1. PRELIMINARY MATTERS

The public is strongly encouraged to access the public hearing remotely due to public health and safety concerns. To view or participate in the virtual meeting from a computer, iPad, or Android device please go to https://zoom.us/j/99413118485. You can also use the dial in number for listening only at 1-312-626-6799 with the Webinar ID: 994 1311 8485. If additional assistance is needed please contact the Zoning & Conservation Department at 715-634-8288 prior to the meeting. The Sawyer County Zoning Committee relative to the following proposals:

a. Call to Order and Roll Call
b. Pledge of Allegiance

6 - 7 c. State of Committee and Hearing Procedure and Statement of Hearing Notice

Statement of Committee Hearing and Procedure and Statement of Hearing Notice

8 - 10 d. Approval of Previous Meeting Minutes August 21, 2020
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.

2. REZONE APPLICATIONS

11 - 18 a. A Public Hearing for RZN #20-005 in the Town of Winter. Owner: James Smiley & Tamika Hollinger. Part of the SE ¼ of the NE ¼; S14, T40N, R05W; Parcel #032-540-14-1401; 14.68 Total Acres; Zoned Commercial One (C-1). Purpose of request is to change zone district
b. Discussion/Action for RZN #20-005 in the Town of Winter. Owner: James Smiley & Tamika Hollinger. Part of the SE ¼ of the NE ¼; S14, T40N, R05W; Parcel #032-540-14-1401; 14.68 Total Acres; Zoned Commercial One (C-1). Purpose of request is to change zone district Commercial One (C-1) to Residential One (R-1) for private dwelling.

RZN #20-005, James Smiley & Tamika Hollinger Packet

19 - 37

c. A Public Hearing for RZN #20-006 in the Town of Bass Lake. Owner: Hayward Nat’l Golf Club Inc – James Massey. Part N ½ S4 Part Lot 1 CSM 16-41 #4022; S04, T40N, R09W; Parcel #002-940-04-2108; 73.18 Total Acres; Zoned Agricultural One (A-1) and Commercial One (C-1). Purpose of request is to Rezone Agricultural One (A-1) to Residential/Recreational Two (RR-2) then to apply for a Conditional Use application for a 197 RV site Campground. Excepting the Commercial One (C-1) out of the Rezone leaving 64.52 Total Acres to be Rezoned.

RZN #20-006, Hayward National Golf Club Inc.

d. Discussion/Action for RZN #20-006 in the Town of Bass Lake. Owner: Hayward Nat’l Golf Club Inc – James Massey. Part N ½ S4 Part Lot 1 CSM 16-41 #4022; S04, T40N, R09W; Parcel #002-940-04-2108; 73.18 Total Acres; Zoned Agricultural One (A-1) and Commercial One (C-1). Purpose of request is to Rezone Agricultural One (A-1) to Residential/Recreational Two (RR-2) then to apply for a Conditional Use application for a 197 RV site Campground. Excepting the Commercial One (C-1) out of the Rezone leaving 64.52 Total Acres to be Rezoned.

38 - 51

e. A Public Hearing for RZN #20-007 in the Town of Hayward. Owner: Hayward Nat’l Golf Club Inc – James Massey. Part of the NE ¼ of the SE ¼, NW ¼ of the SE ¼, SW ¼ of the SE ¼ and the SE ¼ of the SE ¼; Part Lot 1 CSM 16/41 #4022; S33, T 41N, R09W; Parcel #010-941-33-4107; 87.89 Total Acres; Zoned Agricultural One (A-1). Purpose of request is to Rezone from Agricultural One (A-1) to Residential/Recreational Two (RR-2) then to apply for a Conditional Use application for a 197 RV site Campground.

RZN #20-007, Hayward National Golf Club Inc.

f. Discussion/Action for RZN #20-007 in the Town of Hayward. Owner: Hayward Nat’l Golf Club Inc – James Massey. Part of the NE ¼ of the SE ¼, NW ¼ of the SE ¼, SW ¼ of the SE ¼ and the SE ¼ of the SE ¼; Part Lot 1 CSM 16/41 #4022; S33, T 41N, R09W; Parcel #010-941-33-4107; 87.89 Total Acres; Zoned Agricultural One (A-1). Purpose of request is to Rezone from Agricultural One (A-1) to
3. CONDITIONAL USE APPLICATIONS

52 - 58

a. A Public Hearing for CUP #20-012 in the Town of Weirgor. Owner: Clifford Parr. Part of the SE ¼ of the NE ¼ Lot 21 CSM 6/248 #1250; S26, T37N, R07W; Parcel #030-737-26-1307; 1.95 Total Acres; Zoned Residential/Recreational One (RR-1). Purpose of request is to build a 40’ x 100’ or a 50’ x 80’ accessory building for building cabinets and woodworking. Per section 4.26 (2) The construction of a single accessory structure on an adjacent parcel divided by a Public Roadway (Sachmerda Drive) a Town Road, that does not contain the principal structure.

CUP #20-012, Clifford Parr Packet

b. Discussion/Action for CUP #20-012 in the Town of Weirgor. Owner: Clifford Parr. Part of the SE ¼ of the NE ¼ Lot 21 CSM 6/248 #1250; S26, T37N, R07W; Parcel #030-737-26-1307; 1.95 Total Acres; Zoned Residential/Recreational One (RR-1). Purpose of request is to build a 40’ x 100’ or a 50’ x 80’ accessory building for building cabinets and woodworking. Per section 4.26 (2) The construction of a single accessory structure on an adjacent parcel divided by a Public Roadway (Sachmerda Drive) a Town Road, that does not contain the principal structure.

59 - 65

c. A Public Hearing for CUP #20-016 in the Town of Weirgor. Owner: Clifford Parr. Part of the SE ¼ of the NE ¼ Lot 21 CSM 6/248 #1250; S26, T37N, R07W; Parcel #030-737-26-1307; 1.95 Total Acres; Zoned Residential/Recreational One (RR-1). Purpose of request is to build cabinets and do woodworking. Sawyer County Ordinance Section 17.2 (B) (5) private or wholesale carpentry or woodworking shop limited to the property owner.

CUP #20-016, Clifford Parr Packet

d. Discussion/Action for CUP #20-016 in the Town of Weirgor. Owner: Clifford Parr. Part of the SE ¼ of the NE ¼ Lot 21 CSM 6/248 #1250; S26, T37N, R07W; Parcel #030-737-26-1307; 1.95 Total Acres; Zoned Residential/Recreational One (RR-1). Purpose of request is to build cabinets and do woodworking. Sawyer County Ordinance Section 17.2 (B) (5) Private or wholesale carpentry or woodworking shop limited to the property owner.

66 - 81
e. A Public Hearing for CUP #20-013 in the Town of Bass Lake. Owner: Hayward Nat’l Golf Club Inc – James Massey. Part E ½ of the NW ¼ Lot 1 CSM 21/317 #6082; S04, T40N, R09W; Parcel #002-940-04-2103; 1.10 Total Acres; Zoned Commercial One (C-1). Also Part N ½ S4 Part Lot 1 CSM 16-41 #4022; S04, T40N, R09W; Parcel #002-940-04-2108; 73.18 Total Acres; Zoned Agricultural One (A-1) and
Commercial One (C-1). Purpose of request is to have a 197 RV site Campground combined between the three conditional Use Applications (CUP #20-013, CUP # 20-014, and CUP #20-015). RZN #20-007 to change Agricultural One (A-1) to Residential/Recreational Two (RR-2).

