findings:1) It is not a structure that qualifies for a conditional use. 2) It is not in compliance with the Town or County Ordinance. 3) It is not in compliance with the spirit or intent of the Sawyer County Zoning Ordinance and Town of Bass Lake comprehensive Plan (section 8.10). Other reasons: 1) It doesn’t fall into uses allowed by Zone district. 2) It would be damaging to the rights of others and property values in the area. 3) It is not compatible with the surrounding use, 4) It would have a negative effect on the

development of residential dwellings. 5) This is a non-conforming use and would be and would be unauthorized accessory structure on vacant land because of size. Roll call finds: Wilson - yes, Savitski – yes, Shuman – yes, Suralski -yes, Kariainen – yes. All in favor.

b) 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 #27-192 & #27-193; .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). Kozlowski reads the application, staff report, Town recommendation (approved), Sanitation district letter, no comment letters returned. Motion to open the public hearing portion of the application by Savitski, second by Kariainen. All in favor. Kassandra Gudis, owner speaks in favor of the application. No other comments. Motion to close the public hearing portion of the application by Savitski, second by Suralski. All in favor. Kozlowski reads the discussion/action portion of the application. Rebecca Roeker, Council advises. Motion by Kariainen to approve the application with conditions of: 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. Second by Suralski. 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. Roll call finds: Shuman – yes, Suralski – yes, Kariainen – yes, Savitski – yes. Wilson recused herself from the application and decision. All in favor.

c) 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 14.4 (B) (5) 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. Kozlowski reads the application, staff report, Town recommendation (approved), 1 comment letter returned. Motion by Suralski to open the public hearing portion of the application, second by Savitski. All in favor. Lynn Runge, agent speaks in favor of the application, shows map of plans. Discussion held with Committee. Douglas Kurtzweil speaks neither in favor or against the application. No other comments. Motion to close the public hearing portion of the application by Savitski, second by Wilson. All in favor. Kozlowski reads the discussion/action portion of the application. Motion to approve the application by Suralski with condition of 1) 65 dog limit. 2) Obtain licensing requirements from DATCP including any Veterinary Services. 3) Entrance to be located off Dorscheid Road. 4) Possible vegetation screening requirements. 5) Must meet all Sign Ordinance requirements as specified in the Sawyer County Zoning Ordinance. 6) All other Town, County, State, Federal Laws are followed. 7) CUP for potential "kennel/animal rescue facility including veterinary

services" to stay with the property and not just the owner. It is anticipated that if facility is built any future owner would be interested in continuing the same use. Second by Savitski. Finding 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. Roll call finds: Savitski -yes, Wilson – yes, Suralski – yes, Shuman – yes, Kariainen – yes. All in favor.

5-minute break called. Shuman calls the meeting back to order at 10:16am.

FINAL PLAT REVIEW

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. Kozlowski goes over the conditions for the Preliminary Map. Conditions were approved. Motion to open the public hearing portion of the Plat Map by Savitski, second by Wilson. All in favor. Kozlowski reads the Town approval. No opinion letters returned. John Vollmer, owner speaks in favor of the Plat. No other comments. Motion by Savitski to close the public hearing portion of the Plat, second by Wilson. All in favor. Kozlowski reads the discussion/action portion of the Plat. Motion by Kariainen to approve the Final Plat Map for Pine Cone Pone LLC, second by Savitski. No other discussion held. Roll calls finds: Wilson – yes, Suralski – yes, Shuman – yes, Savitski – yes, Kariainen – yes. All in favor.

PLAT REVIEW

a) "The Preserve" Phase #3 Extension requested for 19 lots and 5 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. Kozlowski explains the need to postpone the Plat Map request. Jeremy Hill, owner speaks in favor of the extension request. Motion to approve the extension request by Wilson, second by Kariainen. All in favor. Roll call finds: Kariainen -yes, Wilson – yes, Suralski – yes, Savitski – yes, Shuman – yes. All in favor.

NEW BUSINES

a)2025 Meeting Dates. Kozlowski reads and explains the one date change because of a Holiday. Motion by Savitski to approve the 2025 meeting dates, second by Suralski. All in favor.

b)Multi-Dwelling Development Ordinance Amendment. Kozlowski explains updates. Suggests having a AD-HOC Committee and having some Town Board Supervisors to serve. Discussion

held by Committee, Albarado (County Administrator) and Kozlowski. Motion to approve request by Savitski, second by Suralski. All in favor.

c) Any other business that may come before the Committee. Kozlowski explains Notification deadlines and Timelines of the work in the Zoning Office. County Administrator, Andy Albarado speaks of the by-laws and how things are notified. Marks explains the process. Discussion held.

ADJOURNMENT

Shuman adjourns the meeting at 10:50am.

Minutes prepared by Kathy Marks, Deputy Zoning & Conservation Administrator.

***For more information please contact our office or see our website at sawyercountygov.org

Rezone Request
STAFF REPORT (Amended)

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 #008-937-20-1404, 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 and materials onsite. As per Sawyer County Code of Ordinance – Appendix D - Section 17.6(A). Previous discussion/action portion was postponed pending the Town of Edgewater Decision

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 "Business" use within the Commercial-One zone district for a landscaping business including the ability to store equipment and materials onsite. Initially it was looked to see if a Conditional Use Permit could be applied for this "landscaping business". However, the A-1 District does not include a specialized use of a "landscaping business" and ultimately the property is to be sold off separately if the rezone is approved. Being that the current portion of the lot is only 1.85 acres the existing A-1 zone district would not allow for a lot split of less than 5 acres. 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. The applicant would need to obtain DOT approval for State Hwy 48 access or Town Approval for

a driveway off of 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

~~715-296-5011~~ 715-931-0628

Phone _____ Email: countryside wi@outlook.com

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

Legal Description

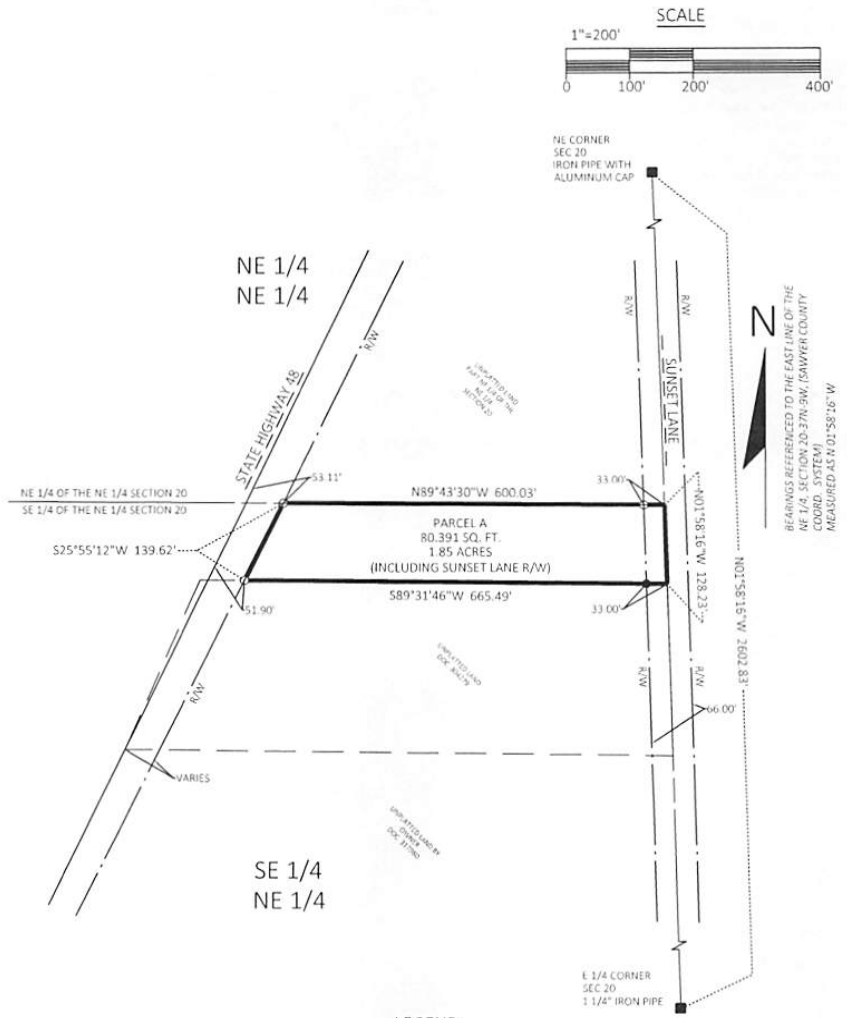
A part of the Southeast ¼ of the Northeast ¼, Section 20, Township 37 North, Range 9 West, Town of Edgewater, Sawyer County Wisconsin, more particularly described as follows:

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
• SEPT	SEPTIC VENT
• WELL	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

SHEET 2 OF 2

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:
RONALD A & LAURA E ZOOK
16205W STATE HWY 48
BIRCHWOOD WI 54817

Mailing Address:
RONALD A & LAURA E ZOOK
16205W STATE HWY 48
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

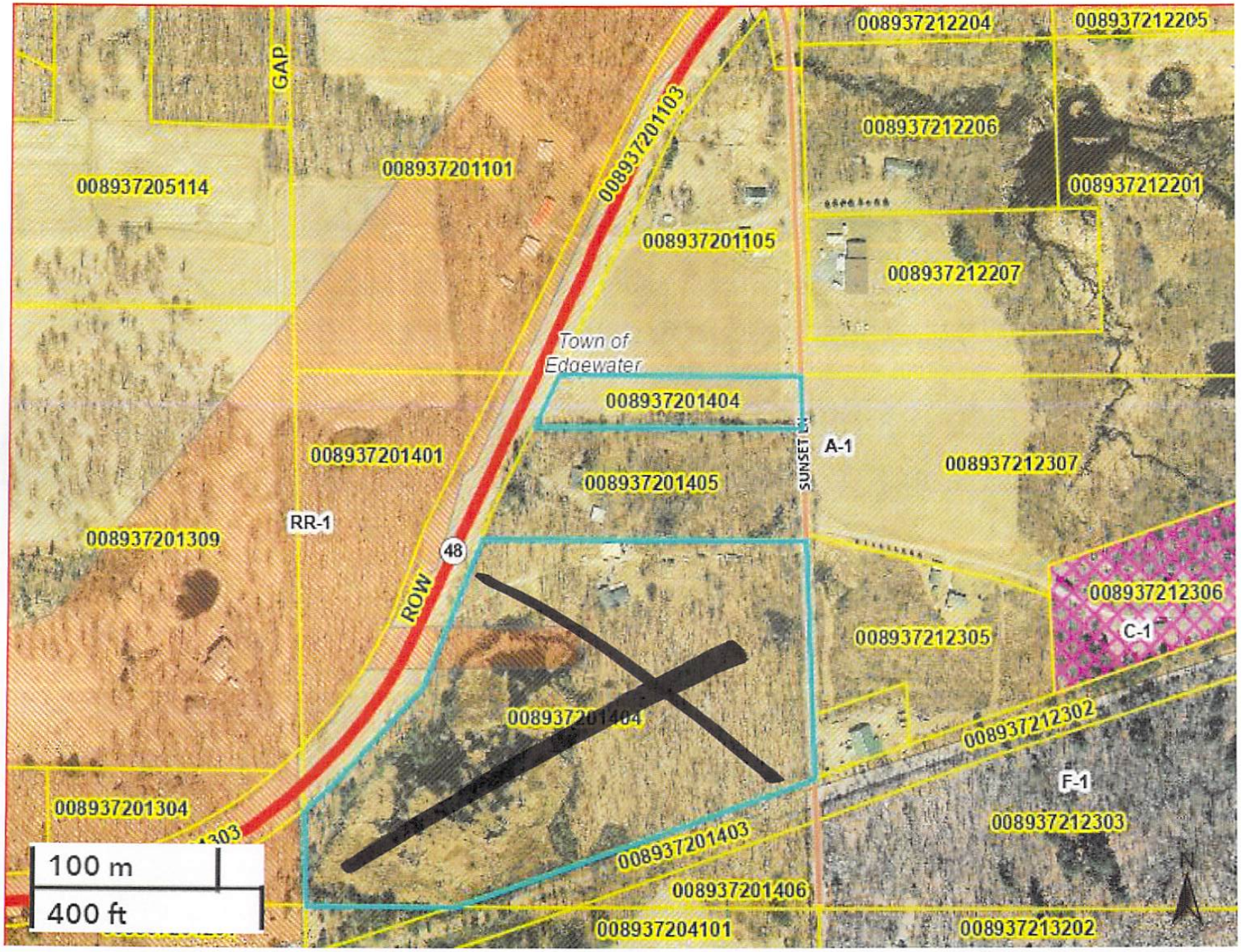
2024 Assessment Detail **Tribal Exempt** ☐

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
008937201103
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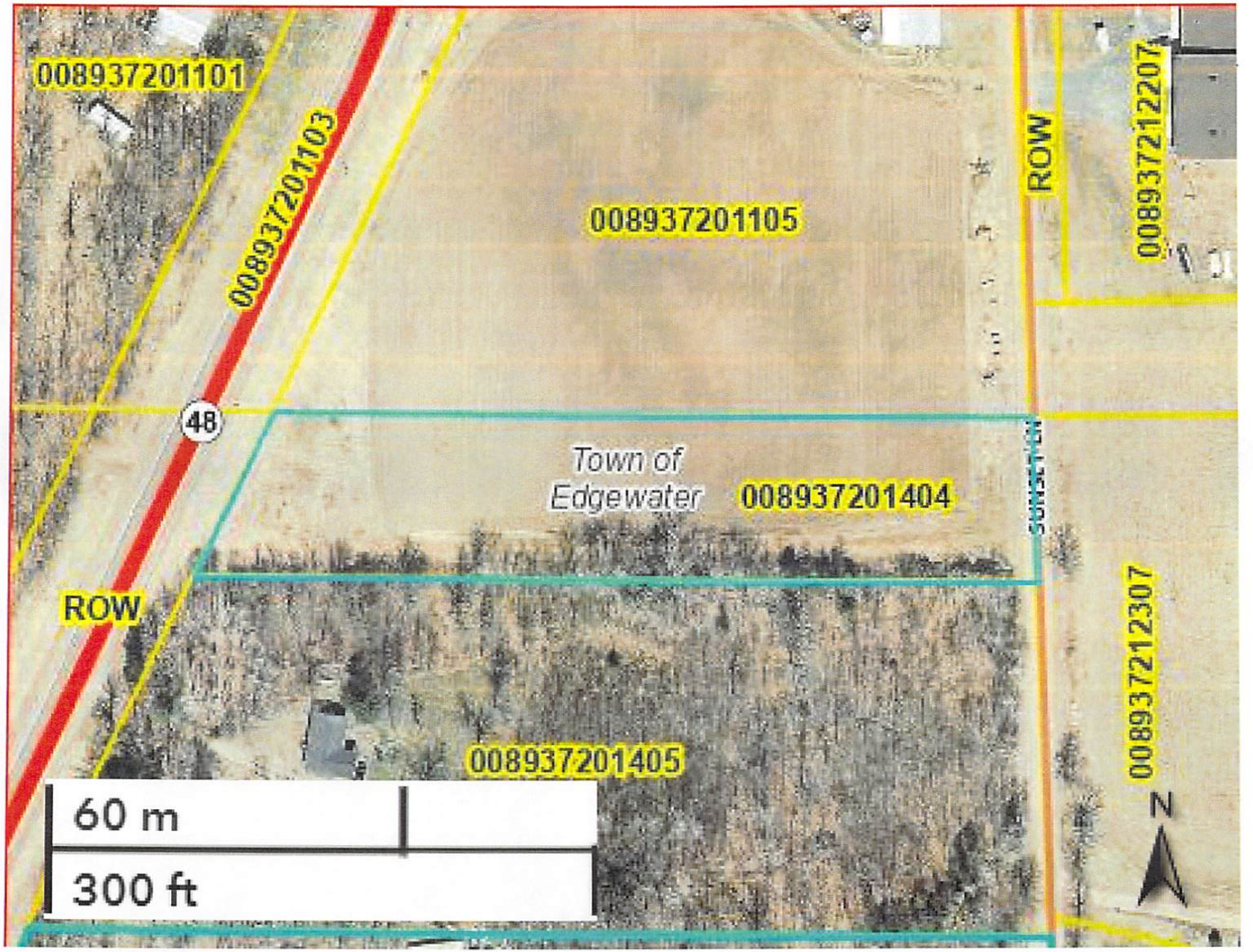
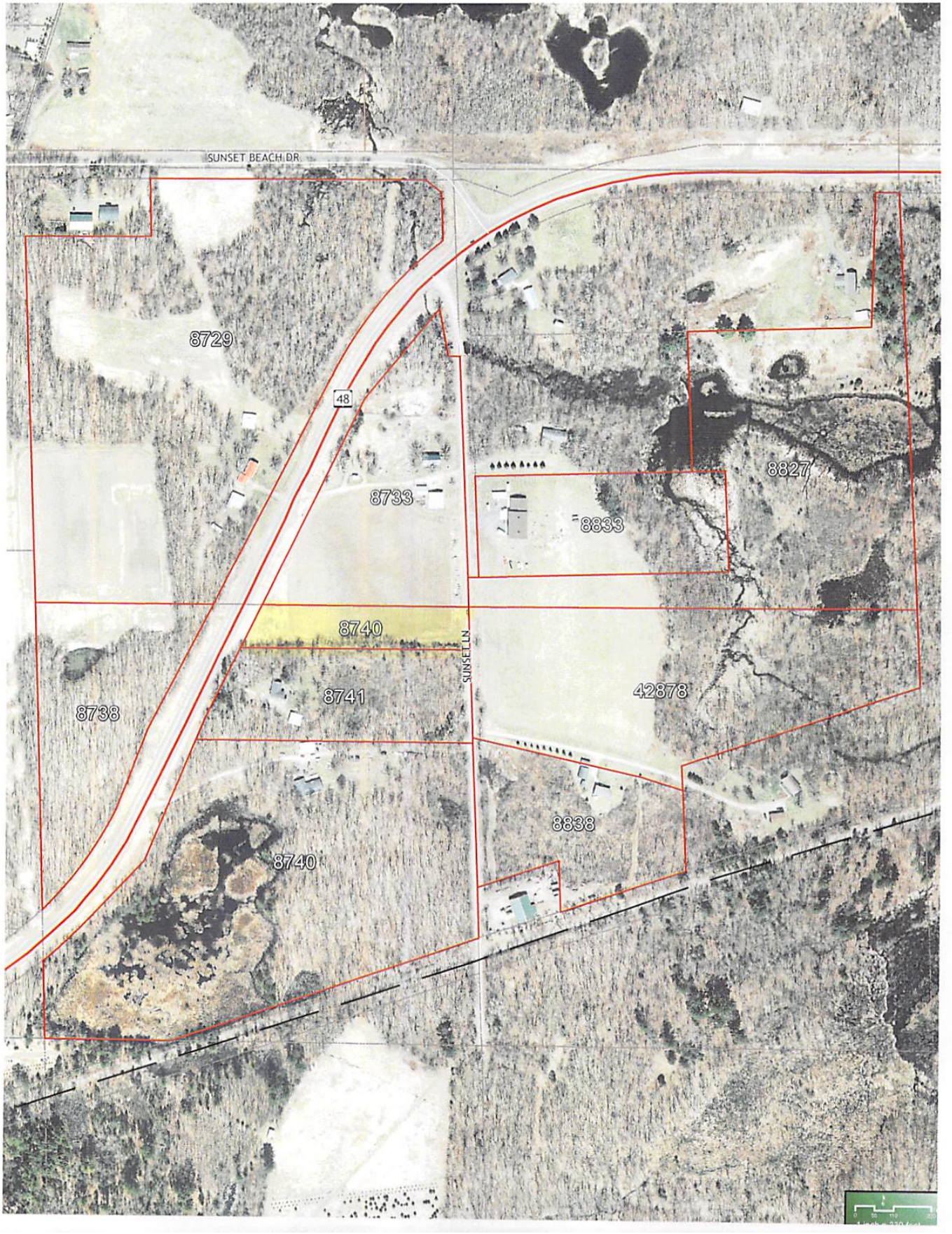
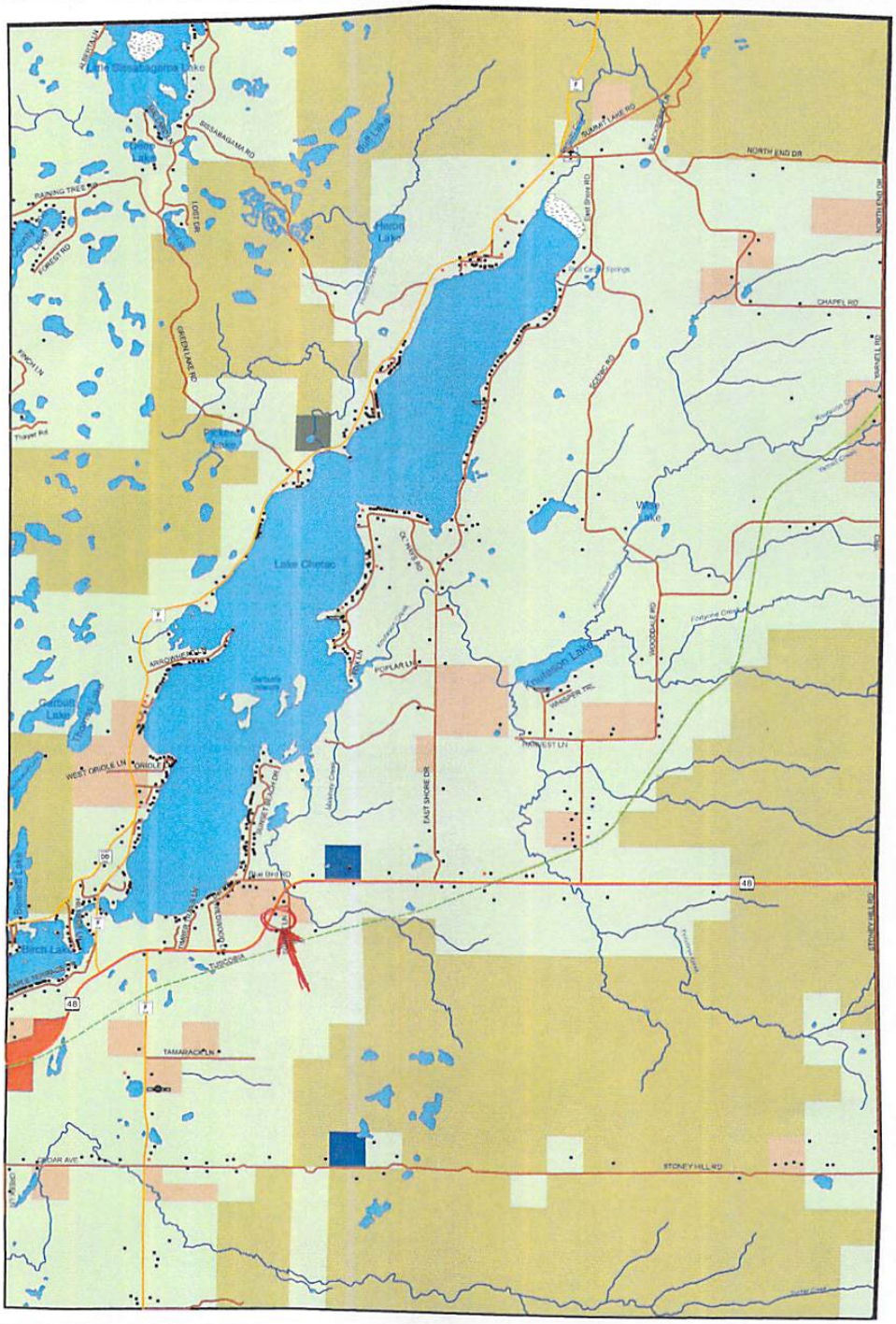
008937212201
008937201105
008937212207
Town of
Edgewater
008937201404
A-1
SUNSET LN
008937212307
008937201401
008937201405
RR-1
008937201309
48
ROW
008937212306
C-1
008937212305
008937201404
008937212302
F-1
008937201304
008937212303
008937201403
100 m
400 ft
008937201406
008937204101
008937213202