**CUP #20-013, Hayward National Golf Club Inc.**

f. Discussion/Action for CUP #20-013 in the Town of Bass Lake. Owner: Hayward Nat'l Golf Club Inc – James Massey. Part E ½ of the NW ¼ Lot 1 CSM 21/317 #6082; S04, T40N, R09W; Parcel #002-940-04-2103; 1.10 Total Acres; Zoned Commercial One (C-1). Also Part N ½ S4 Part Lot 1 CSM 16/41 #4022; S04, T40N, R09W; Parcel #002-940-04-2108; 73.18 Total Acres; Zoned Agricultural One (A-1) and Commercial One (C-1). Purpose of request is to have a 197 RV site Campground combined between the three conditional Use Applications (CUP #20-013, CUP # 20-014, and CUP #20-015) RZN #20-006 to change (A-1) Agricultural One to (RR-2) Residential/Recreational Two, excepting the area Zoned Commercial One (C-1).

g. A Public Hearing for CUP #20-014 in the Town of Hayward. Owner: Hayward Nat'l Golf Club Inc – James Massey. Part of the NE ¼ of the SE ¼, NW ¼ of the SE ¼, SW ¼ of the SE ¼ and the SE ¼ of the SE ¼; Part Lot 1 CSM 16/41 #4022; S33, T 41N, R09W; Parcel #010-941-33-4107; 87.89 Total Acres; Zoned Agricultural One (A-1). Purpose of request is to have a 197 RV site Campground combined between the three conditional Use Applications (CUP #20-013, CUP # 20-014, and CUP #20-015). RZN #20-007 to change Agricultural One (A-1) to Residential/Recreational Two (RR-2).

**CUP #20-014, Hayward National Golf Club Inc.**

h. Discussion/Action for CUP #20-014 in the Town of Hayward. Owner: Hayward Nat'l Golf Club Inc – James Massey. Part of the NE ¼ of the SE ¼, NW ¼ of the SE ¼, SW ¼ of the SE ¼ and the SE ¼ of the SE ¼; Part Lot 1 CSM 16/41 #4022; S33, T 41N, R09W; Parcel #010-941-33-4107; 87.89 Total Acres; Zoned Agricultural One (A-1). Purpose of request is to have a 197 RV site Campground combined between the three conditional Use Applications (CUP #20-013, CUP # 20-014, and CUP #20-015). RZN #20-007 to change Agricultural One (A-1) to Residential/Recreational Two (RR-2).

**CUP #20-015, Hayward National Golf Club Inc.**

i. A Public Hearing for CUP #20-015 in the Town of Bass Lake. Owner: Robert Gersbach. Part W ½ of the NW ¼; S04, T40N, R09W; Parcel #002-940-04-2201; 16.55 Total Acres; Zoned Residential/Recreational Two (RR-2) and Part W ½ of the NW ¼; S04, T40N, R09W; Parcel #002-940-04-2208; .810 Total Acres; Zoned Residential/Recreational Two (RR-2). Purpose of request is to have a 197 RV site Campground combined between the three conditional Use Applications (CUP #20-013, CUP # 20-014, and CUP #20-015).

**CUP #20-015, Hayward National Golf Club Inc.**

j. Discussion/Action for CUP #20-015 in the Town of Bass Lake. Owner:
Robert Gersbach. Part W ½ of the NW ¼; S04, T40N, R09W; Parcel #002-940-04-2201; 16.55 Total Acres; Zoned Residential/Recreational Two (RR-2) and Part W ½ of the NW ¼; S04, T40N, R09W; Parcel #002-940-04-2208; .810 Total Acres; zoned Residential/Recreational Two (RR-2). Purpose of request is to have a 197 RV site Campground combined between the three conditional Use Applications (CUP #20-013, CUP #20-014, and CUP #20-015).

4. NEW BUSINESS

112  a. Trailer Camps and Campgrounds. (Deck Size) Discussion/Possible Action to send to Towns.

6.611 Trailer Camps & Campgrounds 9-18-2020 potential changes

113 - 116  b. Temporary guest quarters Bunkhouse Ordinance. Discussion/Possible Action to send to Towns.

Bunkhouse or Temporary Guest Quarters 9-18-2020

c. Policy decision for rentals of multiple existing non-conforming habitable dwelling on one parcel. Discussion/Possible Action.

d. Any other business that may come before the Committee for discussion.

5. ADJOURNMENT

A Quorum of the County Board of Supervisors or any of its committees may be present at this meeting to listen and observe. Neither the Board nor any of the committees have established attendance at this meeting as an official function of the Board or committee(s) or otherwise made a determination that attendance at the meeting is necessary to carry out the Board or committee’s function. The only purpose for other supervisors attending the meeting is to listen to the information presented. Neither the Board nor any committee (other than the committee providing this notice and agenda) will take any official action with respect to this noticed meeting.

**See our website: sawyercountygov.org or contact the Zoning and Conservation Department for more information.
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 an opportunity to do so. A Speaker must complete a Hearing Appearance Slip, which is provided at this meeting next to the meeting Agenda. After completion, the Speaker shall deliver the Hearing Appearance Slip to the Zoning Committee Chair prior to the commencement of the Zoning Committee meeting.

Process and Guidelines for Testimony by Speakers: Prior to speaking, the Speaker must be recognized by the Zoning Committee Chair in order to speak. Once recognized by the Zoning Committee Chair, the Speaker must state their full name and address before giving testimony. The Speaker should also state whether the Speaker represents a client, group, or other association, whether the Speaker is in favor or opposes the proposal on which the testimony is being given, and other pertinent information. Speakers should confine their testimony to the facts and matters presented. Speakers should avoid repetitive testimony, and Speakers are encouraged to state that they agree or disagree with other comments to avoid repetitive testimony. A Speaker's testimony will be limited to three (3) minutes, unless additional time is provided for by the Zoning Committee Chair. Orderly procedures require that each speaker proceeds without interruption by others. All testimony will be addressed to the Zoning Committee and there will be no questions or arguments between individuals. The Zoning Committee is under no obligation to answer questions posed by the Speaker during the public hearing.
Applications for Rezoning: On applications for a change in zoning designation of property, the decision of the Zoning Committee is a recommendation to the Sawyer County Board of Supervisors for final determination and action. This provision does not modify or otherwise limit the provisions set forth in Wis. Stat. § 59.69 or any other applicable law.

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

Statement of Hearing Notice

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

Questions

Please contact the Sawyer County Zoning Administrator should you have any questions regarding this Statement of Committee Hearing and Procedure and Statement of Hearing.
MINUTES OF PUBLIC HEARING
Sawyer County Zoning Committee
August 21, 2020

Zoning Committee Members
Ron Buckholtz, Chairman
Bruce Paulsen, Vice Chairman
Troy Morgan
Dawn Petit
Jesse Boettcher
Tweed Shuman, Alternate

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

PRELIMINARY MATTERS
1) Call to Order and Roll Call
Buckholtz called the Public Hearing before the Sawyer County Zoning Committee to order at 8:30 AM at the Sawyer County Courthouse, 10610 Main St., Hayward, Wisconsin. Roll is called finding present: Buckholtz, Paulsen, Petit, Morgan and Shuman. Attending from the Zoning Office: Kozlowski and Marks. Rebecca Roeker of von Briesen and Roper, s.c. as legal counsel for Sawyer County.
2) Pledge of Allegiance.
3) Buckholtz reads the Statement of Committee and Hearing Procedure and Statement of Hearing Notice.
4) Motion by to approve the July 21, 2020 minutes by Morgan, second by Paulsen. All in favor.
5) Public Comment. Alan Burt camper at Blueberry Lake speaks in favor of an increase to camper decks. Linda Zillmer, Edgewater property owner speaks of the agenda and having a typo with the date. Also of the members having no training to make decisions of the cases. Morgan takes offense to Ms. Zillmer’s comments and cautions her that no insults need to be made and the members have had training and continue to do so. Motion by Paulsen to change the date of the minutes to reflect July 17, 2020, second by Shuman. All in favor. John Barton wonders if the deck size change is for campground and/or cabin decks. How would this be enforced? Doug Kurtzweil, resident of Sawyer County has concerns of the bunkhouse is defined as a rough, simple building with sleeping area and there would not be a kitchen or a toilet. Rachel Toczak says she is building a cabin not a bunkhouse.

REZONE APPLICATIONS
None

CONDITIONAL USE APPLICATIONS
1) A Public Hearing for CUP #20-010 in the Town of Bass Lake. Owner: Kenneth Gougar. Part of the NW ¼ of the SE ¼; S15, T40N, R09W; Parcel #002-940-15-4202; 20 Total Acres; Zoned Agricultural Two (A-2). Permit desired for the construction of an accessory building on vacant property subject to Section 4.26 (1) (a) of the Sawyer County Zoning Ordinance; the accessory
building will be 28’ x 40’ in size. LUP will be applied for principle dwelling within 3 years for it to be constructed. Kozlowski reads the application, Staff Report, Town Opinion and Neighbor Opinions. Motion to open the public hearing by Paulsen, second by Morgan. All in favor. Kenneth Gougar, property owner speaks in favor of the application and questions the timeframe for the applications. Kozlowski explains the timeframe. Discussion held. Motion to close the public hearing by Paulsen, second by Shuman. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held. Motion by Paulsen to approve the application with conditions of abiding by the Zoning Rules and Regulations and the size limit of 28’ x 40’, second by Petit. Roll call finds: Petit – yes, Morgan – yes, Shuman – yes, Paulsen – yes, Buckholtz – yes. Findings of Fact: None

2) A Public Hearing for CUP #20-011 in the Town of Sand Lake. Owner: Brian Fjerstad. Highland Park Subdivision; W ½ Lot 15; S23, T39N, R09W; Parcel #026-126-00-1501; .436 Total Acres; Zoned Residential/Recreational One (RR-1). Permit desired for the construction of an accessory building across a public roadway subject to Section 4.26 (2) (b) in the Sawyer County Zoning Ordinance, The accessory building across Hummingbird Court, a public roadway, to be 58’ x 40’ in size. Kozlowski reads the application into record and a withdrawal letter stating that the owner is looking into different options. Motion by Paulsen to accept the withdraw of the application, second by Morgan. All in favor.

PROPOSED CHANGES TO THE SAWYER COUNTY ZONING COMMITTEE RULES AND BY-LAWS

1) A Public Hearing for the proposed changes to the Sawyer County Zoning Committee Rules and By-Laws. Jay explains that Roeker will go over the By-Laws with the Committee. Linda Zillmer, Edgewater property owner states that the public needs more time to go over the By-Laws. Discussion with Roeker, Committee and Zillmer. Motion by Shuman to close the public hearing portion, second by Morgan. All in favor. Kozlowski reads the discussion/action portion of the Rules and By-Laws. Motion by Paulsen to approve the changes and accept as presented, Second by Morgan. Roeker states that this will be presented at the next County Board meeting for their approval. Discussion continues. Roll call finds: Shuman – yes, Paulsen – yes, Petit – yes, Morgan – yes, Buckholtz - yes. All in favor.

NEW BUSINESS

1) Trailer Camps and Campgrounds. (Deck Size). Kozlowski explains that he has polled other Counties in the State and that most have a 200’ maximum for deck size. Discussion with Committee, Kozlowski and Roeker. Doug Kurtzweil Sawyer County resident asks if this is just decks, or screen porches, canopies and other additions. Discussion held. ; Morgan Motions to approve with a 300’ square foot decks. There is no second. Break at 9:55am. Buckholtz calls meeting back to order at 10:00 am. Petit leaves meeting at 10:00am. Discussion continues. Kozlowski states that this was a citizen request to change this part of the Ordinance to allow for larger decks. Motion to postpone 5a and 5b under new business until the September meeting by Paulsen, second by Buckholtz. All in favor.

2) Bunkhouse Ordinance. Motion to postpone 5a and 5b under new business until the September meeting by Paulsen, second by Buckholtz. All in favor.

3) Multiple Conditional Use provisions under one (1) application. Kozlowski explains with Roeker’s input that there should be two applications for each CUP. No comments.
4) Rentals of multiple non-conforming existing habitable dwellings on same lot. Kozlowski explains of the multiple habitable dwellings on one property and being used as VRBO and if a Conditional Use application is needed and/or County and State Inspections are needed from the Health Department. Roeker will work with Kozlowski to have a draft ready. Discussion continues. Doug Kurtzweil, Sawyer County resident speaks of habitable space in garages being used for rentals. Kurtzweil suggests reaching out to municipalities and property owners for opinions. Discussion continues. Roeker and Kozlowski will look into this for more information.

5) Any other business that may come before the Committee for discussion. None.

ADJOURNMENT

Buckholtz adjourns meeting at 10:45am.

Minutes prepared by Kathy Marks, Deputy Zoning & Conservation Administrator

For more information please contact our office at 715-634-8288 or see our website at sawyercountygov.org
Rezone Request
STAFF REPORT
Prepared By: Jay Kozlowski, Sawyer County Zoning & Conservation Administrator

File: # RZN 20-005

Applicant:
James Smiley & Tamika Hollinger
W8663 Koshkonong Manor Road
Ft Atkinson, WI 53538

Property Location & Legal Description:
5360W Log Lodge Road located in the Town of Winter. Part of the SE ¼ of the NE ¼; S14, T40N, R05W; Parcel #032-540-14-1401; 14.68 Total Acres; Zoned Commercial One (C-1).

Request: Rezone 14.68 acres from Commercial (C-1) to Residential One (R-1). As per applicant’s statement they are wishing to change the zone from C-1 to R-1 for a private household.

Summary of Request & Project History:
The applicant(s) are requesting to rezone 14.68 acres of C-1 to R-1 (see attached map of parcel). The proposed rezone would result in conforming lot dimensional requirements. The purpose of this request would then be to have a permitted use within the Residential-One zone district. Currently within the C-1 zone district just a residential house would not be permitted unless there was some other type of business or commercial use occurring on the property. The owners have no plans of having a commercial use on the property.