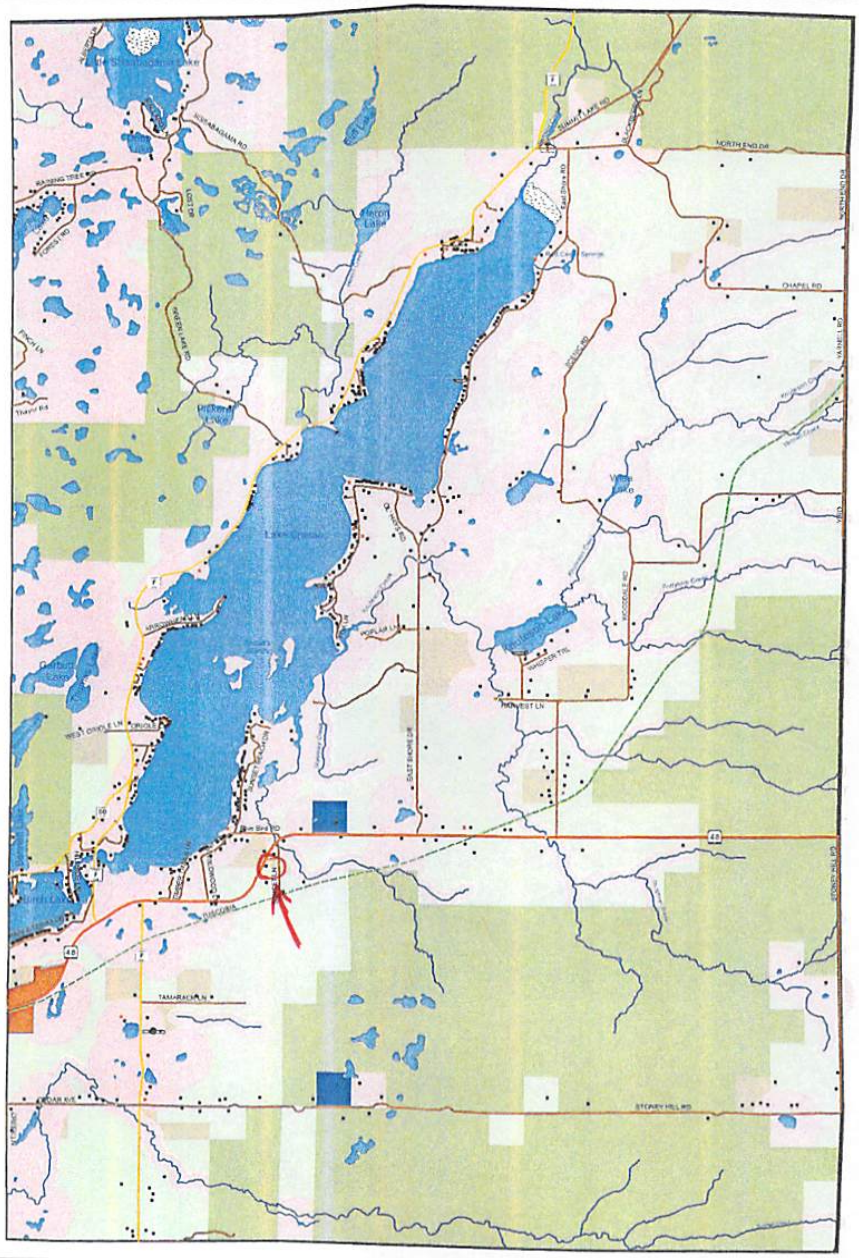

008937201101
008937201103
008937201105
ROW
008937212207
48
Town of
Edgewater
008937201404
SUNSET DR
ROW
008937212307
008937201405
60 m
300 ft
N


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

Town of Edgewater, Future Land Use Map 8.5



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.


45° 40' 39" N
45° 40' 34" N
91° 30' 15" W
91° 30' 4" W
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

Conditional Use Permit Request
STAFF REPORT

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

File: # CUP 24-021

Applicant:

Brenda Montero
7034N Clover Road North
Winter, WI 54896

Property Location & Legal Description:

Town of Draper. Part of the NW ¼ of the SW ¼; S06, T39N, R04W; Parcel #006-439-06-3201; Tax ID #6477; 5.54 total acres; Zoned Forestry One (F-1) & Residential/Recreational One (RR-1). Site Address: 7034N Clover Road North

Request:

Permit desired as per Sawyer County Code of Ordinance Appendix D; Section 17.2(B)(7) professional office/studio as use would be occurring entirely within the RR-1 District. This professional office/studio use would be conducted within a shed on the property and viewed as a healing massage studio. Focus will be on healing therapies, energizing, balancing & relaxation. Services offered: Acupressure, message for chronic tension & stress relief, myofascial. By appointment only. Hours 10am – 5pm, Monday – Sunday. No plumbing.

Project History & Summary of Request:

The applicant is requesting a Conditional Use Permit to operate a "massage healing studio". This studio use is to occurring in an existing shed on the property which has received an after-the-fact double fee Land Use Permit approval. Initially, the Sawyer County Zoning Department received notification of an illegal use and 2 new sheds added onto the property without proper permits. The sheds have now been permitted but this type of "massage studio use" would still require granting of a Conditional Use Permit. This property is split zoned. It is undetermined why the split zone district occurs here but the use and structures on the property all occurring within the RR-1 District. No additional use or structures are proposed within the F-1 District.

In conversation with the applicant dated 10/29/24 they are in the process of "renewing" their Department of Safety and Professional Service License # 3635-146 which is currently under an "expired" status. The applicant was also informed that they may be required to provide documentation for liability insurance for the business as well as documentation relating to an approved business with Wisconsin Department of Revenue and Wisconsin Department of Financial Institutions. At the point of creation of the staff report none of this information has been presented to the Sawyer County Zoning & Conservation Department. If the CUP is to be approved the CUP should run directly with the current property owner and not be transferable. Currently, no plumbing is occurring in this building and if plumbing was to occur it would need to be connected with a code complying sewer system and would require additional State Sanitary Permits. Any

non-plumbing sanitation devices would also require additional permits for the Sawyer County Zoning & Conservation Department.

Generally, comprehensive plans are viewed as guidelines for future land uses as it relates to potential rezone request. However, it is important to mention that as part of the Sawyer County Comprehensive Plan this particular request would be consistent with the Goals of Economic Development as it is "to create an environment that promotes job creation (self-proprietor) and retention through the management of planned growth in a manner that enhances the quality of life for current and future residents.

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 – Sunday between 10AM – 5PM
2. Owner to register business with Wisconsin Department of Financial Institutions, obtain license(s) through Department of Safety & Professional Services, register for taxes with Wisconsin Department of Revenue, and acquire business insurance. These potential conditions are requirements through other State Agencies. The business use is not to be conducted until documentation is provided to the Sawyer County Zoning & Conservation Department supporting these requirements are met. Failure to provide information and conducting business use may result in revocation of Conditional Use Permit.
3. Must meet all Sign Ordinance requirements as specified in the Sawyer County Zoning Ordinance
4. CUP to go with current owner of the property.
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.

SAWYER COUNTY

RECEIVED SEP 04 2024 SAWYER COUNTY ZONING ADMINISTRATION

Conditional Use Public Hearing Application **Application #** 24-021

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:
Brenda Montero
7034 N Clover Rd
Winter WI 54856

Phone: 715 609 0230 **Email:** healinghandz313@gmail.com.

Property description including Parcel Number:
Parcel #0064 39-06-3201. 5.54 ACRES
Town of Draper Prt NW SW Sec 6, T39N, R04W
Day ID # 6477
7034N Clover Rd
F-1 & RR-1

Permit desired for:
As per Sawyer County Code of Ordinances - Appendix D - Section 17.2(B)(7) professional office/studio. Shed area to be used as a message healing studio.
Focus on Healing Therapies, Energetic Balancing and Relaxation
Service offered: Massage for chronic tension & Stress Relief. Acupressure, Myofascial
~~Times: 10am~~ - By Appointment Only. 10AM - 5PM, Monday-Sunday
- NO Plumbing

Brenda Montero
Brenda Montero.

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 Date of Public Hearing: November 15, 2024
Gravel Pit renewal $300.00 Rev January 2023

Real Estate Sawyer County Property Listing

Today's Date: 9/5/2024

Property Status: Current

Created On: 2/6/2007 7:55:12 AM

Description

Updated: 2/7/2011

Tax ID:	6477
PIN:	57-006-2-39-04-06-3 02-000-000010
Legacy PIN:	006439063201
Map ID:	.10.1
Municipality:	(006) TOWN OF DRAPER
STR:	S06 T39N R04W
Description:	PRT FRAC NWSW
Recorded Acres:	5.540
Calculated Acres:	5.487
Lottery Claims:	1 **LC Note**
First Dollar:	Yes
Zoning:	(F-1) Forestry One (RR1) Residential/Recreational One
ESN:	429

Tax Districts

Updated: 2/6/2007

1	State of Wisconsin
57	Sawyer County
006	Town of Draper
576615	Winter School District
001700	Technical College

Recorded Documents

Updated: 10/21/2021

WARRANTY DEED
Date Recorded: 10/20/2021 **435376**

TRANSFER ON DEATH DEED
Date Recorded: 3/8/2010 365523

WARRANTY DEED
Date Recorded: 1/16/2004 318767

Ownership

Updated: 10/21/2021

BRENDA MONTERO WINTER WI

Billing Address:
BRENDA MONTERO
7034N CLOVER RD NORTH
WINTER WI 54896

Mailing Address:
BRENDA MONTERO
7034N CLOVER RD NORTH
WINTER WI 54896

Site Address

* indicates Private Road

7034N CLOVER RD NORTH WINTER 54896

Property Assessment

Updated: 8/22/2016

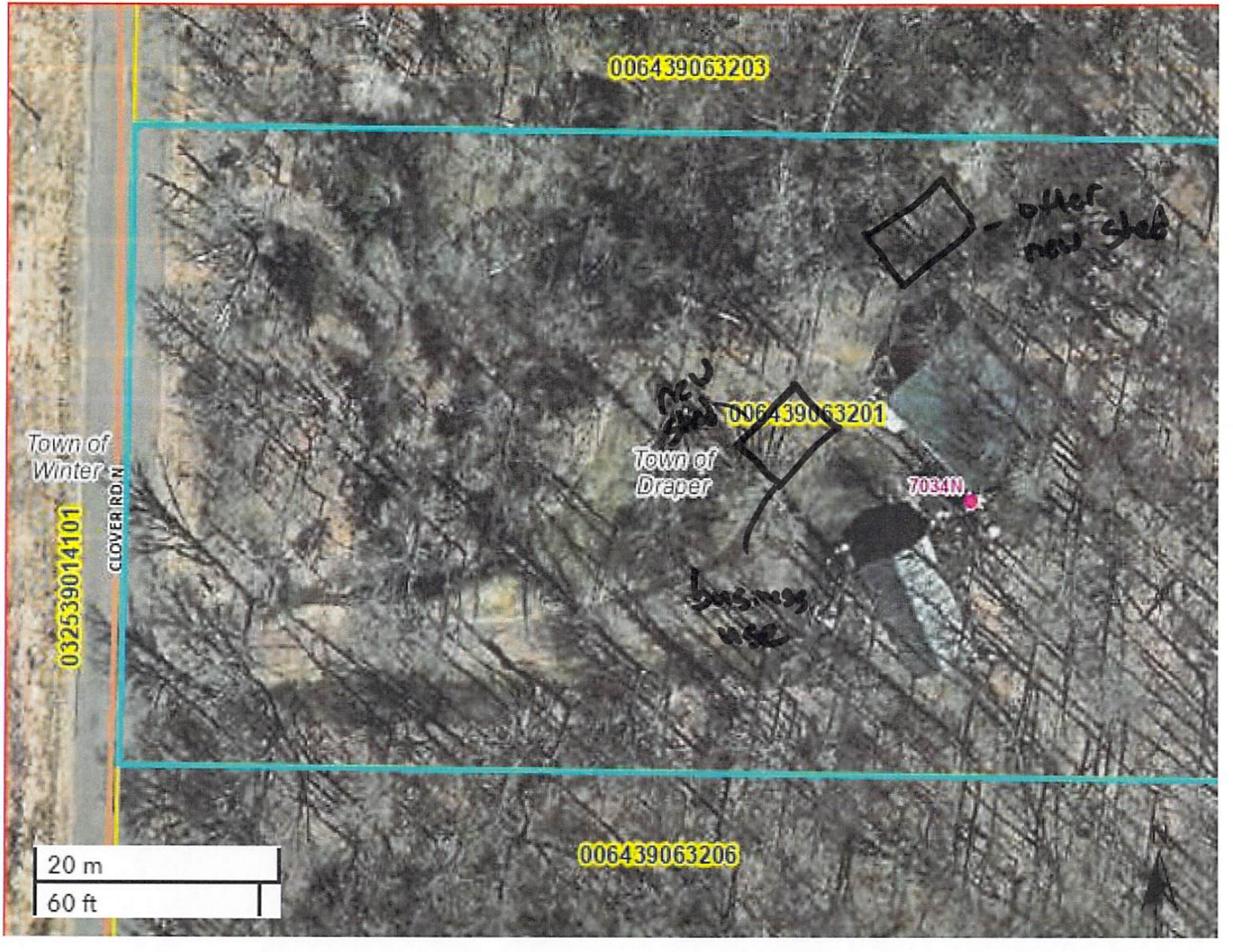
2024 Assessment Detail **Tribal Exempt** ☐

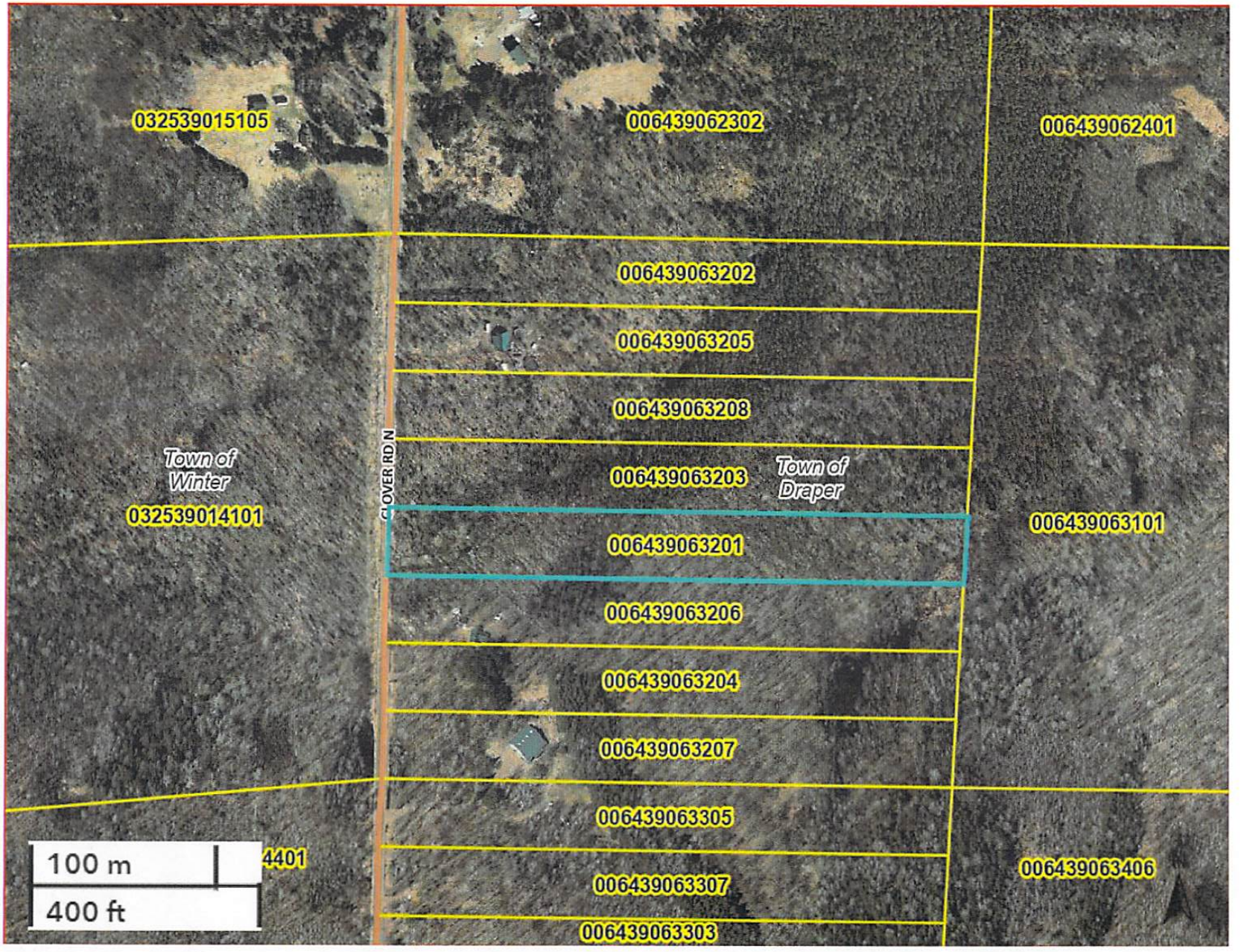
Code	Acres	Land	Imp.
G1-RESIDENTIAL	5.540	14,700	41,400

2-Year Comparison	2023	2024	Change
Land:	14,700	14,700	0.0%
Improved:	41,400	41,400	0.0%
Total:	56,100	56,100	0.0%

Property History

N/A


006439063203
other new shed
new shed
006439063201
Town of Draper
7034N
business use
Town of Winter
CLOVER RD N
032539014101
006439063206
20 m
60 ft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Town of Winter
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006439063201
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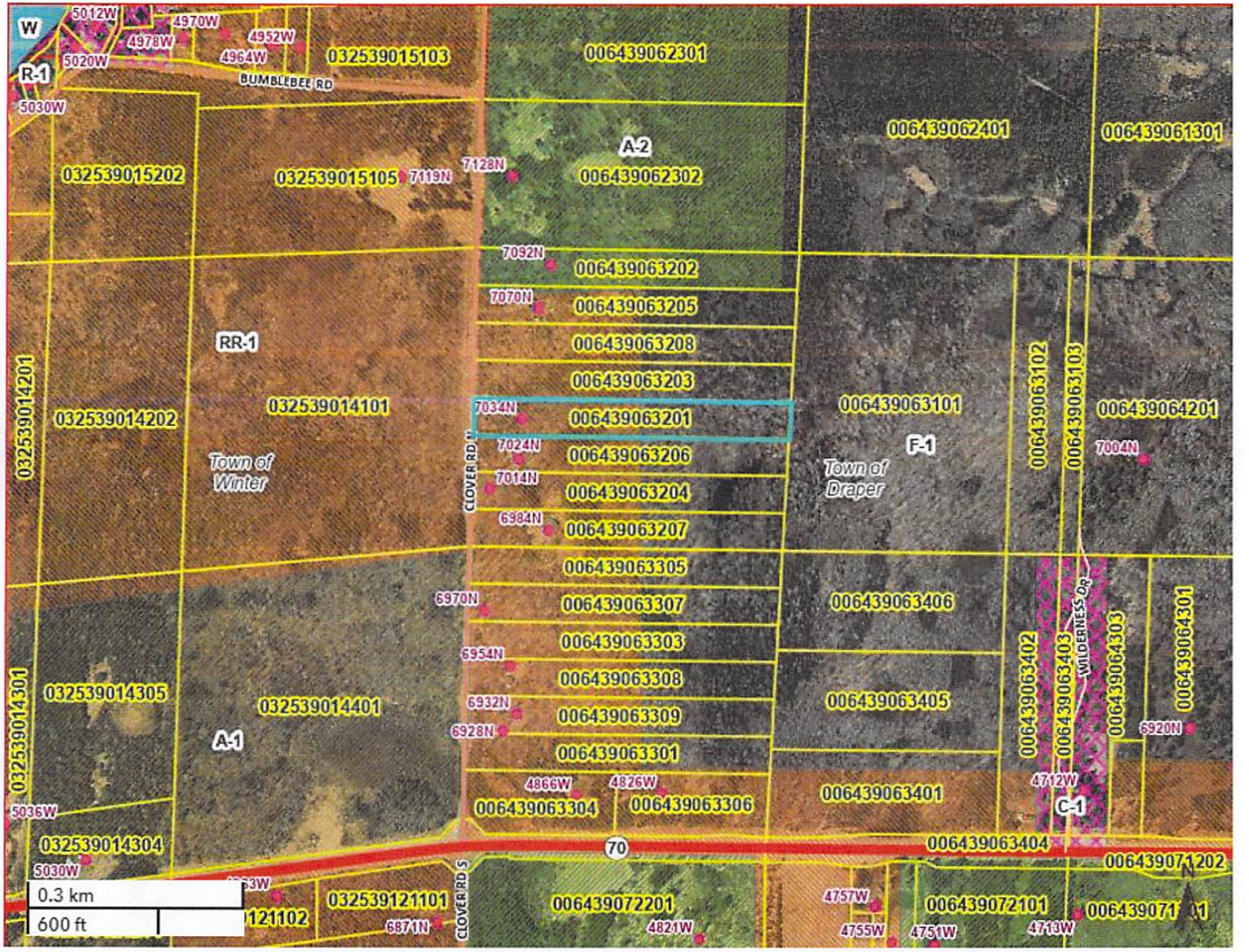
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4978W
4952W
5020W
4964W
BUMBLEBEE RD
5030W
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A-2
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006439061301
032539015202
032539015105
7119N
7128N
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006439063101
006439064201
7024N
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F-1
7004N
Town of Winter
7014N
006439063204
Town of Draper
CLOVER RD N
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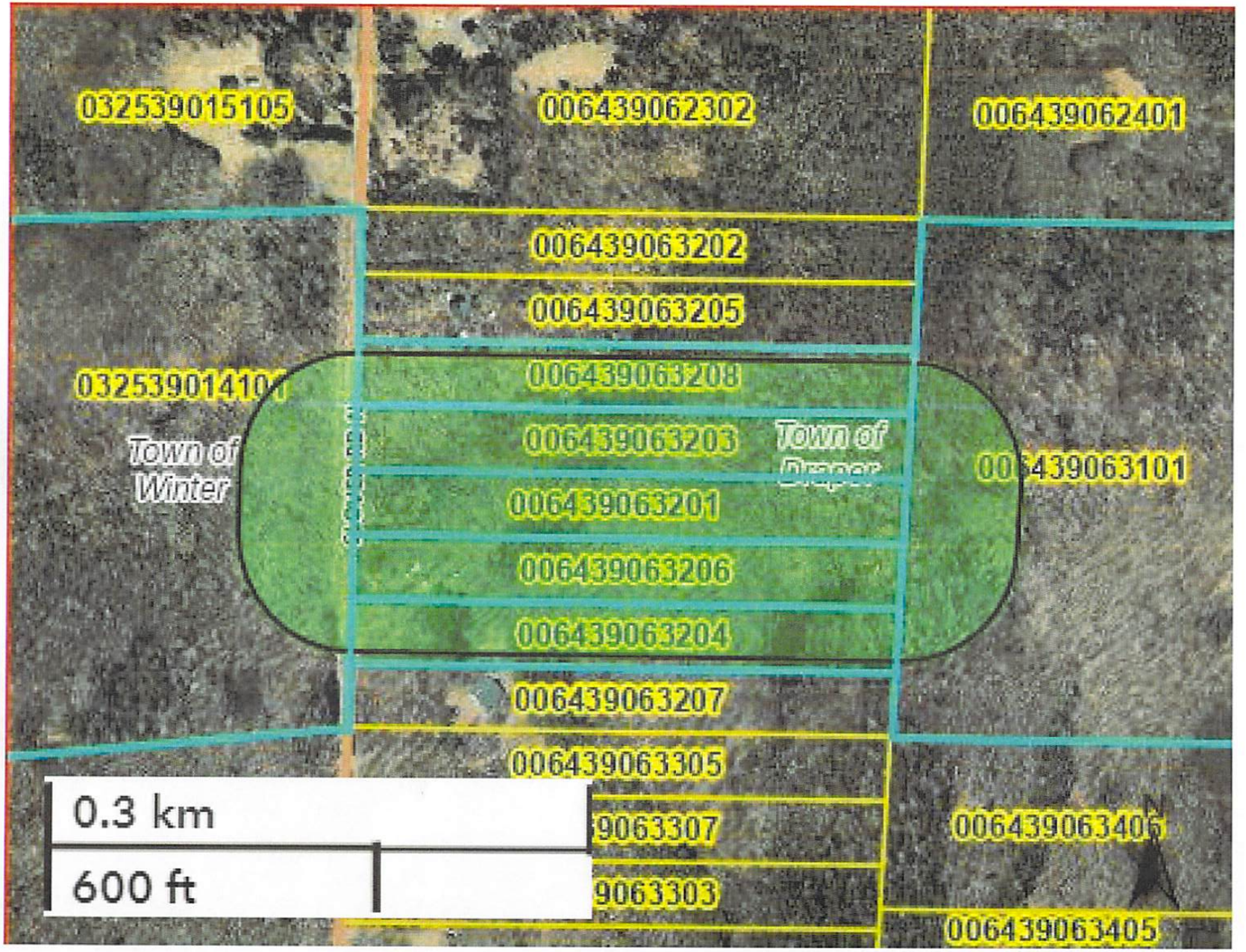
6954N
006439063308
WILDERNESS DR
032539014305
032539014401
6932N
006439063309
006439063405
006439063402
006439063403
006439064303
006439064301
6928N
6920N
A-1
032539014301
006439063301
4866W
4826W
4712W
006439063304
006439063306
006439063401
C-1
5036W
032539014304
70
006439063404
5030W
006439071202
0.3 km
600 ft
032539121101
121102
CLOVER RD S
006439072201
4757W
006439072101
6871N
4821W
4755W
4751W
4713W