Additional Information/details:
See attached additional maps included in this packet. The nearest R-1 zoned property in relation to this property is approximately 2000’ away. Immediately adjacent to this parcel is also similarly zoned residential/recreation 1 & 2 zoned property. The future land use map for the Town of Winter within the Town’s Comprehensive Plan does show this area as commercial with other rural residential immediately adjacent. The Town further goes on to state within their Comprehensive Plan that there is no single commercial core within the Town, but instead scattered commercial development. This parcel itself is a larger tract of land within this area but currently is a vacant lot with no existing development on it.
Rezone Application # 20-005
Town of Winter
Sawyer County

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: James Smiley, Tamika Hollinger

Address: W8663 Kosh Manor Rd, Fort Atkinson, WI 53538
Phone: 920-728-3989
Email: njamessmiley@gmail.com, trena140@hotmail.com

Legacy PIN #: 032540147401
Zoned: L-1
Acreage: 14.68

Change from District: L-1 to District: R-1

Property Description: 5360W Log Lodge Rd.
Lot 2 of Certified Survey Map No. 11502 as recorded in Volume 24 of
Certified Survey Maps, page 58-59 as Document No. 305251, Sawyer County, Wisconsin,
being Part of the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4),
Section 19, Township 40 North, Range 5 West.

Purpose of Request: Change property zone from Commercial to Residential for private household

James L. Smiley / Tamika Hollinger Tamika Hollinger

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

Name, Address, Phone & Email of Agent:

Phone: ___________________________ Email: ___________________________

Office Information: Fee: $400.00
Fee $400.00

Date of Public Hearing: 9-18-2020
Rev. 1/2020

SAWYER COUNTY
ZONING ADMINISTRATION

Page 12 of 116
### Description

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- 35889

#### PIN:
- 57-032-2-40-05-14-1 04-000-000010

#### Legacy PIN:
- 032540141401

#### Map ID:
- 4.1

#### Municipality:
- (032) TOWN OF WINTER

#### STR:
- 514 T40N R05W

#### Description:
- PRT SENE LOT 2 CSM 24/S3 #6502

#### Recorded Acres:
- 14.680

#### Calculated Acres:
- 14.685

#### Lottery Claims:
- 0

#### First Dollar:
- No

#### Waterbody:
- Fishtrap Lake

#### Zoning:
- (C-1) Commercial One

#### ESN:
- 421

### Tax Districts

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### Recorded Documents

- SPECIAL WARRANTY DEED: Date Recorded: 5/31/2019
  - 418000

- LETTERS: Date Recorded: 5/31/2019
  - 417999

- CERTIFIED SURVEY MAP: Date Recorded: 11/6/2002
  - 305051

- WARRANTY DEED: Date Recorded: 5/20/1999
  - 276552 672/496

### Ownership

- JAMES L SMILEY: FT ATKINSON WI
- TAMIA T HOLLINGER: FT ATKINSON WI

### Billing Address:

- JAMES L SMILEY: W6663 KOSHKONONG MANOR RD W6663 KOSHKONONG MANOR RD
- FT ATKINSON WI 53538

### Mailing Address:

- JAMES L SMILEY: W6663 KOSHKONONG MANOR RD W6663 KOSHKONONG MANOR RD
- FT ATKINSON WI 53538

### Site Address:

- 5360 W LOG LODGE RD
- WINTER 54996

### Property Assessment

#### 2020 Assessment Detail

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#### 2-Year Comparison

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<td>0</td>
<td>0</td>
<td>0.0%</td>
</tr>
<tr>
<td>Total</td>
<td>89,000</td>
<td>89,000</td>
<td>0.0%</td>
</tr>
</tbody>
</table>

### Property History

- N/A
Rezone Request
STAFF REPORT
Prepared By: Jay Kozlowski, Sawyer County Zoning Administrator
File: # RZN 20-006

Owner/Agent:
Owner: Hayward National Golf Club INC – James Massey
13 S Barstow Street
Eau Claire, WI 54701
Agent/Purchaser: Steve Skong

Property Location & Legal Description:
Town of Bass Lake. Part N ½ Sec 4 Part Lot 1 CSM 16/41 #4022; S04, T40N, R09W; Parcel #002-940-04-2108; 73.18 Total Acres; Zoned Agricultural One (A-1) and Commercial One (C-1). Property located at 15968 W Fun Valley Road

Request: Purpose of request is to rezone all Agricultural One (A-1) zoned property to Residential/Recreational Two (RR-2) excepting the Commercial One (C-1) out of the rezone leaving 64.52 total acres to be rezoned for this rezone request (there is another rezone request for property located in the Town of Hayward). With this rezone to RR-2 the owner/agent would then apply for several Conditional Use applications for a total of a 197 RV site Campground split between the Town of Bass Lake and Town of Hayward. There would be 3 separate CUP requests as the entire campground area would be over 3 separate parcels of land.

Summary of Request:
For rezone 20-006 in the Town of Bass Lake the applicant(s) are requesting to rezone 64.52 acres of A-1 to RR-2 (see attached map of parcel). The remaining 8.66 acres is to remain Commercial One and contains to existing “club-house” which would ultimately be the new lodge of the proposed campground. Again, the purpose of this rezone request is then to apply for a 197 RV site campground. The actual parameters of the campground will be further discussed within the CUP requests. Rezone #20-007 is a separate rezone request in the Town of Hayward for 87.89 acres zoned A-1 with a proposal to be rezoned to RR-2

Project History & Additional Information/details:
This property consists of the old Hayward National Golf Course. The golf course has been out of operation for approximately 7 years. A majority of the existing trees on the property have already been removed and the likelihood of this be converted back into a golf course would
be difficult in that the greens and fairways have been left to go to seed. In order for a golf course operation to occur here again it would need to be entirely replanted.

The nearest RR-2 zoned property in relation to this property is a 17.36 acre parcel immediately adjacent to the SW of this parcel. This parcel is also subject to a CUP request for the campground proposal. There are also a few other smaller parcels on the corner of Fun Valley Road and State Hwy 27 that are zoned RR-2.

Even though this property is currently zoned A-1 according to the NRCS web soil survey the soils listed in this area would not be included as part of prime farm land or farmland of statewide importance. NRCS further lists these soils of having very severe limitations that reduce the choice of plants or that require very careful management, or both.

The Town of Bass Lake shows this area as a generalized existing Parks and Recreation land use as per the Town’s Comprehensive Plan with a future land use category described as Parks & Recreation and Commercial. Per the Town of Bass Lake Comprehensive Plan existing land use under Parks and Recreation lands under privately owned lands may include: golf courses, campgrounds, marinas, shooting ranges, etc. The existing surrounding use outside of this area is woodlands and medium density residential.

If the rezone (RZN 20-006) is approved, a CUP application (CUP 20-013,-014, & -015) will be heard next in the public hearing process after the Town of Hayward rezone. The Sawyer County Zoning Committee must follow all applicable State Statues when deciding a Conditional Use Permit including Act 67. If the rezone is denied the CUP must still be heard as a public hearing process but it would not be an allowed use per the existing zone district.