032539015105
006439062302
006439062401
006439063202
006439063205
006439063208
006439063203
Town of
Winter
Town of
006439063101
006439063201
006439063206
006439063204
006439063207
006439063305
0.3 km
600 ft
9063307
9063303
006439063406
006439063405

Conditional Use Permit Request
STAFF REPORT

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

File: # CUP 24-022

Applicant:

Joseph Schnering
W7014 Circle B Road
Winter, WI 54896

Property Location & Legal Description:

Town of Winter. Part of Government Lot 6, S31, T40N, R05W; Parcel #032-540-31-5605; Tax ID #36426; 5.0 total acres; Zoned Residential/Recreational One (RR-1). Site Address 7014 Circle B Road

Request:

Permit desired as per Sawyer County Code of Ordinance Appendix D; Section 17.2(B)(4) & (7) for a (Hair Salon) & (professional office/studio) as use would be occurring entirely within the RR-1 District. As per the applicant's statement this use would be as a "day spa" offering haircuts, coloring, and styling. This professional office/studio use would be conducted within an existing building on the property currently referred to as Cabin 1 (Bayview Cabin)

Project History & Summary of Request:

The applicant is requesting a Conditional Use Permit to operate a "day spa use". This studio use is to occur in an existing cabin located on an existing resort property. The cabin would be renovated to the new use if the CUP is approved. Sewer system sizing has already been conducted by the Zoning & Conservation Department. A "salon use" as defined by DSPS is slightly less Gallons Per Day equivalent to a 1 bedroom sewer system size. There is currently a Sanitary Permit on file with the Zoning & Conservation Department that shows the sizing of the existing cabin as a 1 bedroom sizing. A "reconnect" Sanitary Permit would be required to show this change of use to the existing sewer system if the CUP is approved.

The current owner's fiancé, Krista Haus, would be the individual holding Department of Safety and Professional Service License # 75054 - 82. This license currently has an "active" status as a Cosmetologist. The applicant was also informed that they may be required to provide documentation for liability insurance for the business as well as documentation relating to an approved business with Wisconsin Department of Revenue, Wisconsin Department of Financial Institutions, and Department of Safety and Professional Services. At the point of creation of the staff report none of this information has been presented to the Sawyer County Zoning & Conservation Department but staff was indicated that information would be provided at time of

Zoning Committee Public Hearing. If the CUP is to be approved the CUP should run directly with the current property owner and not be transferable.

Generally, comprehensive plans are viewed as guidelines for future land uses as it relates to potential rezone request. However, it is important to mention that as part of the Sawyer County Comprehensive Plan this particular request would be consistent with the Goals of Economic Development as it is "to create an environment that promotes job creation (self-proprietor) and retention through the management of planned growth in a manner that enhances the quality of life for current and future residents.

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, 1-3 times per week between 8AM – 6PM
2. Owner to register business with Wisconsin Department of Financial Institutions, obtain license(s) through Department of Safety & Professional Services, register for taxes with Wisconsin Department of Revenue, and acquire business insurance. These potential conditions are requirements through other State Agencies. The business use is not to be conducted until documentation is provided to the Sawyer County Zoning & Conservation Department supporting these requirements are met. Failure to provide information and conducting business use may result in revocation of Conditional Use Permit.
3. Must meet all Sign Ordinance requirements as specified in the Sawyer County Zoning Ordinance
4. Sanitary "reconnect permit" required for change of use from 1 bedroom sewer system to "salon use"
5. CUP to go with current owner of the property.
6. 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.

SAWYER COUNTY

RECEIVED
SEP 09 2024
SAWYER COUNTY
ZONING ADMINISTRATION

Conditional Use Public Hearing Application **Application #** 24-022

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:
Joseph W Schnering
W7014 Circle B Rd
Winter WI 54896

Phone: 715 266 8013 **Email:** joseph.w.schnering@outlook.com

Property description including Parcel Number:
town of winter - parcel number 032-540-31-5605, prt
GOVT lot 6 sec 31, T40N, R05W

Permit desired for:
Conditional use permit for day spa/beauty salon -
As per Sawyer County Code of Ordnance -
Appendix D: section 17.2(B)(4)(7)

Joseph W Schnering

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 Date of Public Hearing: Nov. 15, 2024

Gravel Pit renewal $300.00 Rev January 2023

9 September 2024

Bucktail Lodge
W7014 Circle B Road
Winter Wisconsin 54896
(715)266-8013

Sawyer County Government
10610 Main Street
Hayward, Wisconsin 54843

To the Sawyer County Board and Special Committees

Bucktail Lodge requests a conditional use permit to be able to establish a Day Spa at our location of W7014 Circle B Road, Winter Wisconsin. It would be open to our guests to Bucktail Lodge. We believe with our cabins, this service would be greatly appreciated. The day spa would provide Haircuts, Coloring, and Styling. Our licensed cosmetologist, Krista Haus has 30 plus years of experience. We would renovate Cabin 1 (Bayview Cabin) into the Day Spa. Currently it has a complete Septic System and water that is tested yearly by the Human Health Services of Sawyer County and a bathroom. Having this service would attract more potential clientele than just your average individual that comes to our great county. The potential guests that don't hunt, fish, do motorsports or enjoy the great wonders of our county, they would have a possible way to relax and enjoy themselves still and start learning what Sawyer County is all about and possibly try some of these things. We thank you for your time and review of this request. If you have any questions or concerns, please feel free to contact Joseph Schnering at Bucktail Lodge.

Joseph W. Schnering
Owner
Bucktail Lodge

Hours of use appointment only between 8am - 6pm
one to three days a week maximum

Real Estate Sawyer County Property Listing

Today's Date: 9/9/2024

Property Status: Current

Created On: 2/6/2007 7:56:00 AM

Description

Updated: 1/16/2019

Tax ID:	36426
PIN:	57-032-2-40-05-31-5 05-006-000050
Legacy PIN:	032540315605
Map ID:	:6.5
Municipality:	(032) TOWN OF WINTER
STR:	S31 T40N R05W
Description:	PRT GOVT LOT 6
Recorded Acres:	5.000
Lottery Claims:	1
First Dollar:	Yes
Waterbody:	Barker Lake
Zoning:	(RR1) Residential/Recreational One
ESN:	428

Tax Districts

Updated: 2/6/2007

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

Recorded Documents

Updated: 5/17/2022

WARRANTY DEED
Date Recorded: 4/28/2022 — 438831

WARRANTY DEED
Date Recorded: 4/18/1997 — 260206

Ownership

Updated: 5/17/2022

JOSEPH W SCHNERING — WINTER WI

Billing Address:	**Mailing Address:**
JOSEPH W SCHNERING	**JOSEPH W SCHNERING**
W7014 CIRCLE B RD	W7014 CIRCLE B RD
WINTER WI 54896	WINTER WI 54896

Site Address

* indicates Private Road

7014W CIRCLE B RD — WINTER 54896

Property Assessment

Updated: 3/26/2024

2024 Assessment Detail

Code	**Acres**	**Land**	**Imp.**
G2-COMMERCIAL	5.000	152,900	287,600

2-Year Comparison	**2023**	**2024**	**Change**
Land:	152,900	152,900	0.0%
Improved:	285,300	287,600	0.8%
Total:	438,200	440,500	0.5%

Property History

N/A

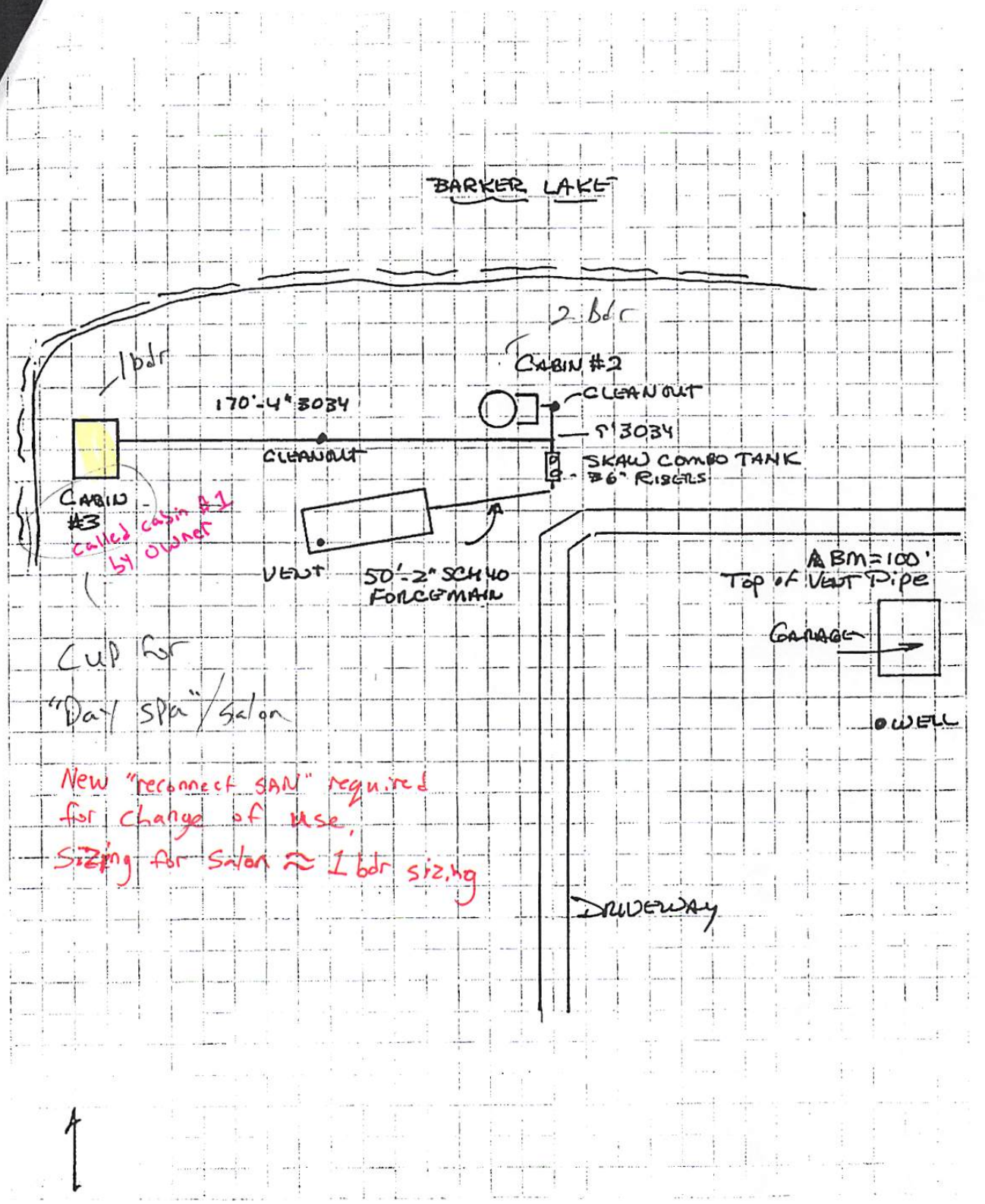

HYDRO
use this existing building
Town of Winter
032540315605
032210000000
20 m
60 ft

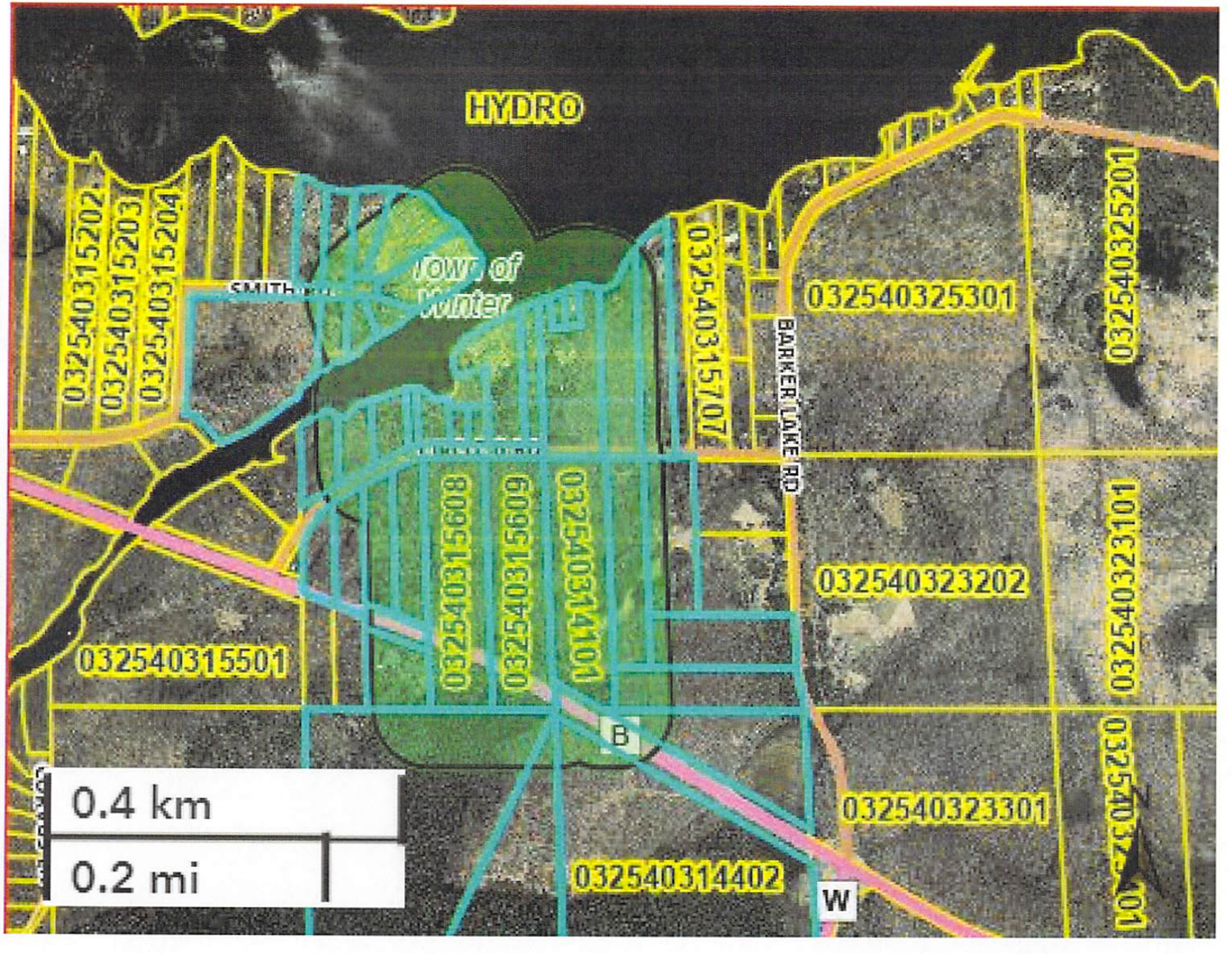

HYDRO
6994W
6998W
032540315703
032540315702
032540315604
032540315605
Town of Winter
6988W
032540315701
032540315612
032210000000
7014W
032540315603
032210000700
032210000800
7004W
ROW
CIRCLE B RD
60 m
300 ft
032540315609


W
HYDRO
Town of Winter
R-1
032540315218
SMITH RD
RR-1
RR-2
C-1
CIRCLE B RD
BARKER LAKE RD
B
032540315202
032540315203
032540315204
032540315205
032540315206
032540315207
032540315208
032540315605
032540315701
032540315704
032540315705
032540315706
032540315707
032540325301
032540315618
032540315613
032540315607
032540315608
032540315609
032540314101
032210000100
032210000200
032540323202
032210000500
032540315505
7130W
7204W
7080W
7088W
7074W
7056W
7138W
7079W
7091W
7087W
7056W
7014W
7048W
7072W
7161W
7167W
7092W
7005W
7023W
7125W
7547N
7545N
7543N
7569N
7565N
6960W
6976W
6994W
6998W
6992W
7513N
6940W
6920W
7510N
6971W
7493N
7465N
7422N
0.3 km
600 ft

ADDITIONAL COMMENTS AND SKETCH

SANITARY PERMIT NUMBER: 97-189




HYDRO
032540315202
032540315203
032540315204
SMITH
Town of Winter
032540315707
BARKER LAKE RD
032540325301
032540325201
032540315608
032540315609
032540314101
032540323202
032540323101
032540315501
B
0.4 km
0.2 mi
032540323301
032540314402
W
N

County Subdivision Plat Request
STAFF REPORT

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

File: # Sugar Bush

Applicant:

Pauly D's Maple Syrup LLC – Paul Danczyk

Surveyor:

Todd Goold

Property Location & Legal Description:

Town of Bass Lake. Prt Govt Lot 1, Lot 4 CSM 39/130 S04 T39N R09W; Parcel #002-939-04-5108, Tax ID #45266. 36.77 total acres zoned RR-1.

Purpose of Request and Property History:

Public Hearing for a preliminary plat review. As part of the County Subdivision Plat request the applicant is seeking to submit for a plat consisting of 7 additional lots. This would be as a total of 10 lots from the existing parent lot.

This property consists of the Lake Shore Fishing Club on LCO Lake. The property was recently sold to the current owner/applicant. There was an initial certified survey map (CSM) that was recently done that took the 40.85 acre parent lot a divided into 4 new lots. Lot 4 of that CSM contains 36.77 acres and the request is to further subdivide Lot 4 into 7 new lots thus trigger a County Subdivision Plat Process. As part of the Zoning Administrator review it was determined that there are three (3) wetland complexes that exist on the property. During the onsite inspection it was concluded that all 3 wetlands are non-navigable complexes and have a relatively defined boundary line. Two of the wetland complexes are immediately adjacent to each other but are separated by an existing roadway. There is to be no earth disturbance within the wetland complexes and all structures must maintain a 40' setback from the closest point to the wetland boundary. The wetland boundaries are shown on the preliminary plat map.

This request is per the Sawyer County Subdivision Ordinance and County Code of Ordinances-Appendix C

PRELIMINARY PLAT

The subdivider shall submit to the County Zoning Administration, the County Surveyor, the Town Board and those agencies having the authority to object to the plat under the provisions of Chapter 236 of the Statutes, one copy each of the preliminary plat based upon an existing boundary survey by a Registered Land Surveyor.

The preliminary plat shall show clearly the existing conditions of the proposed subdivision and of the adjoining sites including data on covenants, physical features, slopes over 12%, bodies of water, public access (minimum of 66 feet in width), wetland areas, areas subject to periodic flooding, and soil conditions, available community facilities, structures, utilities, easements, road locations and status (public, private) recorded covenants, lot widths, depths and lot area.

In those instances where contour maps are deemed unnecessary for the purpose of reviewing all or a portion of the land included in the proposed subdivision, the Zoning Administrator or Deputy Zoning Administrator may waive or modify the contour mapping requirement. Any proposed restrictive covenants for the land involved shall be stated.

The Zoning Administrator or Deputy Zoning Administrator and the town shall reject, approve or conditionally approve the preliminary plat within 90 (236.11) days as provided by Statute. The preliminary plat was received on 09/18/2024. After such zoning and town review and approval, the Zoning Administration will place the preliminary plat map on the agenda for the next available public hearing for preliminary review by the Zoning Committee. Plats submitted for Zoning Committee review may, at the discretion of the Zoning Committee, comply with all provisions for public notification and department fees as for an application for a conditional use.

***The Zoning Administrator has Conditionally Approved the Preliminary Plat and all Plats have been have been deemed necessary to comply with provisions for public notification as for an application for a conditional use with applicable fees. A contour or topography map was also submitted. The majority or larger slopes on this property exist on proposed lot 7 which is intended to remain vacant and used recreationally by current owner.**

The subdivider shall comply with Section 6.0 (Roads) before the final plat is approved by the Zoning Committee. **This will be addressed as part of the Final Plat Submission but all roads are shown as private roads. Potential "road name" may change with final plat submission.**

Where the Zoning Committee finds that additional information relative to a problem or concern posed by the proposed subdivision is needed, the Zoning Committee shall have the authority to request such information from the subdivider. Such additional information may include, but is not limited to soil borings conducted by a Certified Soil Tester, a storm water management plan under the provisions of NR 216; achieving the erosion control performance standards of NR 151 or Regional Flood Elevation. **Subdivider, prior to 1-acre earth disturbance, will need to submit for a Storm Water MGMT plan to the WiDNR. New soil tests have been conducted on previously approved CSM lots. Those test show suitable soil for conventional sewers.**

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

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

SAWYER COUNTY

Conditional Use Public Hearing Application

RECEIVED
SEP 10 2024
SAWYER COUNTY
ZONING ADMINISTRATION

Application # PLAT

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:
Paul Danczyk 10644N Roynora RD Hayward, WI 54843

Phone: 715-558-4215 **Email:** paulydsmaplesyrup@gmail.com

Property description including Parcel Number:
pt Govt lot 1 - Town of Bass Lake - 002-939-04-5108
new legal proposed pending CSM / Tax ID# 45266
36.77 total acres
(RR-1)

Permit desired for:
County subdivision plat for 7 lot proposal

Paul Danczyk

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: November 15, 2024
Rev January 2023

Real Estate Sawyer County Property Listing

Today's Date: 10/17/2024

Property Status: Next Year

Created On: 9/17/2024 10:43:39 AM

Description

Updated: 9/17/2024

Tax ID:	45266
PIN:	57-002-2-39-09-04-5 05-001-000080
Legacy PIN:	002939045108
Map ID:	
Municipality:	(002) TOWN OF BASS LAKE
STR:	S04 T39N R09W
Description:	PRT GOVT LOT 1 LOT 4 CSM 39/130 #8854
Recorded Acres:	36.770
Calculated Acres:	0.000
Lottery Claims:	0
First Dollar:	No
Waterbody:	Lac Courte Oreilles
Zoning:	(RR1) Residential/Recreational One
ESN:	407

Tax Districts

Updated: 9/17/2024

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

Recorded Documents

Updated: 10/17/2024

CERTIFIED SURVEY MAP	
Date Recorded: 9/10/2024	**451544**
AFFIDAVIT	
Date Recorded: 10/16/2024	452036
WARRANTY DEED	
Date Recorded: 6/7/2024	450152
EASEMENT	
Date Recorded: 5/20/2024	449886
CERTIFIED SURVEY MAP	
Date Recorded: 3/22/2024	449018
TRUSTEES DEED	
Date Recorded: 2/6/2023	443258
TRUSTEES DEED	
Date Recorded: 11/12/2015	398601
QUIT CLAIM DEED	
Date Recorded: 7/29/2005	332229
QUIT CLAIM DEED	
Date Recorded: 7/29/2005	332228
QUIT CLAIM DEED	
Date Recorded: 7/29/2005	332227
QUIT CLAIM DEED	
Date Recorded: 7/29/2005	332226
QUIT CLAIM DEED	
Date Recorded: 7/29/2005	332225
QUIT CLAIM DEED	
Date Recorded: 7/29/2005	332224
QUIT CLAIM DEED	
Date Recorded: 7/29/2005	332223
QUIT CLAIM DEED	
Date Recorded: 7/29/2005	332222

Ownership

Updated: 9/17/2024

PAULY D'S MAPLE SYRUP LLC HAYWARD WI

Billing Address:	**Mailing Address:**
PAULY D'S MAPLE SYRUP LLC	**PAULY D'S MAPLE SYRUP LLC**
10644N ROYNONA RD	10644N ROYNONA RD
HAYWARD WI 54843	HAYWARD WI 54843

Site Address

* indicates Private Road

15765W LAKE SHORE RD HAYWARD 54843

Property Assessment

Updated: N/A

2024 Assessment Detail **Tribal Exempt** ☐

Code	Acres	Land	Imp.
N/A			

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

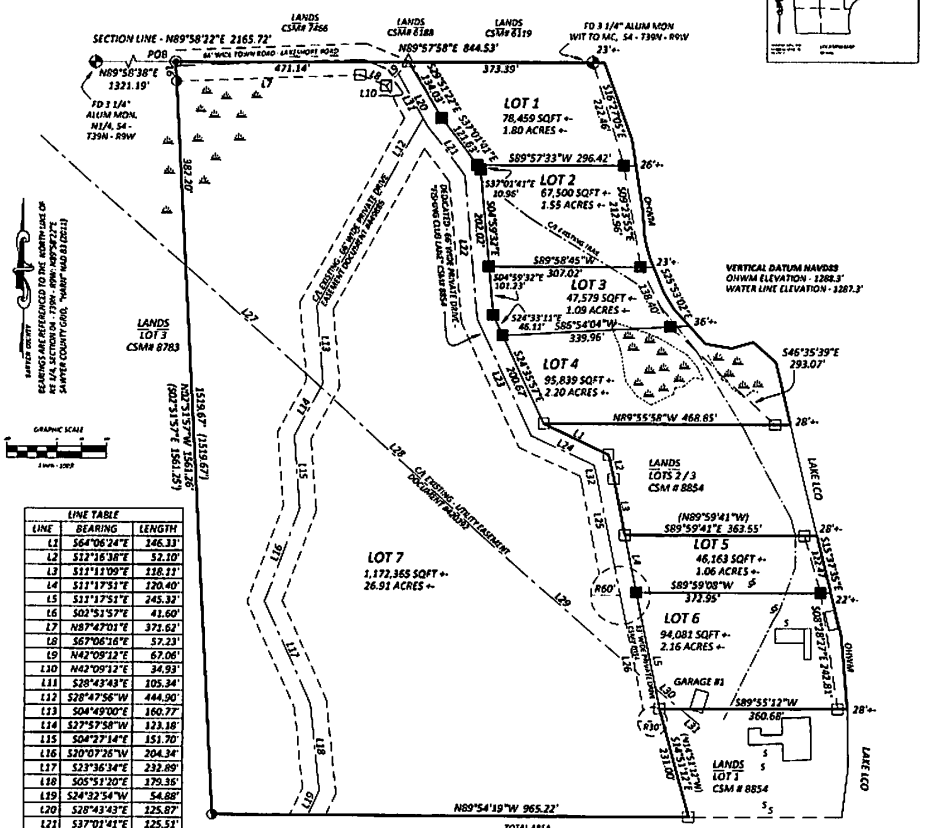
Property History

Parent Properties	Tax ID
57-002-2-39-09-04-5 05-001-000040	45183

PRELIMINARY COUNTY PLAT

SUGAR BUSH *A SAWYER COUNTY PLAT,*

DOCUMENT # 451544, LOT 4 CSM # 8854, VOL. 39, PG. 130, LOCATED IN THE GOVT. LOT 1, OF SECTION 4, T39N, R9W, TOWN OF BASS LAKE , SAWYER COUNTY, WISCONSIN



LINE TABLE		
LINE	BEARING	LENGTH
L1	S64°06'24"E	146.33'
L2	S12°16'38"E	52.10'
L3	S11°11'09"E	118.11'
L4	S11°17'51"E	120.40'
L5	S11°17'51"E	245.32'
L6	S02°51'57"E	41.60'
L7	N87°47'01"E	371.62'
L8	S67°06'16"E	57.23'
L9	N42°09'12"E	67.06'
L10	N42°09'12"E	34.93'
L11	S28°43'43"E	105.34'
L12	S28°47'56"W	444.90'
L13	S04°49'00"E	160.77'
L14	S27°57'58"W	123.18'
L15	S04°27'14"E	151.70'
L16	S20°07'26"W	204.34'
L17	S23°36'34"E	232.89'
L18	S05°51'20"E	179.36'
L19	S24°32'54"W	54.88'
L20	S28°43'43"E	125.87'
L21	S37°01'41"E	125.51'
L22	S04°59'32"E	299.47'
L23	S24°35'29"E	264.35'
L24	S64°06'24"E	142.13'
L25	S11°11'09"E	117.82'
L26	S11°17'51"E	365.76'
L27	S47°32'14"E	337.66'
L28	S46°51'24"E	485.09'
L29	S48°09'38"E	428.49'
L30	S49°50'19"E	141.28'
L31	S49°50'19"E	24.00'
L32	S12°16'38"E	35.75'

LEGEND

- FOUND 5/8" SQ IRON ROD
- SET 5/8" X 18" SQ IRON ROD, WT. = 1.3284/FT
- FOUND 3/4" RD. IRON ROD
- FOUND P.K. NAIL
- PLSS CORNER (AS NOTED)
- FD. P.K. NAIL - IN BLACKTOP
- STRUCTURES
- S - SEPTIC
- RXX' - CUL DE SAC RADIUS FT
- OHWM - ORDINARY HIGH WATER MARK
- (XXXX) RECORDED MEASUREMENT
- APPROXIMATE WETLANDS - NOT TO BE USED AS OFFICIAL BUILDING SETBACKS

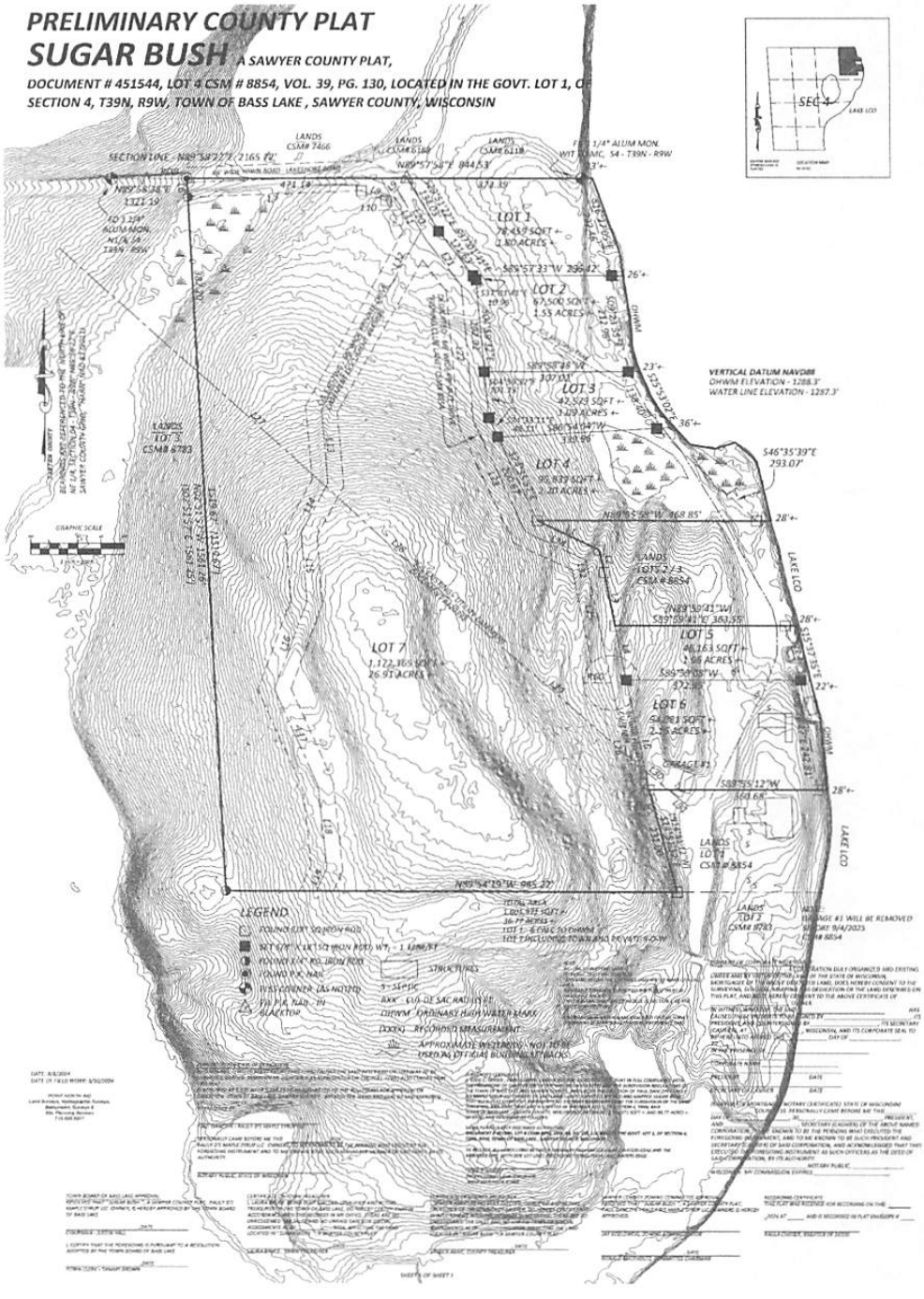
TOTAL AREA
1,601,971 SQFT +-
36.77 ACRES +-
LOT 1 - 6 CALC TO OHWM
LOT 7 INCLUDING TOWN AND PRIVATE R-O-W

NOTE:
GARAGE #1 WILL BE REMOVED BEFORE 9/4/2023
CSM# 8854

PRELIMINARY COUNTY PLAT

SUGAR BUSH A SAWYER COUNTY PLAT,

DOCUMENT # 451544, LOT 4 CSM # 8854, VOL. 39, PG. 130, LOCATED IN THE GOVT. LOT 1, O
SECTION 4, T39N, R9W, TOWN OF BASS LAKE , SAWYER COUNTY, WISCONSIN



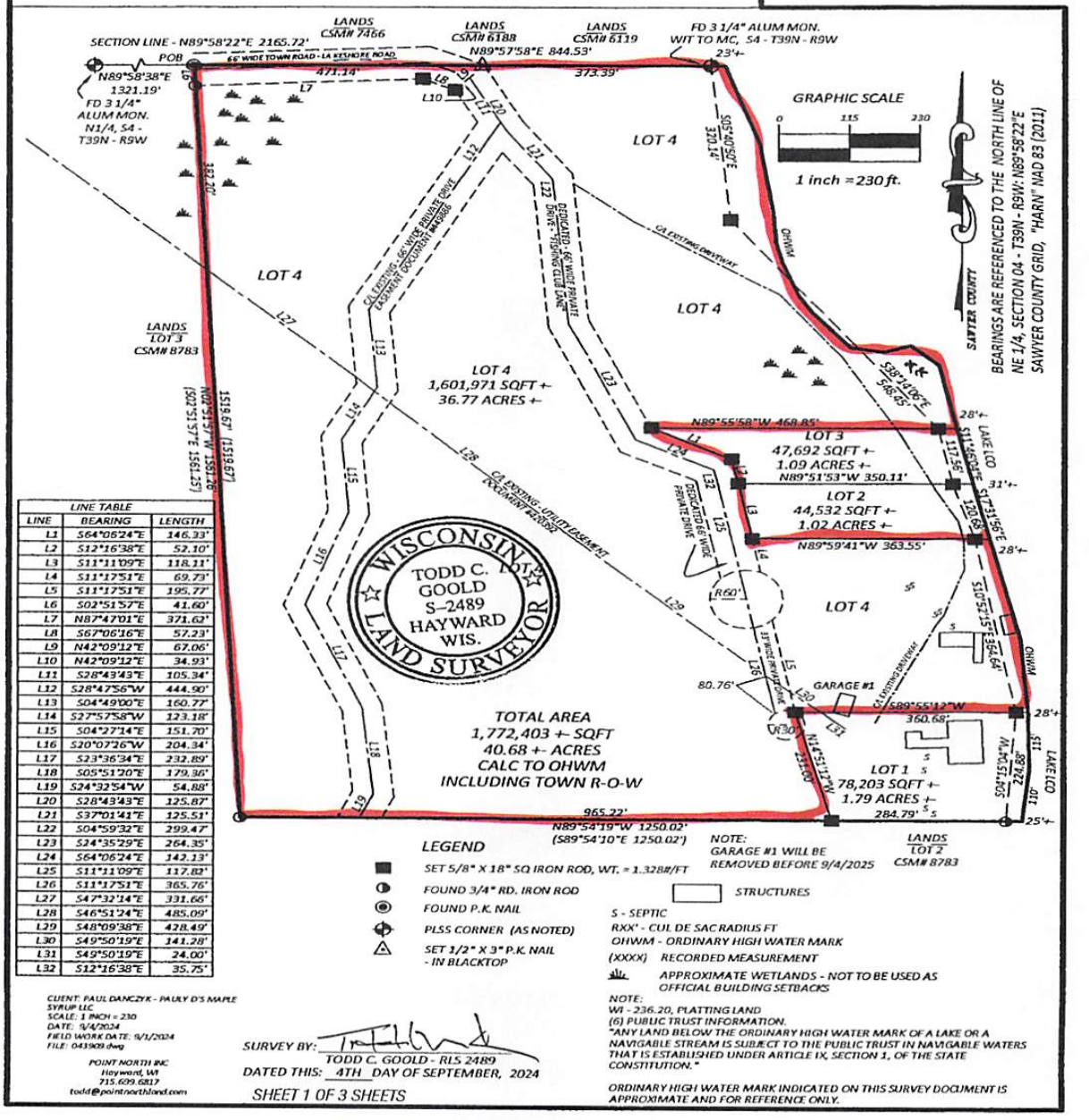
DocId:8084838
Tx:4054245

existing approved CSM

451544
PAULA CHISSER
REGISTER OF DEEDS
SAWYER COUNTY, WI
09/10/2024 01:05 PM
RECORDING FEE 30.00
PAGES: 3
VOL: 39 PAGE: 130
CSM MAP #: 8854

SAWYER COUNTY CERTIFIED SURVEY MAP

A DIVISION OF DEED DOCUMENT # 450152
LOCATED IN GOVT LOT 1, SECTION 04, T39N, R9W,
TOWN OF BASS LAKE, SAWYER COUNTY, WISCONSIN.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S64°06'24"E	146.33'
L2	S12°16'38"E	52.10'
L3	S11°11'09"E	118.11'
L4	S11°17'51"E	69.73'
L5	S11°17'51"E	195.77'
L6	S02°51'57"E	41.60'
L7	N87°47'01"E	371.62'
L8	S67°06'16"E	57.23'
L9	N42°09'12"E	67.06'
L10	N42°09'12"E	34.93'
L11	S28°43'43"E	105.34'
L12	S28°47'56"W	444.90'
L13	S04°49'00"E	160.77'
L14	S27°57'58"W	123.18'
L15	S04°27'14"E	151.70'
L16	S20°07'26"W	204.34'
L17	S23°36'34"E	232.89'
L18	S05°51'20"E	179.36'
L19	S24°32'54"W	54.88'
L20	S28°43'43"E	125.87'
L21	S37°01'41"E	125.51'
L22	S04°59'32"E	299.47'
L23	S24°35'29"E	264.35'
L24	S64°06'24"E	142.13'
L25	S11°11'09"E	117.83'
L26	S11°17'51"E	365.76'
L27	S47°32'14"E	331.66'
L28	S46°51'24"E	485.09'
L29	S48°09'38"E	428.49'
L30	S49°50'19"E	141.28'
L31	S49°50'19"E	24.00'
L32	S12°16'38"E	35.75'

NOTE:
GARAGE #1 WILL BE REMOVED BEFORE 9/4/2025

LEGEND

- SET 5/8" X 18" SQ IRON ROD, WT. = 1.328#/FT
- FOUND 3/4" RD. IRON ROD
- FOUND P.K. NAIL
- PLSS CORNER (AS NOTED)
- SET 1/2" X 3" P.K. NAIL - IN BLACKTOP
- STRUCTURES

S - SEPTIC
RXX' - CUL DE SAC RADIUS FT
OHWM - ORDINARY HIGH WATER MARK
(XXXX) RECORDED MEASUREMENT
APPROXIMATE WETLANDS - NOT TO BE USED AS OFFICIAL BUILDING SETBACKS

NOTE:
WI - 236.20, PLATTING LAND
(6) PUBLIC TRUST INFORMATION.
"ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION."

ORDINARY HIGH WATER MARK INDICATED ON THIS SURVEY DOCUMENT IS APPROXIMATE AND FOR REFERENCE ONLY.

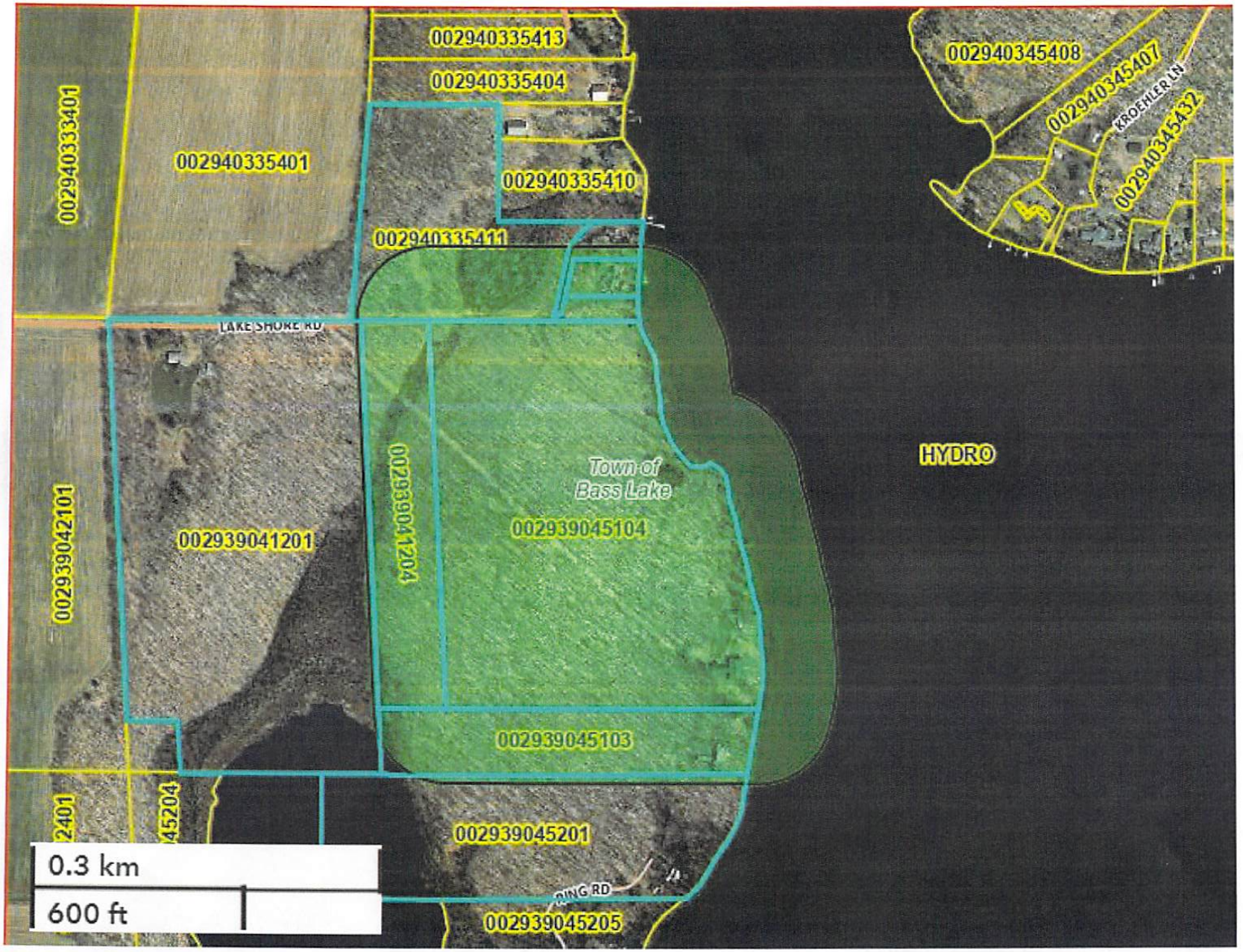
CLIENT: PAUL DANCZYK - PAULY D'S MAPLE SYRUP LLC
SCALE: 1 INCH = 230
DATE: 9/4/2024
FIELD WORK DATE: 9/1/2024
FILE: 043909.dwg

POINT NORTH INC
Hayward, WI
715.699.6817
todd@pointnorthland.com

SURVEY BY: TODD C. GOOLD - RLS 2489
DATED THIS: 4TH DAY OF SEPTEMBER, 2024

SHEET 1 OF 3 SHEETS


15764W
15760W
1350
1340
1320
1310
LAKE SHORE RD
1300
1290
15773W
1310
1320
1330
1340
1350
1300
1290
Town of
Bass Lake
1360
1300
1320
15769W
15765W
1290
1290
1290
1290
100 m
400 ft


002940335413
002940335404
002940345408
002940345407
KROEHLER LN
002940345432
002940333401
002940335401
002940335410
002940335411
LAKE SHORE RD
HYDRO
Town of
Bass Lake
002939041204
002939045104
002939042101
002939041201
002939045103
002939045201
002939045205
0.3 km
600 ft

County Subdivision Plat Request
STAFF REPORT

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

File: # The Preserve – Phase 1

Applicant:

The Preserve at MBF, LLC – Jeremy Hill

Surveyor:

Todd Goold

Property Location & Legal Description:

Town of Hayward. Legal descriptions included on Final Plat Map and property listing information pages attached with this staff report

Purpose of Request:

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 22 lots including 3 additional outlots. This request is for phase 1 only.