Findings of Fact for Approval: (choose from list below)

1. It would not be damaging to the rights of others or property values
2. It would not be detrimental to ecology, wild life, wetlands or shorelands.
3. It would not create an air quality, water supply, or pollution problem.
4. It would not create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.
5. It would not create traffic or highway access problems.
6. It would not destroy prime agricultural lands.
7. It would be compatible with the surrounding uses and the area.
8. It would not create an objectionable view.

Findings of Fact for Denial: (choose from list below)

9. It would be damaging to the rights of others and property values.
10. It would be detrimental to ecology, wild life, wetlands or shorelands.
11 It would create an air quality, water supply, or pollution problem.
12 It would create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.
13 It would create traffic or highway access problems.
14 It would destroy prime agricultural lands.
15 It would not be compatible with the surrounding uses and the area.
16 It would create an objectionable view.
Rezone Application # 20-006

Town of Boes Lake
Sawyer County

Return Original

To: Sawyer County Zoning and Conservation
10610 Main Street, Suite 49
Hayward, Wi 54843

Phone: 715-634-8288
E-mail: Kathy.marks@sawyercountywi.gov

Owner: Hayward National Golf Club, Inc. - James Massey

Address: 135 Berowra St. Eau Claire, WI 54701

Phone: __________________________ Email: __________________________

Legacy PIN #: 13495, 002-940-04-2108 Zoned: A-1

Acreage: 73.18 TOTAL

Change from District: A-1 to R-2

Property Description:
PET N4a 54, PET LOT 1 Conversion 16.141 # 40275, SOT 14N 1000E,
PARCEL # 002-940-04-2108, ZONED A-1 & R-1; 73.18 TOTAL ACRES

Purpose of Request: IS TO REZONE (A-1) AGRICULTURAL DUE TO (R-2) RESIDENTIAL/DEERSTAND TOW
FEA A 197 SITE CV CAMPGROUND EXEMPTING THE (C-1) COMMERCIAL USE
OUT OF THE REZONE LEAVING 64.52 TOTAL ACRES TO BE REZONED

James Massey

*Please Print & Sign (Property Owner)

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

Name, Address, Phone & Email of Agent:

Amy Hansen - Woodland
715-699-1040
dcunathan@gmail.com
Office Information: Fee: $400.00 Date of Public Hearing 9-18-2020

Rev. 1/2020
Real Estate Sawyer County Property Listing

Today's Date: 8/3/2020

Property Status: Current

Created On: 3/19/2019 9:34:55 AM

Tax ID: 43495
PIN: 57-002-2-40-09-04-2 01-000-000080
Legacy PIN: 002940042108
Map ID:

Municipality: (002) TOWN OF BASS LAKE
STR: 5/4 T40N R09W
Description: PRT FRAC N1/2 SEC 4 PRT LOT 1CSM 16/41 #0022
Recorded Acres: 73.180
Calculated Acres: 0.000
Lottery Claims: 0
First Dollar: Yes
Waterbody: Spring Creek
Zoning: (A-1) Agricultural One
(C-1) Commercial One
ESN: 406

Tax Districts
Updated: 3/19/2019
1 State of Wisconsin
57 Sawyer County
002 Town of Bass Lake
572478 Hayward Community School District
001700 Technical College

Recorded Documents
Updated: 3/19/2019
CERTIFIED SURVEY MAP
Date Recorded: 3/18/2019 416937
WARRANTY DEED
Date Recorded: 8/23/1999 278808 682/321
NOTE
Date Recorded: 1/3/2018
CERTIFIED SURVEY MAP
Date Recorded: 7/18/1994 242933

Property History

Parent Properties
Tax ID
57-002-2-40-09-04-2 01-000-000050 43492

HISTORY

Tax ID: 2763 57-002-2-40-09-04-2 01-000-000040 Leg. Pin: 002940042104 Map ID: 5.4
Tax ID: 2761 57-002-2-40-09-04-2 01-000-000020 Leg. Pin: 002940042102 Map ID: 5.2
Tax ID: 43492 57-002-2-40-09-04-2 01-000-000050 Leg. Pin: 002940042105

43495 This Parcel
Parents
Children

Ownership
Updated: 3/19/2019

HAYWARD NATIONAL GOLF CLUB INC
Billing Address:
HAYWARD NATIONAL GOLF CLUB INC
13 S BARSTOW ST
EAU CLAIRE WI 54701

Mailing Address:
EAU CLAIRE WI

Site Address:
15968W FUN VALLEY RD
HAYWARD 54843

property

Property Assessment
Updated: 5/13/2020

2020 Assessment Detail

Code
Acres Land Imp.
G2-COMMERCIAI 73.180 150,400 143,700

2-Year Comparison

<table>
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</tr>
<tr>
<td>Total</td>
<td>150,400</td>
<td>294,100</td>
<td>100.0%</td>
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Map 8.1
Generalized Existing Land Use
Town of Bass Lake

- Town Boundary
- State Highway
- County Highway
- Local Roads
- Lakes & Ponds
- Rivers & Streams
- Residential
- Commercial
- Industrial
- Communications/Utilities
- Governmental/Institutional
- Park & Recreation
- Agricultural/Open Space
- Cranberry Bog
- Woodlands & Other Natural Areas

Legend:

- 2000 o 2000 4000 Feet

3/03 Land Use
A standard land use classification system was used to assign different land use areas into categories. Below is a description of each land use classification used in the Town of Bass Lake to generate the existing land use map.

- **Agriculture** - The predominate land use is agriculture where the lands include croplands, livestock grazing, and dairy farming.

- **Commercial** - Retail sales establishments, restaurants, hotels/motels, and service stations.

- **Communications/Utilities Facilities** - Lands use for generating and/or processing electronic, communication, or water, electricity; petroleum; or other transmittable product and for the disposal, waste processing, and/or recycling of by-products.

- **Government/Institutional** - These lands include: government-owned administration buildings and offices; fire stations; public hospitals and health care facilities; day care centers; public schools, colleges, and educational research lands; and lands of fraternal organizations. Cemeteries, churches, and other religious facilities are included in this land use category.

- **Industrial** - Manufacturing and processing, wholesaling, warehousing and distribution, and similar activities.

- **Open Space** - Privately owned non-wooded undeveloped lands, fallow fields.

- **Parks and Recreation** - Recreation lands under public or private ownership. Publicly owned recreational lands may include: town parks, nature preserves or athletic fields, boat landings, campgrounds, etc. Examples of privately owned lands may include: golf courses, campgrounds, marinas, shooting range, etc.

- **Residential** - Lands with structures designed for human habitation including: permanent, seasonal, and mobile housing units (not in a designated mobile home park) and recreational cabins and cottages.

- **Transportation** - Use of land corridors for the movement of people or materials, including related terminals and parking facilities.

- **Water** - Open water areas, including natural and impounded lakes and streams.

- **Woodlands** - Forested lands under private ownership, private forest woodlots.