As per the Sawyer County Subdivision Ordinance:

FINAL PLAT

Final plats shall be submitted to the Zoning Committee within 180 days of preliminary plat acceptance unless this requirement is waived in writing by the Zoning Committee. The preliminary approval was granted on May 17, 2024. Zoning Committee will have final plat "submitted" to them within 180 days. The Final Plat Hearing will occur 182 days from prelim plat approval.

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. Final Plat was submitted to Sawyer County Zoning & Conservation Department on 10/22/24

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

236.25, 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 and Sawyer County Surveyor have 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 completed a wetland delineation of the entire property and has submitted for a Storm Water MGMT plan to the WiDNR. At the time that this staff report is being generated the Storm Water Plan has not received approval from the DNR but it is anticipated that by the Zoning Committee Public Hearing Date approvals will be granted. The wetland delineation report is hyperlinked on the Agenda. WI DOT has approved a new highway access road in conjunction with all phases of 'The Preserve"**

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 10/30/24 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.**
3. **Reject the plat due to unsuitable land use and afford the subdivder the opportunity to present additional evidence for such suitability.**

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

SAWYER COUNTY

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:
The Preserve at MBF, LLC —PHASE 1
16271W Miller Road
Hayward, WI. 54843

Phone: 715-558-2964 **Email:** jeremy@hillconstruction.net

Property description including Parcel Number:
S14 NW¼-NW¼, SW¼-NW¼ & S15 NE¼-NE¼, NW¼-NE¼, SE¼-NE¼, NW¼-SE¼ T41N-08W

TOWN OF HAYWARD

Permit desired for:
SUBDIVISION FOR 22 LOTS PARCEL #'s SEE ATTACHED as "the Preserve - Phase 1" including 3 outlots

Jeremy Hill

Owner Print & Sign

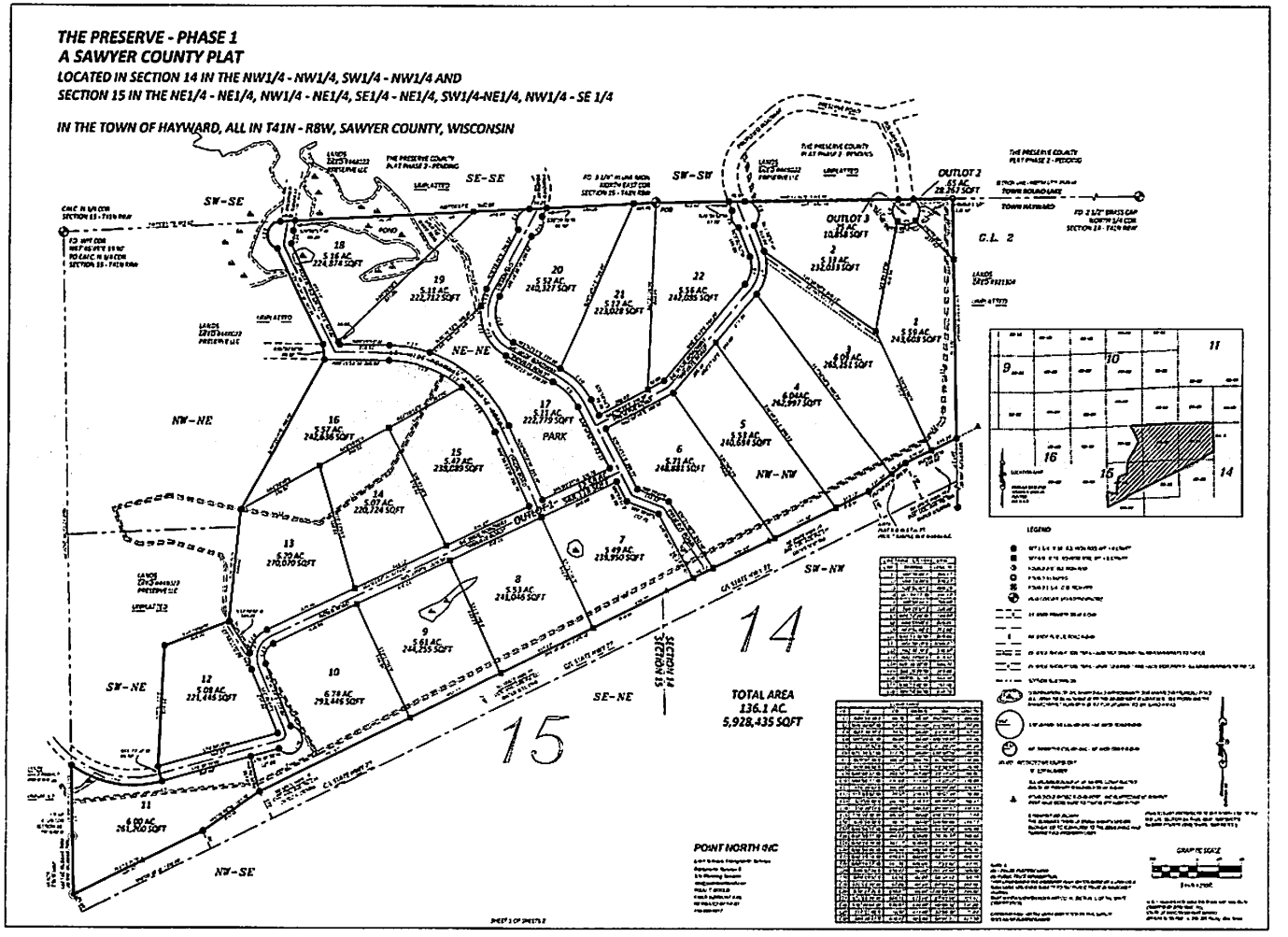
Owner Print & Sign

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 Date of Public Hearing:

Gravel Pit renewal $300.00 Rev January 2023


THE PRESERVE - PHASE 1
A SAWYER COUNTY PLAT
LOCATED IN SECTION 14 IN THE NW1/4 - NW1/4, SW1/4 - NW1/4 AND
SECTION 15 IN THE NE1/4 - NE1/4, NW1/4 - NE1/4, SE1/4 - NE1/4, SW1/4-NE1/4, NW1/4 - SE 1/4
IN THE TOWN OF HAYWARD, ALL IN T41N - R8W, SAWYER COUNTY, WISCONSIN
SW-SE
SE-SE
SW-SW
NE-NE
NW-NE
SW-NE
NW-SE
SE-NE
NW-NW
SW-NW
POND
PARK
OUTLOT 2
OUTLOT 3
G.L. 2
14
15
TOTAL AREA
136.1 AC.
5,928,435 SQFT
POINT NORTH
LEGEND
GRAPHIC SCALE

THE PRESERVE - PHASE 1

A SAWYER COUNTY PLAT
LOCATED IN SECTION 14 IN THE NW1/4 - NW1/4, SW1/4 - NW1/4
AND
SECTION 15 IN THE NE1/4 - NE1/4, NW1/4 - NE1/4, SE1/4 - NE1/4, SW1/4 - NE1/4, NW1/4 - SE1/4

IN THE TOWN OF HAYWARD, ALL IN T41N - R8W, SAWYER COUNTY, WISCONSIN

CERTIFICATES

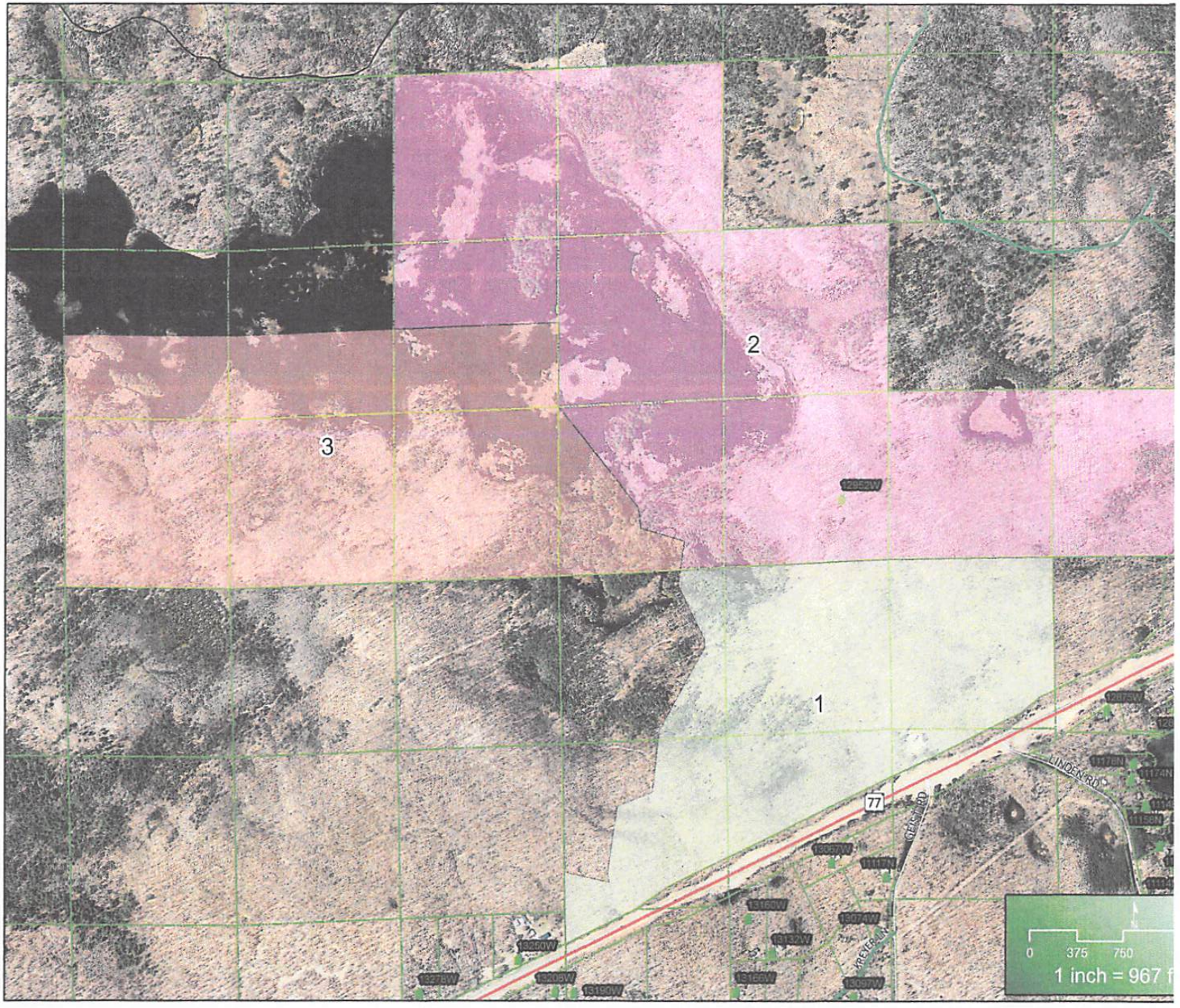
SURVEYORS

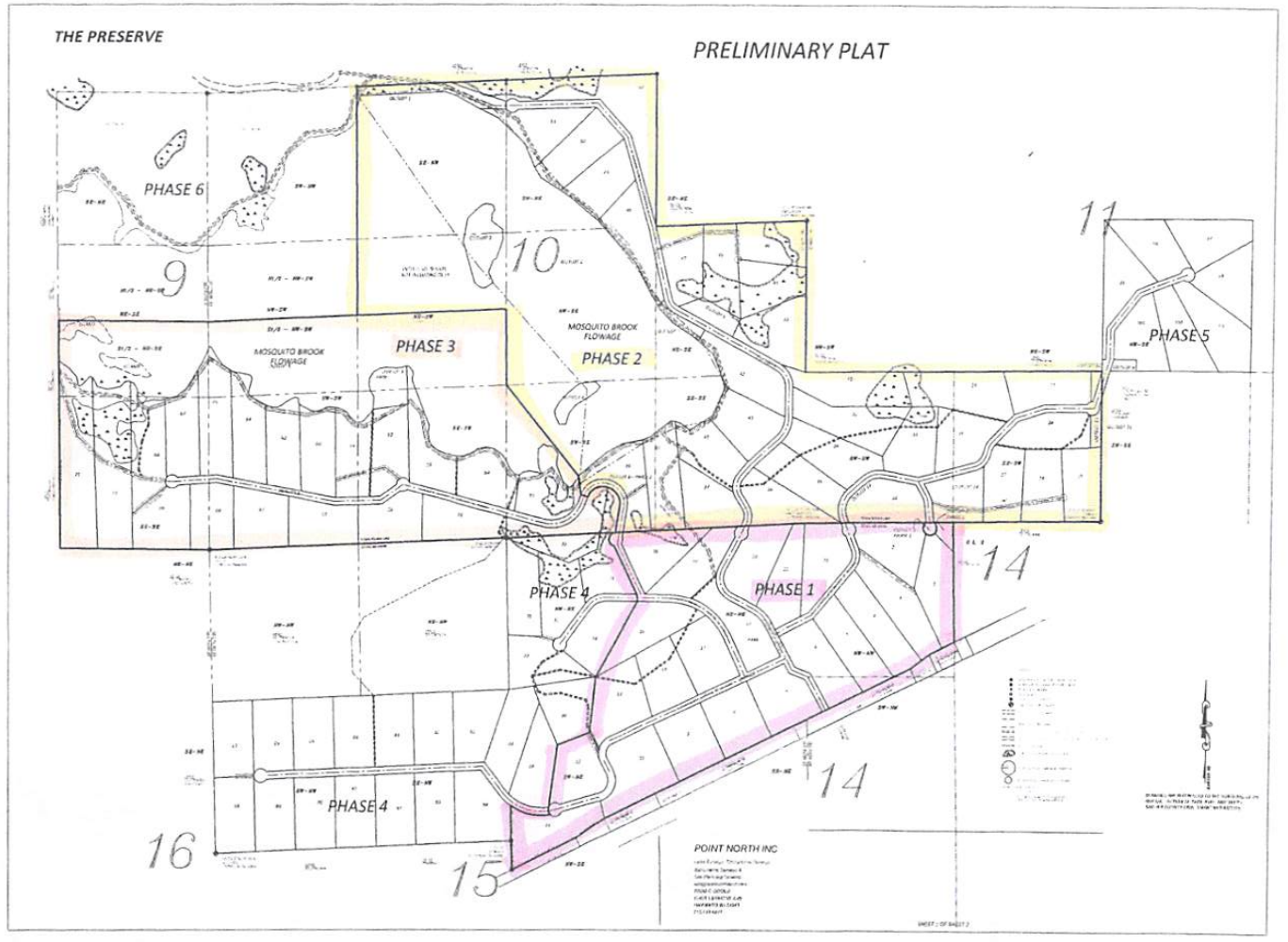
OWNERS / BANK

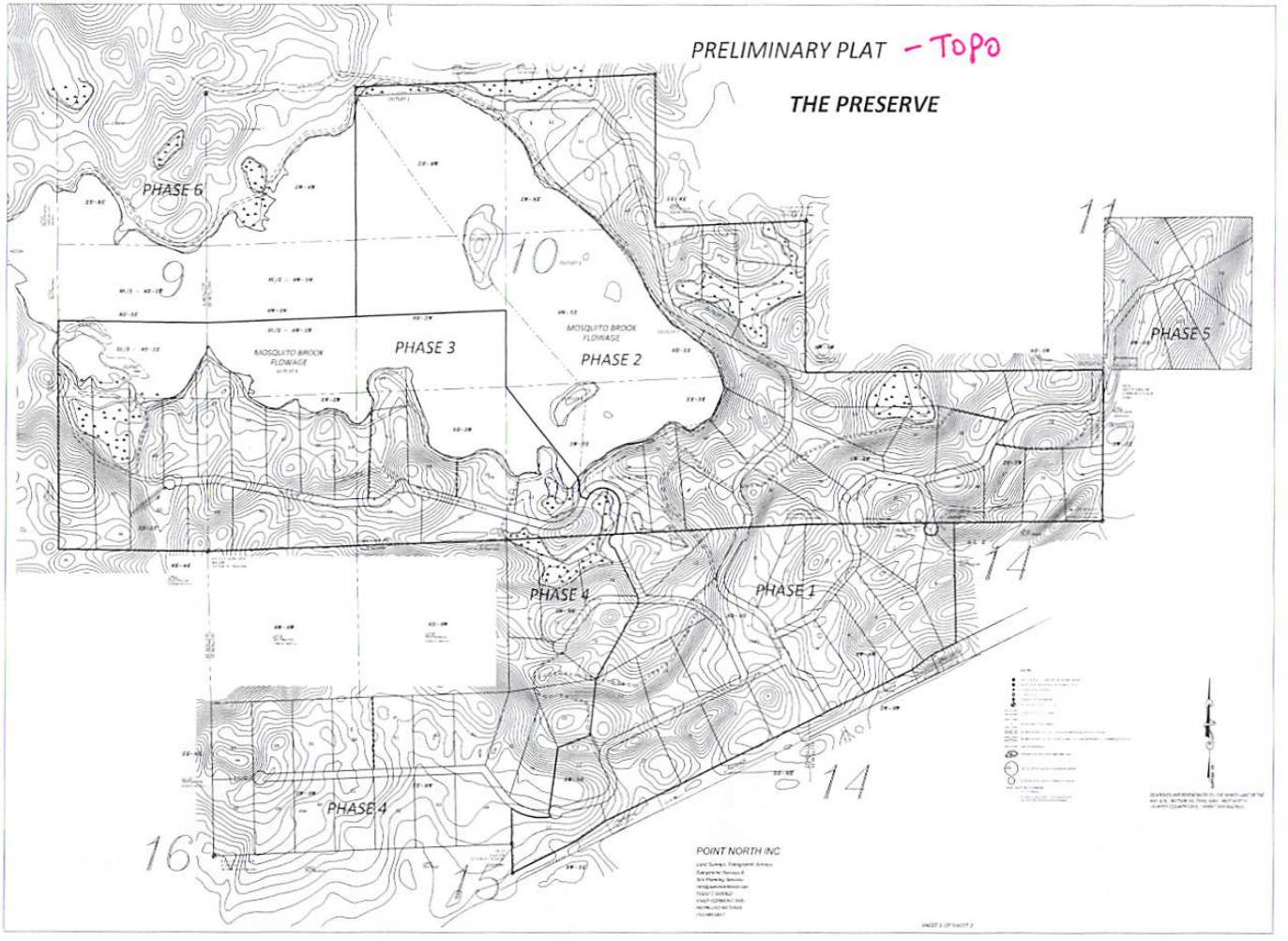
TOWNSHIP

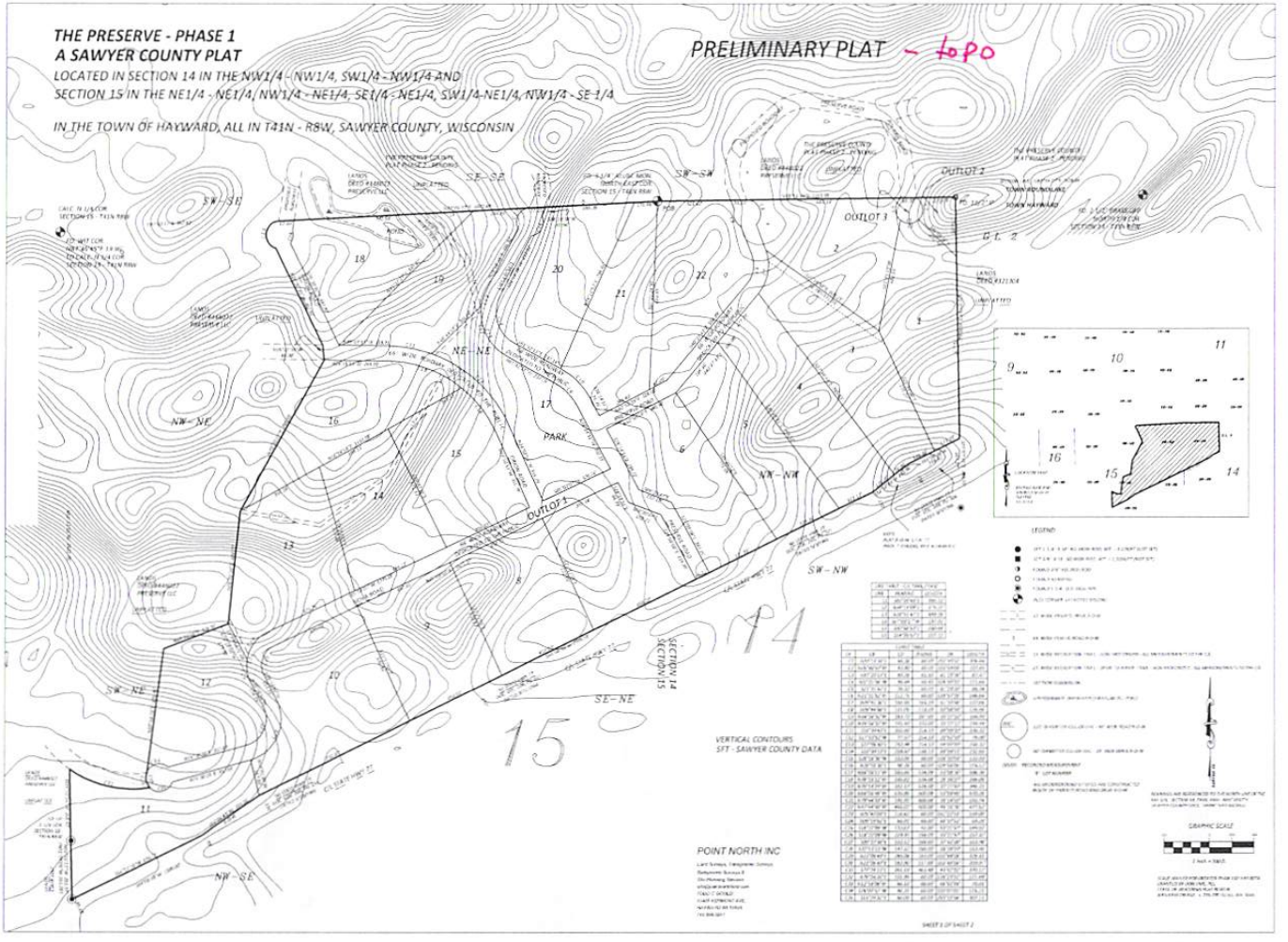
SAWYER COUNTY

POINT NORTH INC


1
2
3
LINDEN RD
77
0 375 750
1 inch = 967 f


THE PRESERVE
PRELIMINARY PLAT
PHASE 6
9
10
11
PHASE 3
PHASE 2
PHASE 5
MOSQUITO BROOK FLOWAGE
PHASE 4
PHASE 1
14
14
PHASE 4
16
15
POINT NORTH INC


PRELIMINARY PLAT - Topo
THE PRESERVE
PHASE 6
PHASE 3
PHASE 2
PHASE 5
PHASE 4
PHASE 1
PHASE 4
MOSQUITO BROOK FLOWAGE
MOSQUITO BROOK FLOWAGE
9
10
11
14
14
15
16
POINT NORTH INC


THE PRESERVE - PHASE 1
A SAWYER COUNTY PLAT
LOCATED IN SECTION 14 IN THE NW1/4 - NW1/4, SW1/4 - NW1/4 AND
SECTION 15 IN THE NE1/4 - NE1/4, NW1/4 - NE1/4, SE1/4 - NE1/4, SW1/4-NE1/4, NW1/4 - SE 1/4
IN THE TOWN OF HAYWARD, ALL IN T41N - R8W, SAWYER COUNTY, WISCONSIN
PRELIMINARY PLAT - topo
OUTLOT 1
OUTLOT 2
OUTLOT 3
PARK
SW-SE
SE-SE
SW-SW
NE-NE
NW-NE
NW-NW
SW-NW
SW-NE
SE-NE
NW-SE
SECTION 14
SECTION 15
VERTICAL CONTOURS
SFT - SAWYER COUNTY DATA
POINT NORTH INC
LEGEND
GRAPHIC SCALE

Real Estate Sawyer County Property Listing

Today's Date: 4/23/2024

Property Status: Current

Created On: 2/6/2007 7:55:19 AM

Description

Updated: 4/1/2024

Tax ID:	10896
PIN:	57-010-2-41-08-14-2 02-000-000010
Legacy PIN:	010841142201
Map ID:	.6.1
Municipality:	(010) TOWN OF HAYWARD
STR:	S14 T41N R08W
Description:	PRT NWNW
Recorded Acres:	38.100
Calculated Acres:	38.405
Lottery Claims:	0
First Dollar:	No
Zoning:	(RR1) Residential/Recreational One
ESN:	444

Tax Districts

Updated: 2/6/2007

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

Recorded Documents

Updated: 4/1/2024

WARRANTY DEED
Date Recorded: 1/8/2024 **448022**

MFL WITHDRAWAL ORDER
Date Recorded: 3/18/2024 448950

MFL ORDER
Date Recorded: 11/16/2015 398625

QUIT CLAIM DEED
Date Recorded: 1/14/2015 393980

PERSONAL REPRESENTATIVES DEED
Date Recorded: 12/30/2014 393774

WARRANTY DEED
Date Recorded: 5/2/1994 241549

Ownership

Updated: 2/20/2024

PRESERVE AT MBF LLC HAYWARD WI

Billing Address:
PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

Mailing Address:
PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

Site Address

* indicates Private Road

N/A

Property Assessment

Updated: 6/16/2016

2024 Assessment Detail

Code	Acres	Land	Imp.
W5-MFL OPEN - AFTER 2004	38.100	64,800	0

2-Year Comparison	2023	2024	Change
Land:	64,800	64,800	0.0%
Improved:	0	0	0.0%
Total:	64,800	64,800	0.0%

Property History

N/A

Real Estate Sawyer County Property Listing

Today's Date: 4/23/2024

Property Status: Current

Created On: 2/6/2007 7:55:19 AM

Description

Updated: 4/1/2024

Tax ID:	10898
PIN:	57-010-2-41-08-14-2 03-000-000010
Legacy PIN:	010841142301
Map ID:	.7.1
Municipality:	(010) TOWN OF HAYWARD
STR:	S14 T41N R08W
Description:	PRT SWNW
Recorded Acres:	3.000
Calculated Acres:	3.264
Lottery Claims:	0
First Dollar:	No
Zoning:	(RR1) Residential/Recreational One
ESN:	444

Tax Districts

Updated: 2/6/2007

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

Recorded Documents

Updated: 4/1/2024

WARRANTY DEED
Date Recorded: 1/8/2024 **448022**

MFL WITHDRAWAL ORDER
Date Recorded: 3/18/2024 448950

MFL ORDER
Date Recorded: 11/16/2015 398625

QUIT CLAIM DEED
Date Recorded: 1/14/2015 393980

PERSONAL REPRESENTATIVES DEED
Date Recorded: 12/30/2014 393774

WARRANTY DEED
Date Recorded: 5/2/1994 241549

Ownership

Updated: 2/20/2024

PRESERVE AT MBF LLC HAYWARD WI

Billing Address:	**Mailing Address:**
PRESERVE AT MBF LLC	**PRESERVE AT MBF LLC**
15988 US HWY 63	15988 US HWY 63
HAYWARD WI 54843	HAYWARD WI 54843

Site Address

* indicates Private Road

N/A

Property Assessment

Updated: 6/16/2016

2024 Assessment Detail

Code	Acres	Land	Imp.
W5-MFL OPEN - AFTER 2004	3.000	6,000	0

2-Year Comparison	2023	2024	Change
Land:	6,000	6,000	0.0%
Improved:	0	0	0.0%
Total:	6,000	6,000	0.0%

Property History

N/A

Real Estate Sawyer County Property Listing

Today's Date: 4/23/2024

Property Status: Current

Created On: 2/6/2007 7:55:19 AM

Description

Updated: 4/1/2024

Tax ID:	10955
PIN:	57-010-2-41-08-15-1 01-000-000010
Legacy PIN:	010841151101
Map ID:	.1.1
Municipality:	(010) TOWN OF HAYWARD
STR:	S15 T41N R08W
Description:	NENE
Recorded Acres:	40.000
Calculated Acres:	40.298
Lottery Claims:	0
First Dollar:	No
Zoning:	(F-1) Forestry One
ESN:	444

Tax Districts

Updated: 2/6/2007

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

Recorded Documents

Updated: 4/1/2024

WARRANTY DEED
Date Recorded: 1/8/2024 **448022**

MFL WITHDRAWAL ORDER
Date Recorded: 3/18/2024 448950

MFL ORDER
Date Recorded: 11/16/2015 398625

QUIT CLAIM DEED
Date Recorded: 1/14/2015 393980

PERSONAL REPRESENTATIVES DEED
Date Recorded: 12/30/2014 393774

QUIT CLAIM DEED
Date Recorded: 3/26/2002 298970

Ownership

Updated: 2/20/2024

PRESERVE AT MBF LLC HAYWARD WI

Billing Address:
PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

Mailing Address:
PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

Site Address

* indicates Private Road

N/A

Property Assessment

Updated: 6/16/2016

2024 Assessment Detail

Code	Acres	Land	Imp.
W5-MFL OPEN - AFTER 2004	40.000	66,600	0

2-Year Comparison	2023	2024	Change
Land:	66,600	66,600	0.0%
Improved:	0	0	0.0%
Total:	66,600	66,600	0.0%

Property History

N/A

Real Estate Sawyer County Property Listing

Today's Date: 4/23/2024

Property Status: Current

Created On: 2/6/2007 7:55:19 AM

Description

Updated: 4/1/2024

Tax ID:	10959
PIN:	57-010-2-41-08-15-1 04-000-000010
Legacy PIN:	010841151401
Map ID:	.4.1
Municipality:	(010) TOWN OF HAYWARD
STR:	S15 T41N R08W
Description:	PRT SENE
Recorded Acres:	21.600
Calculated Acres:	19.911
Lottery Claims:	0
First Dollar:	No
Zoning:	(F-1) Forestry One
ESN:	444

Tax Districts

Updated: 2/6/2007

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

Recorded Documents

Updated: 4/1/2024

WARRANTY DEED
Date Recorded: 1/8/2024 **448022**

MFL WITHDRAWAL ORDER
Date Recorded: 3/18/2024 448950

MFL ORDER
Date Recorded: 11/16/2015 398625

QUIT CLAIM DEED
Date Recorded: 1/14/2015 393980

PERSONAL REPRESENTATIVES DEED
Date Recorded: 12/30/2014 393774

WARRANTY DEED
Date Recorded: 5/2/1994 241549

Ownership

Updated: 2/20/2024

PRESERVE AT MBF LLC HAYWARD WI

Billing Address:
PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

Mailing Address:
PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

Site Address

* indicates Private Road

N/A

Property Assessment

Updated: 6/16/2016

2024 Assessment Detail

Code	Acres	Land	Imp.
W5-MFL OPEN - AFTER 2004	21.600	36,700	0

2-Year Comparison	2023	2024	Change
Land:	36,700	36,700	0.0%
Improved:	0	0	0.0%
Total:	36,700	36,700	0.0%

Property History

N/A

Real Estate Sawyer County Property Listing

Today's Date: 4/23/2024

Property Status: Current

Created On: 2/6/2007 7:55:19 AM

Description

Updated: 4/1/2024

Tax ID:	10956
PIN:	57-010-2-41-08-15-1 02-000-000010
Legacy PIN:	010841151201
Map ID:	.2.1
Municipality:	(010) TOWN OF HAYWARD
STR:	S15 T41N R08W
Description:	NWNE
Recorded Acres:	40.000
Calculated Acres:	40.085
Lottery Claims:	0
First Dollar:	No
Zoning:	(F-1) Forestry One
ESN:	444

Tax Districts

Updated: 2/6/2007

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

Recorded Documents

Updated: 4/1/2024

WARRANTY DEED
Date Recorded: 1/8/2024 **448022**

MFL WITHDRAWAL ORDER
Date Recorded: 3/18/2024 448950

MFL ORDER
Date Recorded: 11/16/2016 398625

QUIT CLAIM DEED
Date Recorded: 1/14/2015 393980

PERSONAL REPRESENTATIVES DEED
Date Recorded: 12/30/2014 393774

QUIT CLAIM DEED
Date Recorded: 3/26/2002 298970

Ownership

Updated: 2/20/2024

PRESERVE AT MBF LLC HAYWARD WI

Billing Address:	**Mailing Address:**
PRESERVE AT MBF LLC	**PRESERVE AT MBF LLC**
15988 US HWY 63	15988 US HWY 63
HAYWARD WI 54843	HAYWARD WI 54843

Site Address

* indicates Private Road

N/A

Property Assessment

Updated: 6/16/2016

2024 Assessment Detail

Code	Acres	Land	Imp.
W5-MFL OPEN - AFTER 2004	40.000	62,200	0

2-Year Comparison	2023	2024	Change
Land:	62,200	62,200	0.0%
Improved:	0	0	0.0%
Total:	62,200	62,200	0.0%

Property History

N/A

Real Estate Sawyer County Property Listing

Today's Date: 4/23/2024

Property Status: Current

Created On: 8/4/2020 12:50:26 PM

Description

Updated: 4/1/2024

Tax ID:	43872
PIN:	57-010-2-41-08-15-1 03-000-000040
Legacy PIN:	010841151304
Map ID:	
Municipality:	(010) TOWN OF HAYWARD
STR:	S15 T41N R08W
Description:	PRT SWNE & PRT NWSE
Recorded Acres:	38.000
Calculated Acres:	0.000
Lottery Claims:	0
First Dollar:	No
Zoning:	(F-1) Forestry One
ESN:	444

Tax Districts

Updated: 8/4/2020

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

Recorded Documents

Updated: 4/1/2024

WARRANTY DEED	
Date Recorded: 1/8/2024	**448022**
MFL WITHDRAWAL ORDER	
Date Recorded: 3/18/2024	448950
AFFIDAVIT OF CORR CSM	
Date Recorded: 8/19/2020	425808
CERTIFIED SURVEY MAP	
Date Recorded: 6/18/2020	424481
MFL ORDER	
Date Recorded: 11/16/2015	398625
QUIT CLAIM DEED	
Date Recorded: 1/14/2015	393980
PERSONAL REPRESENTATIVES DEED	
Date Recorded: 12/30/2014	393774
QUIT CLAIM DEED	
Date Recorded: 3/26/2002	298970

Child History Record Count: 3 -

Ownership

Updated: 2/20/2024

PRESERVE AT MBF LLC HAYWARD WI

Billing Address:	**Mailing Address:**
PRESERVE AT MBF LLC	**PRESERVE AT MBF LLC**
15988 US HWY 63	15988 US HWY 63
HAYWARD WI 54843	HAYWARD WI 54843

Site Address

* indicates Private Road

N/A

Property Assessment

Updated: 5/5/2021

2024 Assessment Detail

Code	Acres	Land	Imp.
G6-PRODUCTIVE FOREST	0.240	400	0
W5-MFL OPEN - AFTER 2004	37.760	64,200	0

2-Year Comparison	2023	2024	Change
Land:	64,600	64,600	0.0%
Improved:	0	0	0.0%
Total:	64,600	64,600	0.0%

Property History

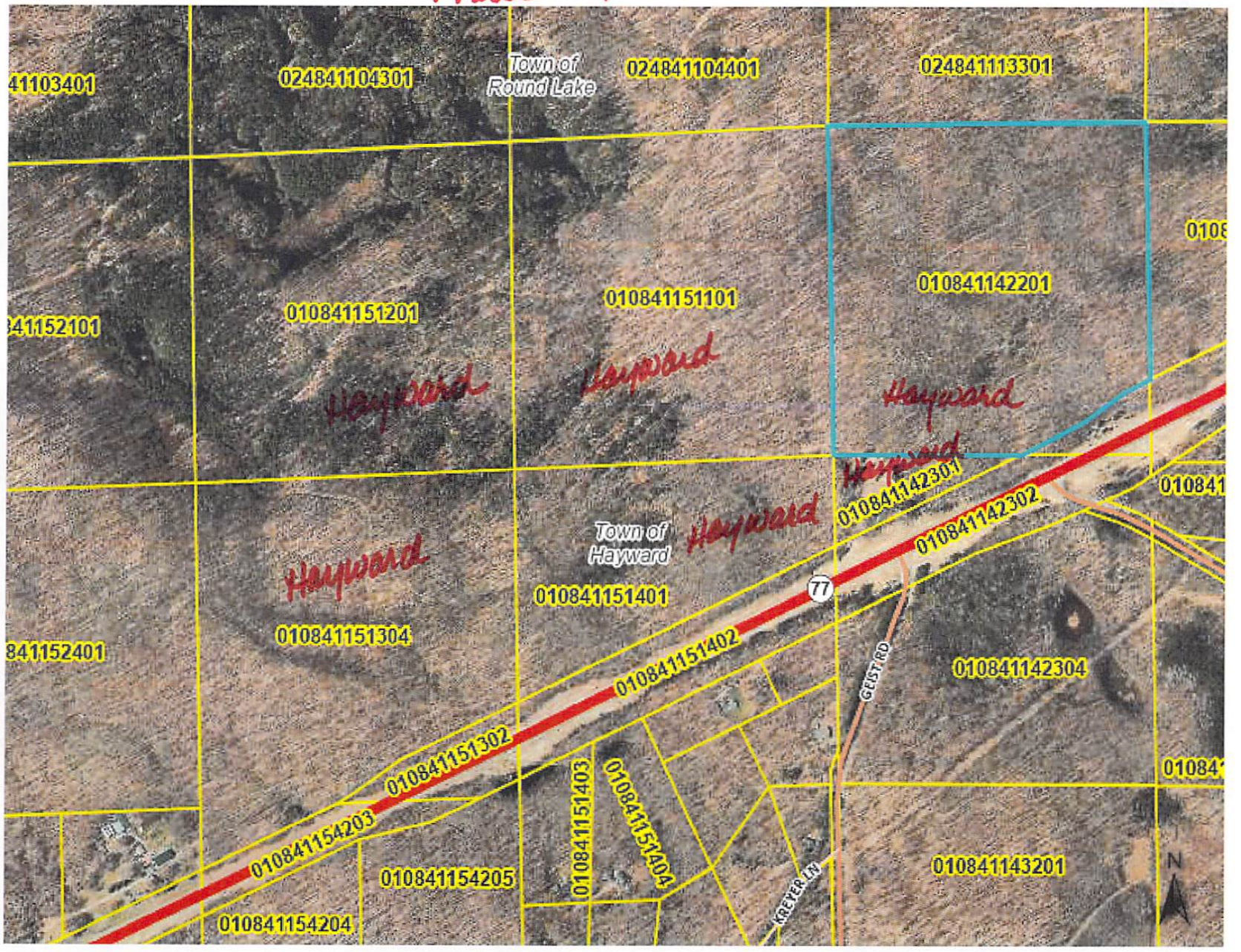
Parent Properties	Tax ID
57-010-2-41-08-15-1 03-000-000030	43867

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

Tax ID: 10994 **Pin:** 57-010-2-41-08-15-4 02-000-000010 **Leg. Pin:** 010841154201 **Map ID:** .14.1
Tax ID: 10957 **Pin:** 57-010-2-41-08-15-1 03-000-000010 **Leg. Pin:** 010841151301 **Map ID:** .3.1
Tax ID: 43867 **Pin:** 57-010-2-41-08-15-1 03-000-000030 **Leg. Pin:** 010841151303

43872 **This Parcel** **Parents** **Children**

Phase #1


41103401
024841104301
Town of Round Lake
024841104401
024841113301
010841151201
010841151101
010841142201
41152101
Hayward
Hayward
Hayward
Hayward
010841142301
010841142302
Town of Hayward
Hayward
Hayward
010841151401
77
010841151304
010841151402
GEIST RD
010841142304
841152401
010841151302
010841151403
010841151404
010841154203
010841154205
KREYER LN
010841143201
010841154204
N

The Preserve – Proposed Protective Covenants. Jeremy Hill. 4/23/24

1. No subdivision of lots
2. One dwelling unit per lot. Structures allowed are single family homes. Multiple homes not allowed.
3. All building plans, site plan, and exterior colors shall be subject to review by HOA board prior to construction.
4. Noise ordinance – noise to be kept to a minimum
5. Exterior lighting shall be downlights, or those type to preserve a dark sky. Exterior lighting subject to HOA review if complaints are lodged.
6. Building setbacks from all lot lines shall be: Homes -- 30' from side lot lines, and 75' from roads and community trails, and 75' from Mosquito Brook Flowage. Garages – 20' from side lot line.
7. 50' vegetative buffer to remain along Mosquito Brook Flowage, all wetlands, community trails, and all roads, with the exception of a viewing corridor, not to exceed 20' wide, and kept to a minimum of clearing.
8. Lot access to come off of development's roads, and not the county highway or county property.
9. All home types are allowed except not trailer homes/mobile homes.
10. Exterior colors shall be natural colors, and shall blend with the environment
11. Area cleared for home/yard/pole barn to be no more than ½ acre
12. Pole barns shall be limited to 2400sf and 25' in height, and shall be natural colors to blend with the forest.
13. Vehicles – no abandoned, unlicensed, inoperable, or junked vehicles, debris piles, or other unattractive items. No semi-truck parking or travel other than household deliveries.
14. Completion of exterior of buildings shall be completed within 12 months of excavation start.
15. All roads and private trails are accessible by all residents and guests of The Preserve.
16. No commercial activity allowed, other than those specifically approved by the HOA.
17. No burning of household garbage or debris, other than woody debris from the lot itself.
18. Any damage caused to roads, facilities, or neighboring properties to be remedied within 10 days.
19. All property owners shall be assessed the same fees for trail maintenance, regardless of location.
20. No lot owner shall grant public easement to county property through their lots, to prevent atv/snowmobile traffic through the development.
21. No signage or displays to be posted on the roads or highways, other than normal realty-type sized signs.
22. All motorized vehicles other than automobiles are subject to a 10 mph speed limit on development roads
23. Animals allowed are dogs, cats, and chickens. No other farm animals.
24. Boathouses are not allowed.
25. Covenants shall Continue in perpetuity

County Subdivision Plat Request
STAFF REPORT

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

File: # The Preserve – Phase 2

Applicant:

The Preserve at MBF, LLC – Jeremy Hill

Surveyor:

Todd Goold

Property Location & Legal Description:

Town of Round Lake. Legal descriptions included on Prelim Plat Map and property listing information pages attached with this staff report

Purpose of Request:

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 30 lots including 12 additional outlots. This request is for phase 2 only.

As per the Sawyer County Subdivision Ordinance:

FINAL PLAT

Final plats shall be submitted to the Zoning Committee within 180 days of preliminary plat acceptance unless this requirement is waived in writing by the Zoning Committee. The preliminary approval was granted on May 17, 2024. Zoning Committee will have final plat "submitted" to them within 180 days. The Final Plat "Hearing" will occur 182 days from prelim plat approval.