Based on the existing land use in the Town of Bass Lake, an analysis of each land use classification has been developed. This information is intended to provide a snapshot of the existing conditions or “supply” of available land throughout the town. Overall, the intensity and density of all land use activities is considered low due to the rural nature of the town. Only land along select lakes would be considered as having a somewhat higher density level and even that is argumentative based on a persons perspective and definition of density. Over the planning
Farmland Classification—Sawyer County, Wisconsin

Area of Interest (AOI)
- □ Area of Interest (AOI)

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

Soil Rating Polygons
- □ Prime farmland if not all areas are prime farmland
- □ Prime farmland if subsolled, 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
- □ Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
- □ Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
- □ Prime farmland if irrigated and reclaimed of excess salts and sodium
- □ 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 irrigated and either protected from flooding or not frequently flooded during the growing season
- □ Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- □ 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 irrigated
- □ Prime farmland if protected from flooding or not frequently flooded during the growing season
- □ Prime farmland if irrigated
- □ Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
- □ Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
- □ Prime farmland if irrigated 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 irrigated and either protected from flooding or not frequently flooded during the growing season
- □ Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- □ Farmland of unique importance
- □ Not rated or not available
Farmland Classification

<table>
<thead>
<tr>
<th>Map unit symbol</th>
<th>Map unit name</th>
<th>Rating</th>
<th>Acres in AOI</th>
<th>Percent of AOI</th>
</tr>
</thead>
<tbody>
<tr>
<td>383B</td>
<td>Mahtomedi loamy sand, 0 to 6 percent slopes</td>
<td>Not prime farmland</td>
<td>39.7</td>
<td>22.5%</td>
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<tr>
<td>407A</td>
<td>Sealyeville and Markey soils, 0 to 1 percent slopes</td>
<td>Not prime farmland</td>
<td>31.4</td>
<td>17.8%</td>
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<tr>
<td>591A</td>
<td>Croswell-Chinwhisker complex, 0 to 3 percent slopes</td>
<td>Not prime farmland</td>
<td>14.1</td>
<td>8.0%</td>
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<td>594B</td>
<td>Vilas-Lindquist complex, 0 to 6 percent slopes</td>
<td>Not prime farmland</td>
<td>81.0</td>
<td>45.9%</td>
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<td>771A</td>
<td>Lenroot loamy sand, 0 to 3 percent slopes</td>
<td>Not prime farmland</td>
<td>9.8</td>
<td>5.6%</td>
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<td>3446A</td>
<td>Newson muck, 0 to 2 percent slopes</td>
<td>Not prime farmland</td>
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<td>0.2%</td>
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<tr>
<td><strong>Totals for Area of Interest</strong></td>
<td></td>
<td></td>
<td><strong>176.4</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>

**Description**

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

**Rating Options**

*Aggregation Method: No Aggregation Necessary*

*Tie-break Rule: Lower*
Rezone Request
STAFF REPORT
Prepared By: Jay Kozlowski, Sawyer County Zoning Administrator
File: # RZN 20-007

Owner/Agent:
Owner: Hayward National Golf Club INC – James Massey
13 S Barstow Street
Eau Claire, WI 54701
Agent/Purchaser: Steve Skong

Property Location & Legal Description:
Town of Hayward. Part of the NE ¼ of the SE ¼, NW ¼ of the SE ¼, SW ¼ of the SE ¼ and the SE ¼ of the SE ¼; Part Lot 1 CSM 16/41 #4022; S33, T 41N, R09W; Parcel #010-941-33-4107; 87.89 Total Acres; Zoned Agricultural One (A-1).

Request: Purpose of request is to rezone all of the approximately 87.89 acres of Agricultural One (A-1) zoned property to Residential/Recreational Two (RR-2). With this rezone to RR-2 the owner/agent would then apply for several Conditional Use applications for a total of a 197 RV site Campground split between the Town of Bass Lake and Town of Hayward. There would be 3 separate CUP requests as the entire campground area would be over 3 separate parcels of land. Rezone 20-006 was for a similar rezone request in the Town of Bass Lake.

Summary of Request:
For rezone 20-007 in the Town of Hayward the applicant(s) are requesting to rezone 87.89 acres of A-1 to RR-2 (see attached map of parcel). Again, the purpose of this rezone request is then to apply for a 197 RV site campground. The actual parameters of the campground will be further discussed within the CUP requests. Rezone #20-006 is a separate rezone request in the Town of Bass Lake for 73.18 acres zoned A-1 with a proposal to be rezoned to RR-2

Project History & Additional Information/details:
This property consists of the old Hayward National Golf Course. The golf course has been out of operation for approximately 7 years. A majority of the existing trees on the property have already been removed and the likelihood of this be converted back into a golf course would be difficult in that the greens and fairways have been left to go to seed. In order for a golf course operation to occur here again it would need to be entirely replanted.
The nearest RR-2 zoned property in relation to this property is a 17.36 acre parcel SW of this parcel separated by the Town of Bass Lake parcel also being requested for the rezone. This parcel is also subject to a CUP request for the campground proposal. There are also a few other smaller parcels on the corner of Fun Valley Road and State Hwy 27 that are zoned RR-2.

Even though this property is currently zoned A-1 according to the NRCS web soil survey the soils listed in this area would not be included as part of prime farm land or farmland of statewide importance. NRCS further lists these soils of having very severe limitations that reduce the choice of plants or that require very careful management, or both.

The Town of Hayward Comprehensive Plan 2018-2038 shows the future land use map category as “recreational commercial” The primary intent of this classification is to identify areas which provide private recreational activities through a commercial business or fraternal organization. As mapped, this designation may include hunting, fishing and sports clubs, campgrounds, golf courses, and other recreational facilities. According to the Town of Hayward Comprehensive Plan they state that there are presently three commercial recreational areas within the Town, including: the Big Fish Golf Course, Hayward Rod and Gun Club, and the Hayward Golf and Tennis Club. The Hayward National Golf Course was not listed in here but the future land use map shows the highlighted subject rezone property as being indicated for “recreational commercial”

The following policies shall apply if RCM developments are proposed:
1. Hunting, shooting, or archery uses shall be prohibited from locating within residential areas outlined within the Plan.
2. The Town shall require an amendment to the Future Land Use Map if and when a recreational commercial use is proposed.
3. Applications for the development of recreational commercial uses shall be approved as conditional uses under the regulations of the Sawyer County Zoning Code.

If the rezone (RZN 20-007) is approved, a CUP application (CUP 20-013,-014, & -015) will be heard next in the public hearing process. The Sawyer County Zoning Committee must follow all applicable State Statutes when deciding a Conditional Use Permit including Act 67. If the rezone is denied the CUP must still be heard as a public hearing process but it would not be an allowed use per the existing zone district.

Findings of Fact for Approval: (choose from list below)

1. It would not be damaging to the rights of others or property values
2. It would not be detrimental to ecology, wild life, wetlands or shorelands.
3. It would not create an air quality, water supply, or pollution problem.
4 It would not create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.
5 It would not create traffic or highway access problems.
6 It would not destroy prime agricultural lands.
7 It would be compatible with the surrounding uses and the area.
8 It would not create an objectionable view.