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. Final Plat was submitted to Sawyer County Zoning & Conservation Department on 10/22/24

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

236.25, 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 and Sawyer County Surveyor have 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 completed a wetland delineation of the entire property and has submitted for a Storm Water MGMT plan to the WiDNR. At the time that this staff report is being generated the Storm Water Plan has not received approval from the DNR but it is anticipated that by the Zoning Committee Public Hearing Date approvals will be granted. The wetland delineation report is hyperlinked on the Agenda. WI DOT has approved a new highway access road in conjunction with all phases of 'The Preserve"**

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 10/30/24 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.**
3. **Reject the plat due to unsuitable land use and afford the subdivder the opportunity to present additional evidence for such suitability.**

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

SAWYER COUNTY

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:
The Preserve at MBF LLC Phase-2
16271 W Miller Road
Hayward, WI. 54843

Phone: 715-558-2964 **Email:** jeremyh@hillconstruction.NET

Property description including Parcel Number:
SE 1/4 - NW 1/4 SW 1/4 - NE 1/4 N 1/2 - NE 1/4 - SW 1/4 - NW 1/4 - SE 1/4, NE 1/4 - SE 1/4 - SE 1/4 PART OF SW 1/4 - SE 1/4 S. 10 & SW 1/4 - SW 1/4, SE 1/4 - SW 1/4 - S. 11, T41N - R8W, TOWN OF ROUNDLAKE

Permit desired for:
SUBDIVISION ~~FF~~ FOR 30 lots including 12 outlots as "The preserve - phase 2"

Jeremy Hill

Owner Print & Sign

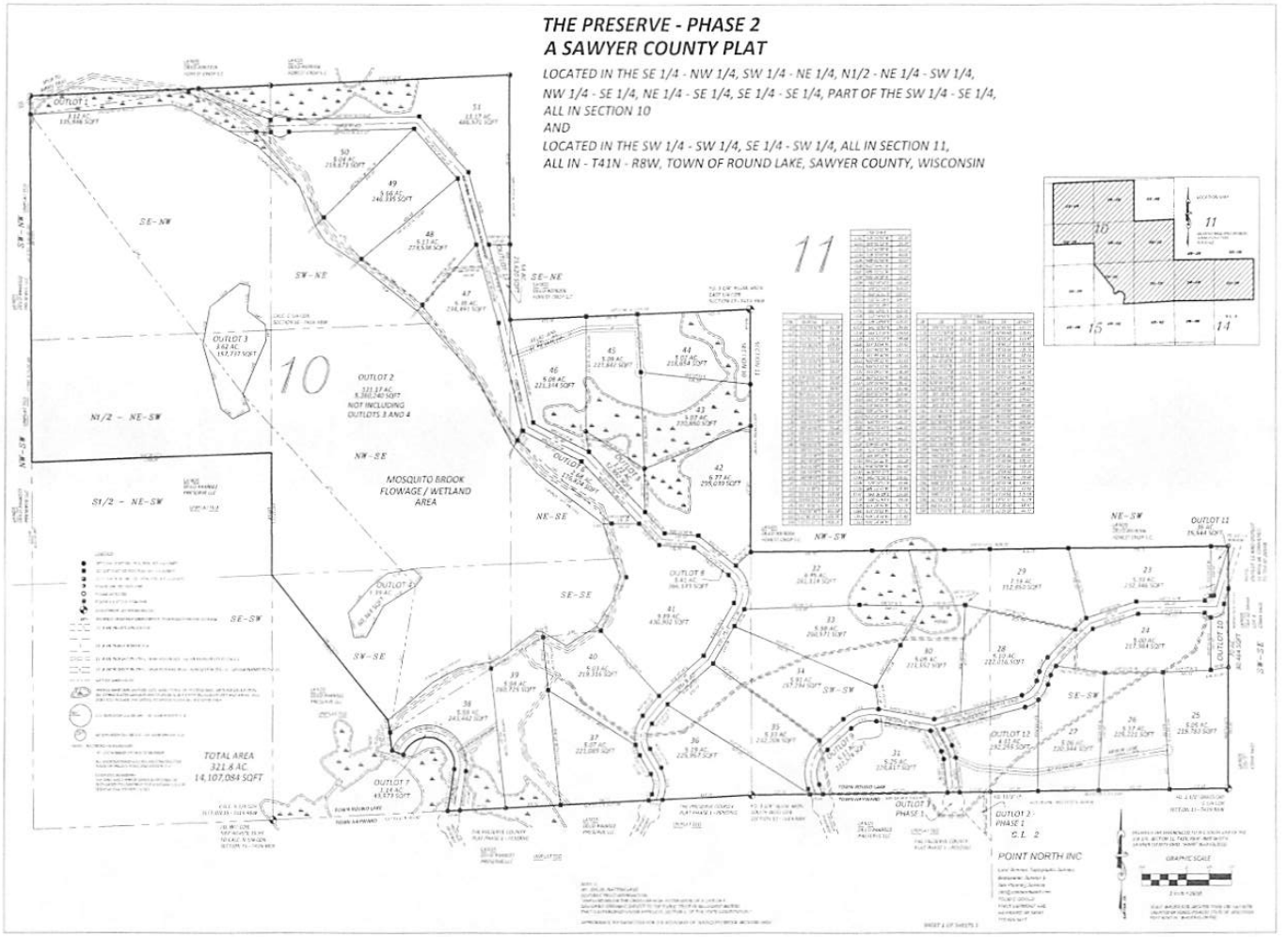
Owner Print & Sign

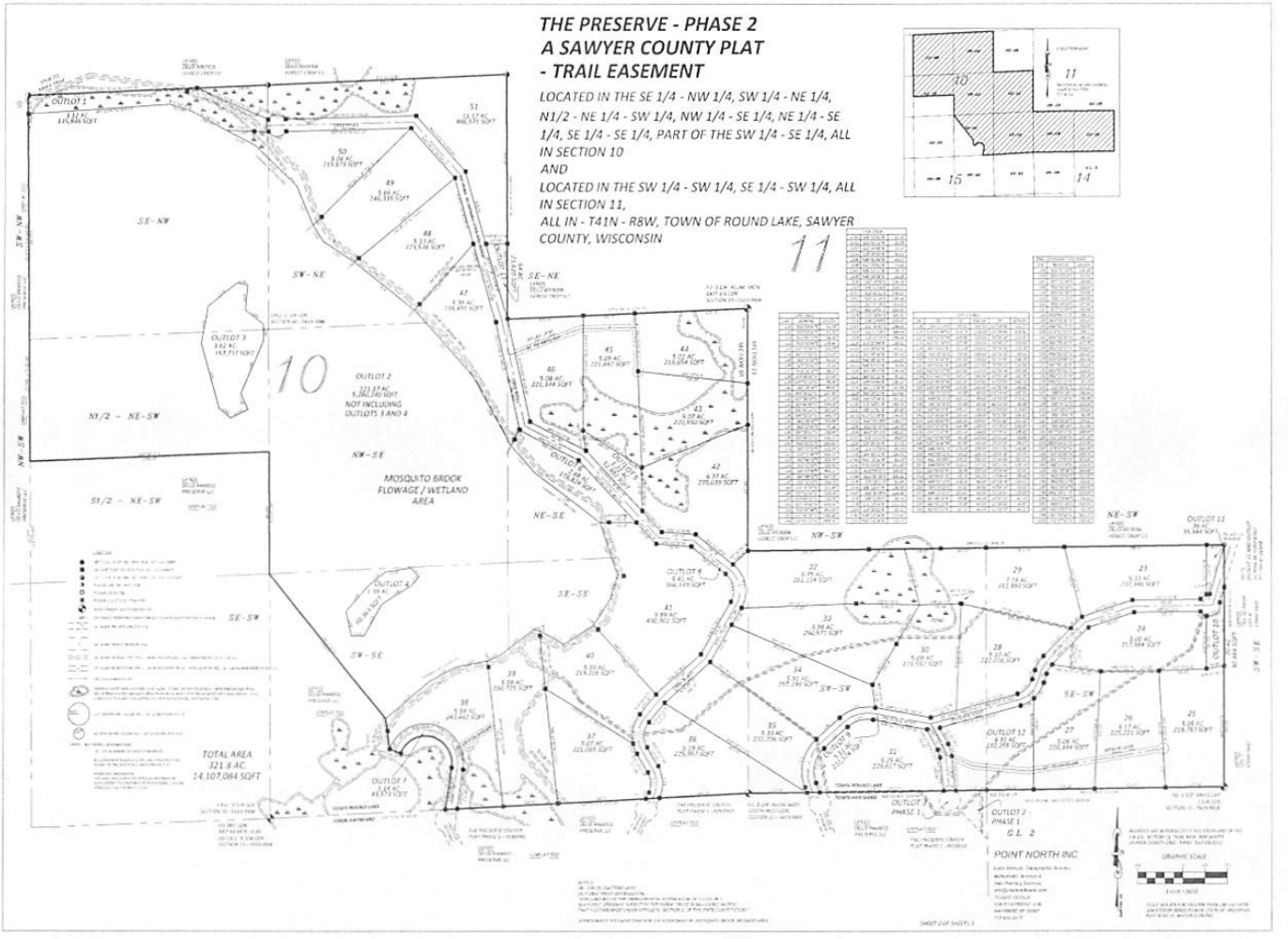
Signature of property owner(s) required. The undersigned person(s) hereby give permission for access to the property for inspection by Municipal Officials, Sawyer County Zoning Staff and Sawyer County Zoning Committee members if needed.

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

Fee: $350.00 Date of Public Hearing:

Gravel Pit renewal $300.00 Rev January 2023


THE PRESERVE - PHASE 2
A SAWYER COUNTY PLAT
LOCATED IN THE SE 1/4 - NW 1/4, SW 1/4 - NE 1/4, N1/2 - NE 1/4 - SW 1/4,
NW 1/4 - SE 1/4, NE 1/4 - SE 1/4, SE 1/4 - SE 1/4, PART OF THE SW 1/4 - SE 1/4,
ALL IN SECTION 10
AND
LOCATED IN THE SW 1/4 - SW 1/4, SE 1/4 - SW 1/4, ALL IN SECTION 11,
ALL IN - T41N - R8W, TOWN OF ROUND LAKE, SAWYER COUNTY, WISCONSIN
10
11
OUTLOT 2
321.17 AC
14,000,240 SQFT
NOT INCLUDING
OUTLOTS 3 AND 4
MOSQUITO BROOK
FLOWAGE / WETLAND
AREA
TOTAL AREA
321.8 AC
14,107,084 SQFT
POINT NORTH INC
GRAPHIC SCALE


THE PRESERVE - PHASE 2
A SAWYER COUNTY PLAT
- TRAIL EASEMENT
LOCATED IN THE SE 1/4 - NW 1/4, SW 1/4 - NE 1/4, N1/2 - NE 1/4 - SW 1/4, NW 1/4 - SE 1/4, NE 1/4 - SE 1/4, SE 1/4 - SE 1/4, PART OF THE SW 1/4 - SE 1/4, ALL IN SECTION 10
AND
LOCATED IN THE SW 1/4 - SW 1/4, SE 1/4 - SW 1/4, ALL IN SECTION 11,
ALL IN - T41N - R8W, TOWN OF ROUND LAKE, SAWYER COUNTY, WISCONSIN
10
11
15
14
OUTLOT 1
OUTLOT 2
NOT INCLUDING OUTLOTS 3 AND 4
OUTLOT 3
OUTLOT 4
OUTLOT 5
OUTLOT 6
OUTLOT 7
OUTLOT 8
OUTLOT 9
OUTLOT 10
OUTLOT 11
OUTLOT 12
OUTLOT 2 - PHASE 1 G.L. 2
OUTLOT 3 PHASE 1
MOSQUITO BROOK FLOWAGE / WETLAND AREA
TOTAL AREA 321.8 AC. 14,107,084 SQFT
SE-NW
SW-NE
N1/2 - NE-SW
S1/2 - NE-SW
NW-SE
NE-SE
SE-SE
SW-SE
SE-SW
SW-SW
NW-SW
NE-SW
POINT NORTH INC
GRAPHIC SCALE

THE PRESERVE - PHASE 2
A SAWYER COUNTY PLAT

LOCATED IN THE SE 1/4 - NW 1/4, SW 1/4 - NE 1/4, N1/2 - NE 1/4 - SW 1/4, NW 1/4 - SE 1/4, NE 1/4 - SE 1/4, SE 1/4 - SE 1/4, PART OF THE SW 1/4 - SE 1/4, ALL IN SECTION 10
AND
LOCATED IN THE SW 1/4 - SW 1/4, SE 1/4 - SW 1/4, ALL IN SECTION 11,
ALL IN - T41N - R8W, TOWN OF ROUND LAKE, SAWYER COUNTY, WISCONSIN

CERTIFICATES

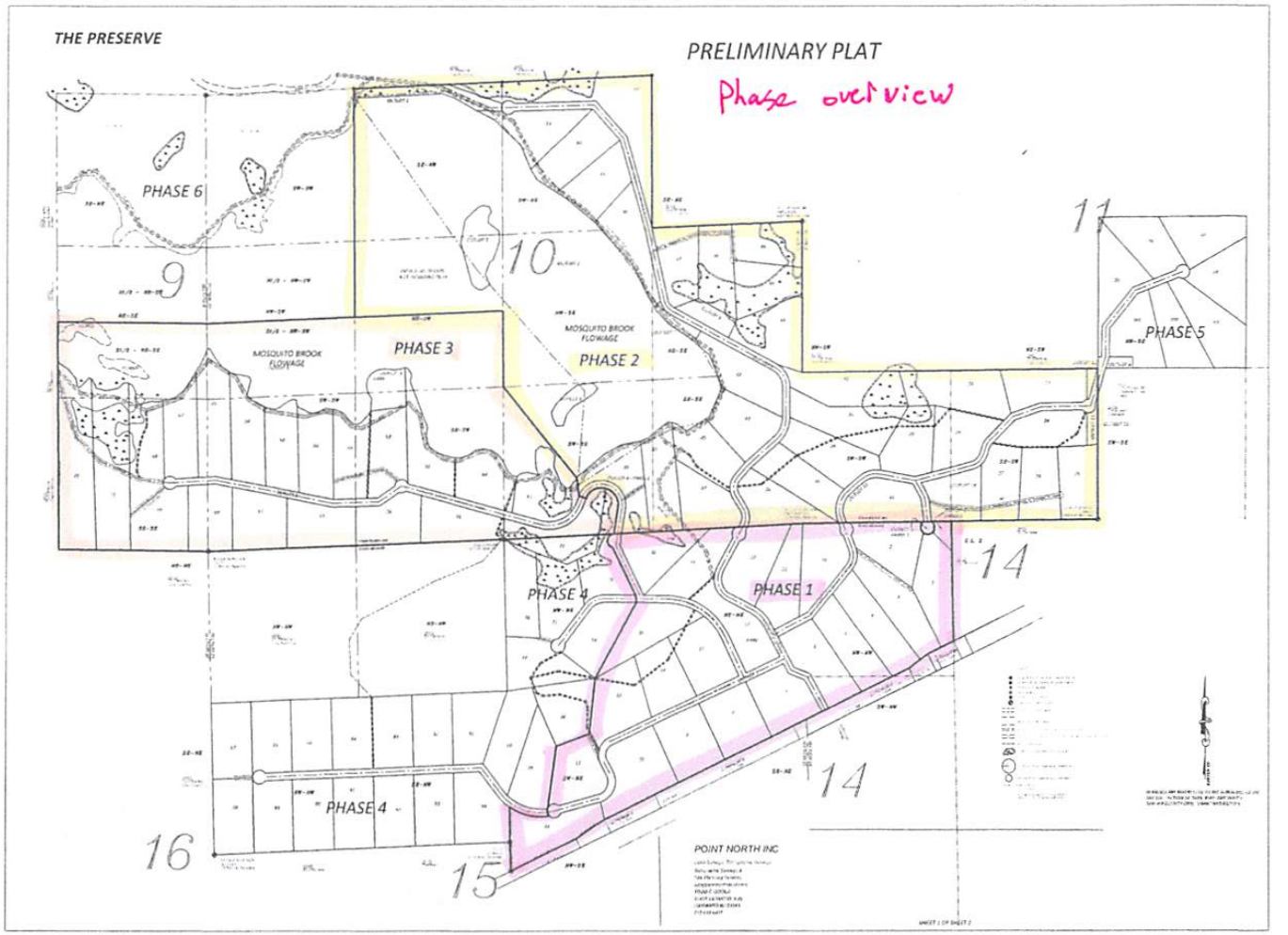
SURVEYORS

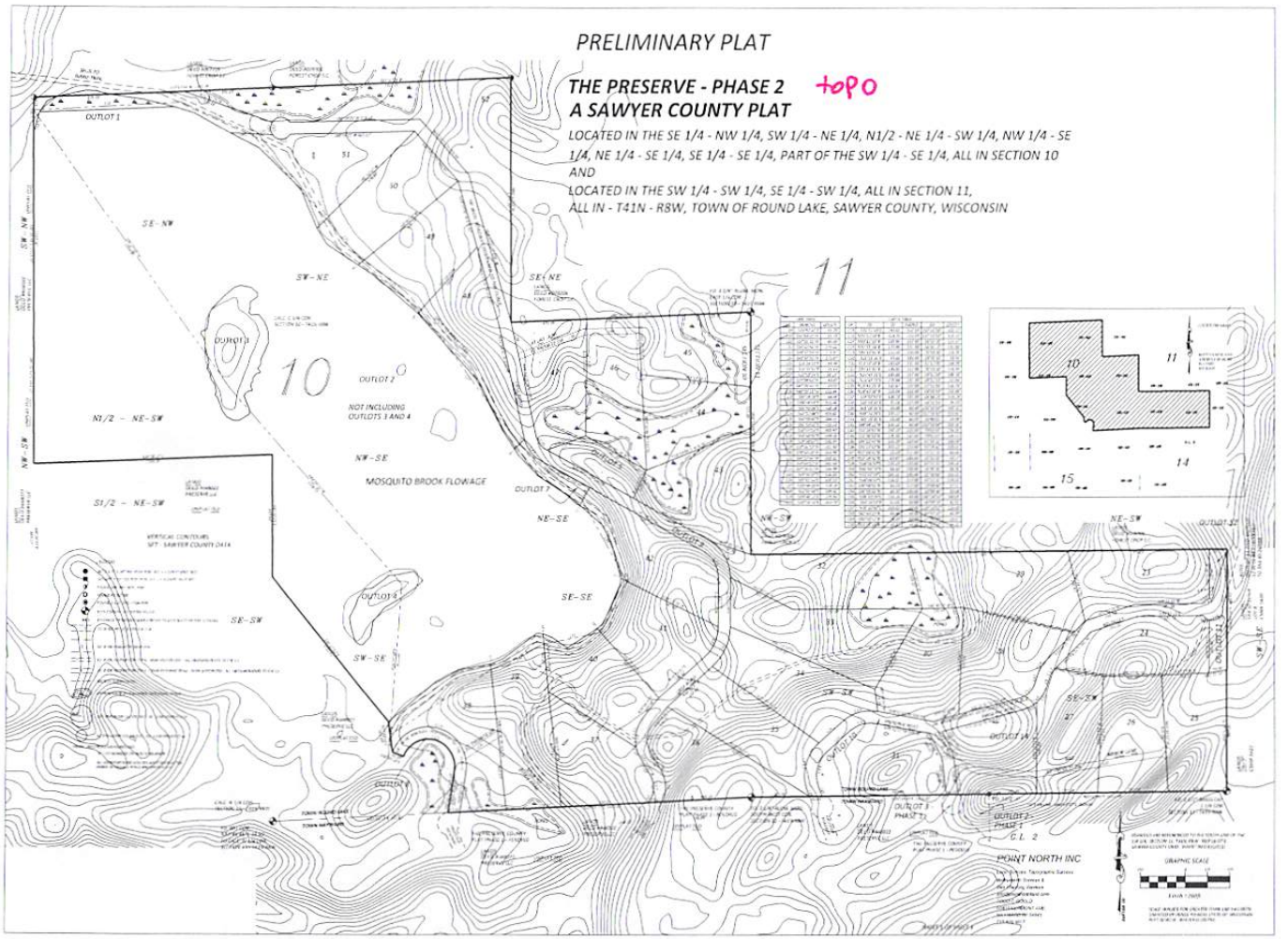
POINT NORTH INC

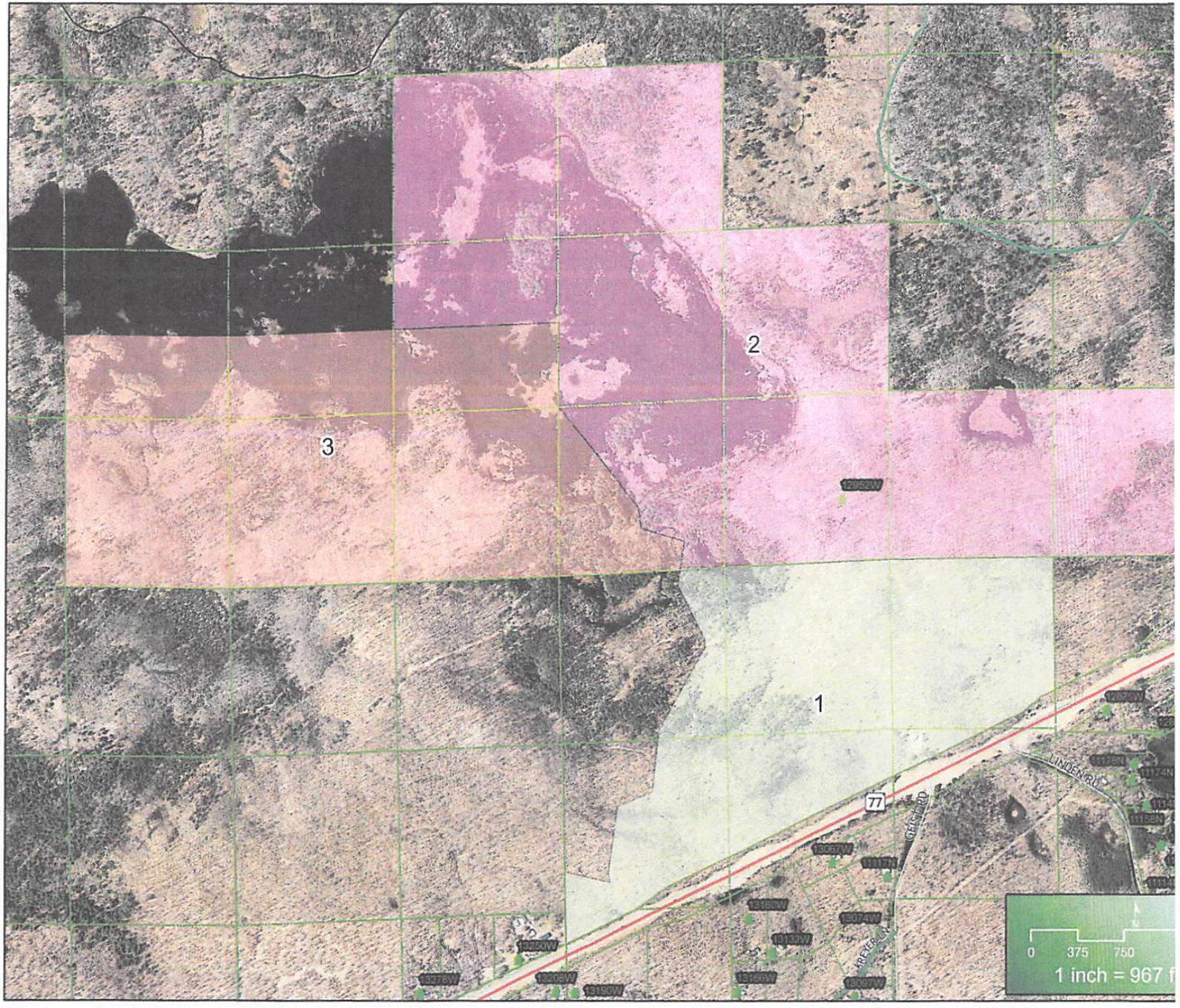
OWNERS / BANK

TOWNSHIP

SAWYER COUNTY


THE PRESERVE
PRELIMINARY PLAT
Phase overview
PHASE 6
9
10
11
PHASE 3
PHASE 2
PHASE 5
MOSQUITO BROOK FLOWAGE
MOSQUITO BROOK FLOWAGE
PHASE 4
PHASE 1
14
14
PHASE 4
16
15
POINT NORTH INC