Findings of Fact for Denial: (choose from list below)

9 It would be damaging to the rights of others and property values.
10 It would be detrimental to ecology, wild life, wetlands or shorelands.
11 It would create an air quality, water supply, or pollution problem.
12 It would create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.
13 It would create traffic or highway access problems.
14 It would destroy prime agricultural lands.
15 It would not be compatible with the surrounding uses and the area.
16 It would create an objectionable view.
Rezone Application # 20.037
Town of Hayward
Sawyer County

Owner: Hayward National Hwy Complex
Address: 135 S Edmund St., Pauline, WI 54870
Phone: Email:

Legacy PIN #: 010-041-33-0107
Zoned: A-1
Acreage: 0.29

Change from District A-1 to B-2

Property Description: PT OF NESE NWSE SUSE SESE PT LOT 1 ASM 14.41 # 00 22
S33.75 IN. BPM, PARCEL # 010-041-33-0107, 0.29 ACRES ZONED A-1 AGRICULTURAL

Purpose of Request: REZONE TO B-2 FOR A PUD TO HAVE A 1978 SITE CAMPGROUND

James Massey

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

Name, Address, Phone & Email of Agent:

Joyce Long, Woodland
715-494-9440
Email: jjoyce.klong@gmail.com

Stefan Skeng
228 24th St.
Phone: 715-494-9440
Email: stefanskeng@gmail.com

Office Information: Fee: $400.00
Date of Public Hearing: 9-18-2020
Rev. 1/2020
### Description
- **Tax ID:** 40192
- **PIN:** 57-010-2-41-09-33-4 01-000-000070
- **Legacy PIN:** 010941334107
- **Map ID:** 13.7
- **Municipality:** (010) TOWN OF HAYWARD
- **STR:** 533 T41N R09W
- **Description:** PRT NESE, NWSE, SWSE, SESE PRT LOT 1 CSM 16/41 #4022
- **Recorded Acres:** 87.890
- **Calculated Acres:** 89.004
- **First Dollar:** Yes
- **Waterbody:** Spring Creek
- **Zoning:** (A-1) Agricultural One
- **ESN:**

### Tax Districts
Updated: 1/12/2009
- **1:** State of Wisconsin
- **57:** Sawyer County
- **010:** Town of Hayward
- **572478:** Hayward Community School District
- **001700:** Technical College

### Recorded Documents
Updated: 4/11/2017
- **WARRANTY DEED**
  - Date Recorded: 8/23/1999
  - **278808 682/321**
- **NOTE**
  - Date Recorded:

### Tax ID: 13340 Pin: 57-010-2-41-09-33-4 01-000-000020 Leg. Pin: 010941334102 Map ID: 11.2

### Tax ID: 13281 Pin: 57-010-2-41-09-33-4 01-000-000030 Leg. Pin: 010941334103 Map ID: 13.3

### Ownership
- **Property Status:** Current
- **Created On:** 1/12/2009 2:53:45 PM
- **Address:** HAYWARD NATIONAL GOLF CLUB INC
  - **Billing Address:** HAYWARD NATIONAL GOLF CLUB INC
    - 13 S BARSTOW ST
      - EAU CLAIRE WI 54701
- **Mailing Address:** HAYWARD NATIONAL GOLF CLUB INC
  - 13 S BARSTOW ST
    - EAU CLAIRE WI 54701

### Site Address
- * Indicates Private Road

### Property Assessment
Updated: 11/9/2015
- **2020 Assessment Detail**
  - **Code**
    - G2-COMMERCIAL: 52.890 158,700 84,000
    - G5-UNDEVELOPED: 35.000 6,800 0
  - **2-Year Comparison**
    - **2019**
      - Land: 167,500
      - Improved: 84,000
      - Total: 251,500
    - **2020**
      - Land: 167,500
      - Improved: 84,000
      - Total: 251,500
  - **Change**
    - Land: 0.0%
    - Improved: 0.0%
    - Total: 0.0%

### Property History
- **Parent Properties**
  - **Tax ID**
    - 57-010-2-41-09-33-4 01-000-000020: 13281
    - 57-010-2-41-09-33-4 01-000-000030: 13340
Town of Hayward
Sawyer County, Wisconsin
Future Land Use
2. When rezoning is requested, only that portion of land necessary for the contemplated use shall be rezoned.

3. The Town does not intend to require an amendment to the Future Land Use Map prior to the approval of a publicly owned park or recreational use.

**Recreational Commercial (RCM)** - The primary intent of this classification is to identify areas which provide private recreational activities through a commercial business or fraternal organization. As mapped, this designation may include hunting, fishing and sports clubs, campgrounds, golf courses, and other recreational facilities. Presently there are three commercial recreational areas within the Town, including: the Big Fish Golf Course, Hayward Rod and Gun Club, and the Hayward Golf and Tennis Club.

The following policies shall apply if RCM developments are proposed:

1. Hunting, shooting, or archery uses shall be prohibited from locating within residential areas outlined within the Plan.
2. The Town shall require an amendment to the Future Land Use Map if and when a recreational commercial use is proposed.
3. Applications for the development of recreational commercial uses shall be approved as conditional uses under the regulations of the Sawyer County Zoning Code.

**3.3 AMENDING THE FUTURE LAND USE MAP**

The Town of Hayward recognizes that from time to time it may be necessary to amend the future land use map to account for changes in the current planning environment that were not anticipated. A property owner may petition for a change to the Future Land Use Map. The Town will consider petitions based on all, but not limited to, the following criteria:

1. Public Need Criteria: There is a clear public need for the proposed change or an unanticipated circumstance has resulted in a need for the change. The proposed development is likely to have a positive fiscal impact on the Town. The town may require that the property owner, or their agent, fund the preparation of a fiscal impact analysis by an independent professional.
2. Compatibility Criteria: The proposed development will not have a substantial adverse effect upon adjacent property or the character of the area, with a particular emphasis on existing agricultural operations. A petitioner may indicate approaches that will minimize incompatibilities between uses.
3. Natural Resources Criteria: The land does not include important natural features such as wetlands, floodplains, steep slopes, scenic vistas or significant woodlands, which will be adversely affected by the proposed development. The proposed building envelope is not located within the setback of Shoreland and Floodplain zones (raised above regional flood line). The proposed development will not result in undue water, air, light or noise pollution. Petitioner may indicate approaches that will preserve or enhance the most important and sensitive natural features of the proposed site.

---

3 Petitions to change future land use classifications may only be submitted by landowners (or their agents) within the Town, by Town officials, or by officials from adjacent municipalities.

4 Changes in the Future Land Use Map, and associated policies, shall require a recommendation from the Town Plan Commission, a public hearing, and Town Board approval.
Conditional Use Permit Request  
STAFF REPORT  
Prepared By: Jay Kozlowski, Sawyer County Zoning & Conservation Administrator  

File: # CUP 20-012  
Applicant:  
Cliff Parr  
744N Sachmerda Drive  
Exeland, WI 54835  

Property Location & Legal Description:  
Town of Weirgor Part of the SE ¼ of the NE ¼ Lot 21 CSM 6/248 #1250; S26, T37N, R07W;  
Parcel #030-737-26-1307; 1.95 Total Acres; Zoned Residential/Recreational One (RR-1). Lot is  
adjacent to owner’s principal dwelling located at 744N Sachmerda Drive  

Request: Purpose of request is to build a 40’ x 100’ or a 50’ x 80’ accessory building for  
building cabinets and woodworking. Per section 4.26 (2) The construction of a single accessory  
structure on an adjacent parcel divided by a Public Roadway (Sachmerda Drive) a Town Road,  
that does not contain the principal structure. This conditional use permit goes in hand with CUP  
#20-016 for the operation/use of a woodworking shop within the RR-1 zone district. This will be  
heard as a separate conditional use permit.  