PRELIMINARY PLAT
THE PRESERVE - PHASE 2
topo
A SAWYER COUNTY PLAT
LOCATED IN THE SE 1/4 - NW 1/4, SW 1/4 - NE 1/4, N1/2 - NE 1/4 - SW 1/4, NW 1/4 - SE 1/4, NE 1/4 - SE 1/4, SE 1/4 - SE 1/4, PART OF THE SW 1/4 - SE 1/4, ALL IN SECTION 10
AND
LOCATED IN THE SW 1/4 - SW 1/4, SE 1/4 - SW 1/4, ALL IN SECTION 11,
ALL IN - T41N - R8W, TOWN OF ROUND LAKE, SAWYER COUNTY, WISCONSIN
OUTLOT 1
SE - NW
SW - NE
SE - NE
10
11
OUTLOT 2
NOT INCLUDING
OUTLOTS 1 AND 4
N1/2 - NE - SW
NW - SE
MOSQUITO BROOK FLOWAGE
OUTLOT 7
NE - SE
S1/2 - NE - SW
OUTLOT 4
SE - SE
SE - SW
SW - SE
NE - SW
OUTLOT 12
OUTLOT 3
PHASE 1
OUTLOT 2
PHASE 1
C.L. 2
POINT NORTH INC
GRAPHIC SCALE
1 inch = 200ft
14
15


1
2
3
77
LINDEN RD
CHESTNUT RD
MEYER LN
0 375 750
1 inch = 967 f

Real Estate Sawyer County Property Listing

Today's Date: 4/23/2024

Property Status: Current

Created On: 2/6/2007 7:55:45 AM

Description

Updated: 7/9/2015

Tax ID:	26534
PIN:	57-024-2-41-08-10-2 04-000-000010
Legacy PIN:	024841102401
Map ID:	.8.1
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S10 T41N R08W
Description:	SENW
Recorded Acres:	38.903
Calculated Acres:	38.903
Lottery Claims:	0
First Dollar:	No
Waterbody:	Mosquito Brook Flowage
Zoning:	(F-1) Forestry One
ESN:	461

Tax Districts

Updated: 2/6/2007

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

Recorded Documents

Updated: 4/1/2024

WARRANTY DEED
Date Recorded: 1/8/2024 — **448022**

QUIT CLAIM DEED
Date Recorded: 1/14/2015 — 393980

PERSONAL REPRESENTATIVES DEED
Date Recorded: 12/30/2014 — 393774

QUIT CLAIM DEED
Date Recorded: 3/26/2002 — 297970

Ownership

Updated: 2/20/2024

PRESERVE AT MBF LLC HAYWARD WI

Billing Address:
PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

Mailing Address:
PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

Site Address

* indicates Private Road

N/A

Property Assessment

Updated: 7/16/2019

2024 Assessment Detail

Code	Acres	Land	Imp.
G5-UNDEVELOPED	40.000	700	0

2-Year Comparison	2023	2024	Change
Land:	700	700	0.0%
Improved:	0	0	0.0%
Total:	700	700	0.0%

Property History

N/A

Real Estate Sawyer County Property Listing

Today's Date: 4/23/2024

Property Status: Current

Created On: 2/6/2007 7:55:45 AM

Description

Updated: 7/9/2015

Tax ID:	26529
PIN:	57-024-2-41-08-10-1 03-000-000010
Legacy PIN:	024841101301
Map ID:	.3.1
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S10 T41N R08W
Description:	SWNE
Recorded Acres:	39.459
Calculated Acres:	39.459
Lottery Claims:	0
First Dollar:	No
Waterbody:	Mosquito Brook Flowage
Zoning:	(F-1) Forestry One
ESN:	461

Tax Districts

Updated: 2/6/2007

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

Recorded Documents

Updated: 2/20/2024

WARRANTY DEED
Date Recorded: 1/8/2024 448022

QUIT CLAIM DEED
Date Recorded: 1/14/2015 393980

PERSONAL REPRESENTATIVES DEED
Date Recorded: 12/30/2014 393774

QUIT CLAIM DEED
Date Recorded: 298970 217/293 QCD800/168

Ownership

Updated: 2/20/2024

PRESERVE AT MBF LLC HAYWARD WI

Billing Address:
PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

Mailing Address:
PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

Site Address

* indicates Private Road

N/A

Property Assessment

Updated: 7/16/2019

2024 Assessment Detail

Code	Acres	Land	Imp.
G5-UNDEVELOPED	18.000	2,400	0
G6-PRODUCTIVE FOREST	22.000	30,800	0

2-Year Comparison	2023	2024	Change
Land:	33,200	33,200	0.0%
Improved:	0	0	0.0%
Total:	33,200	33,200	0.0%

Property History

N/A

Real Estate Sawyer County Property Listing

Today's Date: 4/23/2024

Property Status: Current

Created On: 2/6/2007 7:55:45 AM

Description

Updated: 7/9/2015

Tax ID:	26540
PIN:	57-024-2-41-08-10-4 02-000-000010
Legacy PIN:	024841104201
Map ID:	.14.1
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S10 T41N R08W
Description:	NWSE
Recorded Acres:	40.689
Calculated Acres:	40.689
Lottery Claims:	0
First Dollar:	No
Waterbody:	Mosquito Brook Flowage
Zoning:	(F-1) Forestry One
ESN:	461

Tax Districts

Updated: 2/6/2007

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

Recorded Documents

Updated: 4/1/2024

WARRANTY DEED
Date Recorded: 1/8/2024 — **448022**

QUIT CLAIM DEED
Date Recorded: 1/14/2015 — 393980

PERSONAL REPRESENTATIVES DEED
Date Recorded: 12/30/2014 — 393774

QUIT CLAIM DEED
Date Recorded: 3/26/2002 — 298970

Ownership

Updated: 2/20/2024

PRESERVE AT MBF LLC HAYWARD WI

Billing Address:	**Mailing Address:**
PRESERVE AT MBF LLC	**PRESERVE AT MBF LLC**
15988 US HWY 63	15988 US HWY 63
HAYWARD WI 54843	HAYWARD WI 54843

Site Address

* indicates Private Road

N/A

Property Assessment

Updated: 7/16/2019

2024 Assessment Detail

Code	Acres	Land	Imp.
G5-UNDEVELOPED	36.000	100	0
G6-PRODUCTIVE FOREST	4.000	12,700	0

2-Year Comparison	2023	2024	Change
Land:	12,800	12,800	0.0%
Improved:	0	0	0.0%
Total:	12,800	12,800	0.0%

Property History

N/A

Real Estate Sawyer County Property Listing

Today's Date: 4/23/2024

Property Status: Current

Created On: 2/6/2007 7:55:45 AM

Description

Updated: 7/9/2015

Tax ID:	26539
PIN:	57-024-2-41-08-10-4 01-000-000010
Legacy PIN:	024841104101
Map ID:	.13.1
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S10 T41N R08W
Description:	NESE
Recorded Acres:	40.206
Calculated Acres:	40.206
Lottery Claims:	0
First Dollar:	No
Waterbody:	Mosquito Brook Flowage
Zoning:	(F-1) Forestry One
ESN:	461

Tax Districts

Updated: 2/6/2007

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

Recorded Documents

Updated: 4/1/2024

WARRANTY DEED
Date Recorded: 1/8/2024 — 448022

QUIT CLAIM DEED
Date Recorded: 1/14/2015 — 393980

PERSONAL REPRESENTATIVES DEED
Date Recorded: 12/30/2014 — 393774

QUIT CLAIM DEED
Date Recorded: 3/26/2002 — 298970

Ownership

Updated: 2/20/2024

PRESERVE AT MBF LLC HAYWARD WI

Billing Address:
PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

Mailing Address:
PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

Site Address

* indicates Private Road

N/A

Property Assessment

Updated: 7/18/2019

2024 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.000	10,300	0
G5-UNDEVELOPED	14.000	2,400	0
G6-PRODUCTIVE FOREST	25.000	32,500	0

2-Year Comparison	2023	2024	Change
Land:	45,200	45,200	0.0%
Improved:	0	0	0.0%
Total:	45,200	45,200	0.0%

Property History

N/A

Real Estate Sawyer County Property Listing

Today's Date: 4/23/2024

Property Status: Current

Created On: 2/6/2007 7:55:45 AM

Description

Updated: 4/1/2024

Tax ID:	26538
PIN:	57-024-2-41-08-10-3 04-000-000010
Legacy PIN:	024841103401
Map ID:	.12.1
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S10 T41N R08W
Description:	SESW
Recorded Acres:	40.518
Calculated Acres:	40.518
Lottery Claims:	0
First Dollar:	No
Waterbody:	Mosquito Brook Flowage
Zoning:	(F-1) Forestry One
ESN:	461

Tax Districts

Updated: 2/6/2007

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

Recorded Documents

Updated: 4/1/2024

WARRANTY DEED
Date Recorded: 1/8/2024 — 448022

MFL WITHDRAWAL ORDER
Date Recorded: 3/18/2024 — 448949

MFL ORDER
Date Recorded: 11/16/2015 — 398637

QUIT CLAIM DEED
Date Recorded: 1/14/2015 — 393980

PERSONAL REPRESENTATIVES DEED
Date Recorded: 12/30/2014 — 393774

QUIT CLAIM DEED
Date Recorded: 3/26/2002 — 298970

Ownership

Updated: 2/20/2024

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PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

Mailing Address:
PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

Site Address

* indicates Private Road

N/A

Property Assessment

Updated: 7/16/2019

2024 Assessment Detail

Code	Acres	Land	Imp.
G5-UNDEVELOPED	9.000	100	0
W5-MFL OPEN - AFTER 2004	31.000	52,200	0

2-Year Comparison	2023	2024	Change
Land:	52,300	52,300	0.0%
Improved:	0	0	0.0%
Total:	52,300	52,300	0.0%

Property History

N/A

Real Estate Sawyer County Property Listing

Today's Date: 4/23/2024

Property Status: Current

Created On: 2/6/2007 7:55:45 AM

Description

Updated: 7/9/2015

Tax ID:	26541
PIN:	57-024-2-41-08-10-4 03-000-000010
Legacy PIN:	024841104301
Map ID:	.15.1
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S10 T41N R08W
Description:	SWSE
Recorded Acres:	40.707
Calculated Acres:	40.707
Lottery Claims:	0
First Dollar:	No
Waterbody:	Mosquito Brook Flowage
Zoning:	(F-1) Forestry One
ESN:	461

Tax Districts

Updated: 2/6/2007

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

Recorded Documents

Updated: 4/1/2024

WARRANTY DEED
Date Recorded: 1/8/2024 — 448022

QUIT CLAIM DEED
Date Recorded: 1/14/2015 — 393980

PERSONAL REPRESENTATIVES DEED
Date Recorded: 12/30/2014 — 393774

QUIT CLAIM DEED
Date Recorded: 3/26/2002 — 298970

Ownership

Updated: 2/20/2024

PRESERVE AT MBF LLC HAYWARD WI

Billing Address:
PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

Mailing Address:
PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

Site Address

* indicates Private Road

N/A

Property Assessment

Updated: 7/16/2019

2024 Assessment Detail

Code	Acres	Land	Imp.
G5-UNDEVELOPED	20.000	100	0
G6-PRODUCTIVE FOREST	20.000	32,300	0

2-Year Comparison	2023	2024	Change
Land:	32,400	32,400	0.0%
Improved:	0	0	0.0%
Total:	32,400	32,400	0.0%

Property History

N/A

Real Estate Sawyer County Property Listing

Today's Date: 4/23/2024

Property Status: Current

Created On: 2/6/2007 7:55:45 AM

Description

Updated: 7/9/2015

Tax ID:	26542
PIN:	57-024-2-41-08-10-4 04-000-000010
Legacy PIN:	024841104401
Map ID:	.16.1
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S10 T41N R08W
Description:	SESE
Recorded Acres:	40.224
Calculated Acres:	40.224
Lottery Claims:	0
First Dollar:	No
Waterbody:	Mosquito Brook Flowage
Zoning:	(F-1) Forestry One
ESN:	461

Tax Districts

Updated: 2/6/2007

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

Recorded Documents

Updated: 4/1/2024

WARRANTY DEED
Date Recorded: 1/8/2024 **448022**

QUIT CLAIM DEED
Date Recorded: 1/14/2015 393980

PERSONAL REPRESENTATIVES DEED
Date Recorded: 12/30/2014 393774

QUIT CLAIM DEED
Date Recorded: 3/26/2002 298970

Ownership

Updated: 2/20/2024

PRESERVE AT MBF LLC HAYWARD WI

Billing Address:
PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

Mailing Address:
PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

Site Address

* indicates Private Road

12952W STATE HWY 77 HAYWARD 54843

Property Assessment

Updated: 7/16/2019

2024 Assessment Detail

Code	Acres	Land	Imp.
G5-UNDEVELOPED	5.000	100	0
G6-PRODUCTIVE FOREST	35.000	54,300	0

2-Year Comparison	2023	2024	Change
Land:	54,400	54,400	0.0%
Improved:	0	0	0.0%
Total:	54,400	54,400	0.0%

Property History

N/A

Real Estate Sawyer County Property Listing

Today's Date: 4/23/2024

Property Status: Current

Created On: 2/6/2007 7:55:45 AM

Description

Updated: 4/1/2024

Tax ID:	26553
PIN:	57-024-2-41-08-11-3 03-000-000010
Legacy PIN:	024841113301
Map ID:	.11.1
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S11 T41N R08W
Description:	SWSW
Recorded Acres:	39.604
Calculated Acres:	39.604
Lottery Claims:	0
First Dollar:	No
Zoning:	(F-1) Forestry One
ESN:	461

Tax Districts

Updated: 2/6/2007

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

Recorded Documents

Updated: 4/1/2024

WARRANTY DEED	
Date Recorded: 1/8/2024	**448022**
MFL WITHDRAWAL ORDER	
Date Recorded: 3/18/2024	448949
MFL ORDER	
Date Recorded: 11/16/2015	398637
QUIT CLAIM DEED	
Date Recorded: 1/14/2015	393980
PERSONAL REPRESENTATIVES DEED	
Date Recorded: 12/30/2014	393774
QUIT CLAIM DEED	
Date Recorded: 3/26/2002	298970
WARRANTY DEED	
Date Recorded: 10/4/1968	129546

Ownership

Updated: 2/20/2024

PRESERVE AT MBF LLC HAYWARD WI

Billing Address:	**Mailing Address:**
PRESERVE AT MBF LLC	**PRESERVE AT MBF LLC**
15988 US HWY 63	15988 US HWY 63
HAYWARD WI 54843	HAYWARD WI 54843

Site Address

* indicates Private Road

N/A

Property Assessment

Updated: 7/16/2019

2024 Assessment Detail

Code	Acres	Land	Imp.
G5-UNDEVELOPED	4.000	800	0
W5-MFL OPEN - AFTER 2004	36.000	50,400	0

2-Year Comparison	2023	2024	Change
Land:	51,200	51,200	0.0%
Improved:	0	0	0.0%
Total:	51,200	51,200	0.0%

Property History

N/A

Real Estate Sawyer County Property Listing

Today's Date: 4/23/2024

Property Status: Current

Created On: 2/6/2007 7:55:45 AM

Description

Updated: 4/1/2024

Tax ID:	26554
PIN:	57-024-2-41-08-11-3 04-000-000010
Legacy PIN:	024841113401
Map ID:	.12.1
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S11 T41N R08W
Description:	SESW
Recorded Acres:	39.522
Calculated Acres:	39.522
Lottery Claims:	0
First Dollar:	No
Zoning:	(F-1) Forestry One
ESN:	461

Tax Districts

Updated: 2/6/2007

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

Recorded Documents

Updated: 4/1/2024

WARRANTY DEED
Date Recorded: 1/8/2024 **448022**

MFL WITHDRAWAL ORDER
Date Recorded: 3/18/2024 448949

MFL ORDER
Date Recorded: 11/16/2015 398637

QUIT CLAIM DEED
Date Recorded: 1/14/2015 393980

PERSONAL REPRESENTATIVES DEED
Date Recorded: 12/30/2014 393774

QUIT CLAIM DEED
Date Recorded: 3/26/2002 298970

Ownership

Updated: 2/20/2024

PRESERVE AT MBF LLC HAYWARD WI

Billing Address:
PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

Mailing Address:
PRESERVE AT MBF LLC
15988 US HWY 63
HAYWARD WI 54843

Site Address

* indicates Private Road

N/A

Property Assessment

Updated: 7/16/2019

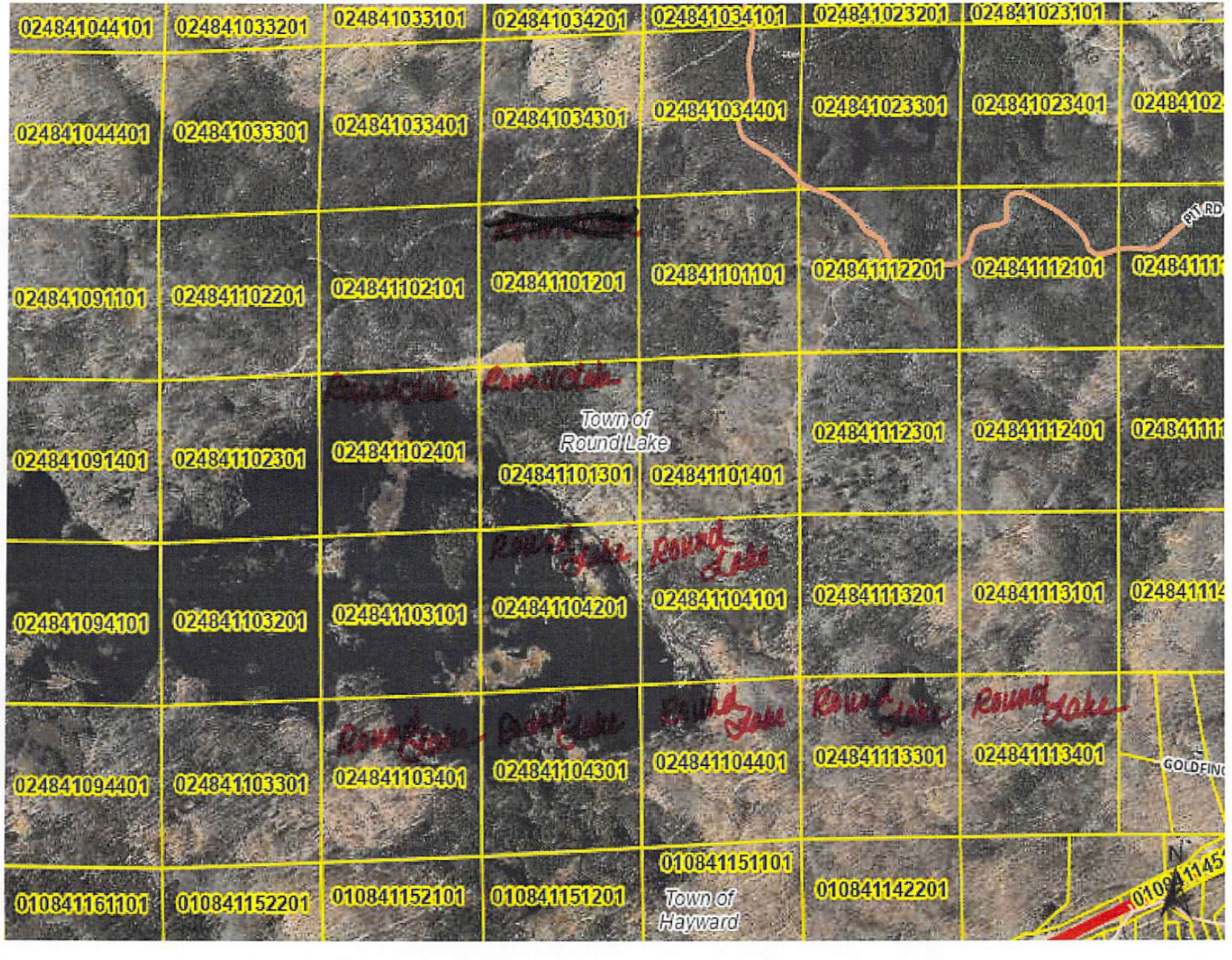
2024 Assessment Detail

Code	Acres	Land	Imp.
W5-MFL OPEN - AFTER 2004	40.000	56,000	0

2-Year Comparison	2023	2024	Change
Land:	56,000	56,000	0.0%
Improved:	0	0	0.0%
Total:	56,000	56,000	0.0%

Property History

N/A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024841033101
024841034201
024841034101
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024841034301
024841034401
024841023301
024841023401
024841091101
024841102201
024841102101
024841101201
024841101101
024841112201
024841112101
024841091401
024841102301
024841102401
Town of Round Lake
024841101301
024841101401
024841112301
024841112401
024841094101
024841103201
024841103101
024841104201
024841104101
024841113201
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024841104301
024841104401
024841113301
024841113401
010841161101
010841152201
010841152101
010841151201
010841151101
Town of Hayward
010841142201
PIT RD
GOLDFIN
N

The Preserve – Proposed Protective Covenants. Jeremy Hill. 4/23/24

1. No subdivision of lots
2. One dwelling unit per lot. Structures allowed are single family homes. Multiple homes not allowed.
3. All building plans, site plan, and exterior colors shall be subject to review by HOA board prior to construction.
4. Noise ordinance – noise to be kept to a minimum
5. Exterior lighting shall be downlights, or those type to preserve a dark sky. Exterior lighting subject to HOA review if complaints are lodged.
6. Building setbacks from all lot lines shall be: Homes -- 30' from side lot lines, and 75' from roads and community trails, and 75' from Mosquito Brook Flowage. Garages – 20' from side lot line.
7. 50' vegetative buffer to remain along Mosquito Brook Flowage, all wetlands, community trails, and all roads, with the exception of a viewing corridor, not to exceed 20' wide, and kept to a minimum of clearing.
8. Lot access to come off of development's roads, and not the county highway or county property.
9. All home types are allowed except not trailer homes/mobile homes.
10. Exterior colors shall be natural colors, and shall blend with the environment
11. Area cleared for home/yard/pole barn to be no more than ½ acre
12. Pole barns shall be limited to 2400sf and 25' in height, and shall be natural colors to blend with the forest.
13. Vehicles – no abandoned, unlicensed, inoperable, or junked vehicles, debris piles, or other unattractive items. No semi-truck parking or travel other than household deliveries.
14. Completion of exterior of buildings shall be completed within 12 months of excavation start.
15. All roads and private trails are accessible by all residents and guests of The Preserve.
16. No commercial activity allowed, other than those specifically approved by the HOA.
17. No burning of household garbage or debris, other than woody debris from the lot itself.
18. Any damage caused to roads, facilities, or neighboring properties to be remedied within 10 days.
19. All property owners shall be assessed the same fees for trail maintenance, regardless of location.
20. No lot owner shall grant public easement to county property through their lots, to prevent atv/snowmobile traffic through the development.
21. No signage or displays to be posted on the roads or highways, other than normal realty-type sized signs.
22. All motorized vehicles other than automobiles are subject to a 10 mph speed limit on development roads
23. Animals allowed are dogs, cats, and chickens. No other farm animals.
24. Boathouses are not allowed.
25. Covenants shall Continue in perpetuity