Project History & Summary of Request  
The applicant is requesting to build a 40’ x 100’or 50’ x 80’ shop on the vacant parcel across a  
public roadway per Section 4.26(2) of the Sawyer County Zoning Ordinance. Sawyer County  
Zoning determines that the proposed accessory structure cannot be constructed on that part of the  
lot containing the principal structure due to the inability to meet setbacks with a wetland  
complex and location of existing drain field. The property containing the principal structure has a  
very small amount of buildable area less then requested amount and this area would make the  
existing garage non accessible (see attached maps).  

Again as part of this request there would be another CUP request for a woodworking shop within  
the RR-1 zone district.  

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

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

Possible Conditions for Approval: (choose from list below) (add or delete from list below)
1. No habitable area is allowed in this structure at this time.
2. A fire number would be required for the new shop on the separate lot.
3. Parcel would need to be combined with lot containing principal dwelling with restrictive covenants and not sold separately unless new principal dwelling was built on parcel 1307.
4. Size of proposed shop building not to exceed 4000 square feet and meet all other setback requirements.

Findings of Fact for Approval: (choose from list below)
1. It would not be damaging to the rights of others or property values.
2. It would not be detrimental to ecology, wild life, wetlands or shorelands.
3. It would not create an air quality, water supply, or pollution problem.
4. It would not create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.
5. It would not create traffic or highway access problems.
6. It would not destroy prime agricultural lands.
7. It would be compatible with the surrounding uses and the area.
8. It would not create an objectionable view.

Findings of Fact for Denial: (choose from list below)
9. It would be damaging to the rights of others and property values.
10. It would be detrimental to ecology, wild life, wetlands or shorelands.
11. It would create an air quality, water supply, or pollution problem.
12. It would create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.
13. It would create traffic or highway access problems.
15. It would not be compatible with the surrounding uses and the area.
16. It would create an objectionable view.
SUBJECT: Conditional Use Public Hearing Application

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

Property Owner Name & Address: Cliff Parr
744N Sachmerda Drive
Exeland, WI 54835

Phone: 715-415-2748 Email: cdparr@yahoo.com

Agent/Buyer N/A

Property description including Parcel Number:
PRT SWNE LOT 21 CSM 6/248 #1250 STR: S26 T37N R07W PIN: 57-030-2-37-07-26-1 03-000-000070

Permit is desired for: Building a large shop on my property that will be used for building cabinets/woodworking.

Date of Public Hearing: 2-18-2020 (office)

Signature of property owner 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 of Agent:

Fee $350.00

Rev. 1/2020
### Description

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### Tax Districts

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<td>001700</td>
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</table>

### Recorded Documents

- WARRANT DEED
  - Date Recorded: 5/12/1999
  - Recorded: 276370 672/97

### Ownership

- **CLIFFORD D PARR**
  - Address: 744N SACHMERDA DR, EXELAND WI 54835

### Billing Address

- **CLIFFORD D PARR**
  - Address: 744N SACHMERDA DR, EXELAND WI 54835

### Mailing Address

- **CLIFFORD D PARR**
  - Address: 744N SACHMERDA DR, EXELAND WI 54835

### Property Assessment

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<thead>
<tr>
<th>Code</th>
<th>Acres</th>
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#### 2-Year Comparison

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<tr>
<td>Total</td>
<td>15,000</td>
<td>17,700</td>
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### Site Address

* indicates Private Road

- N/A

### Property History

- N/A
Conditional Use Permit Request

STAFF REPORT

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

File: # CUP 20-016

Applicant:
Cliff Parr
744N Sachmerda Drive
Exeland, WI 54835

Property Location & Legal Description:
Town of Weirgor Part of the SE ¼ of the NE ¼ Lot 21 CSM 6/248 #1250; S26, T37N, R07W;
Parcel #030-737-26-1307; 1.95 Total Acres; Zoned Residential/Recreational One (RR-1). Lot is
adjacent to owner’s principal dwelling located at 744N Sachmerda Drive

Request: Purpose of request is to build cabinets and do woodworking. Per section 17.2 (B)(5)
uses authorized by conditional use would include, private or wholesale carpentry or
woodworking shop. With this proposed request would also be CUP #20-012 which would be for
the placement of this 4000 sq ft shop across a public roadway from the lot that contains the
principal dwelling.

Project History & Summary of Request
The applicant is requesting to build a 40’ x 100’ or 50’ x 80’ shop on the vacant parcel across a
public roadway per Section 4.26(2) of the Sawyer County Zoning Ordinance under CUP #20-012
and then also be granted a CUP for the use of a cabinet making and woodworking shop as CUP
#20-016. It was advised by legal counsel as to keep these as separate CUPs as if the owner was
to violate any of the conditions as set forth that it would be unique to each of the CUPs and not
as a whole on the building.

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. CUP #20-016 is limited to the property owner.
2. CUP #20-012 must be approved for the placement of the building
3. Size of building not to exceed 4000 sq ft in total
4. All materials to be stored inside building
5. Hours of operation from 6AM-6PM, Monday-Saturday (ZC can amend hours if needed)
6. All other town, County, State, Federal Laws are followed

Findings of Fact for Approval: (choose from list below)
1. It would not be damaging to the rights of others or property values
2. It would not be detrimental to ecology, wild life, wetlands or shorelands.
3. It would not create an air quality, water supply, or pollution problem.
4. It would not create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.
5. It would not create traffic or highway access problems.
6. It would not destroy prime agricultural lands.
7. It would be compatible with the surrounding uses and the area.
8. It would not create an objectionable view.

Findings of Fact for Denial: (choose from list below)
9. It would be damaging to the rights of others and property values.
10. It would be detrimental to ecology, wild life, wetlands or shorelands.
11. It would create an air quality, water supply, or pollution problem.
12. It would create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.
13. It would create traffic or highway access problems.
15. It would not be compatible with the surrounding uses and the area.
16. It would create an objectionable view.
Conditional Use Application # 20-016

Return Original
To: Sawyer County Zoning & Conservation
10610 Main Street, Suite #49
Hayward, WI 54843

Owner: Clifford Plank

Address: 7441N Saco River Dr, Eagle River, WI 54835
Phone: 715-415-2748 Email: adpam@yahoo.com

Legacy PIN#: 050-737-41-1307 Zoned: RE-1

Acreage: 1.95

Property Description: Per Survey Lot 21 CSM 6/248 #1650 S 20 T37N R07W

Permit desired for: To build cabinet and do woodworking.

Sawyer Co. Ordinance Section 17.2(6)(5) Private or wholesale, carpentry and woodworking shop limited to the property owner.

*Please Print & Sign (Property Owner)

The above hereby make application for a conditional use. 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 inspections by Sawyer County Zoning staff.

Name, Address, Phone & Email of agent:

Fee $350.00 Date of Public Hearing 9-18-2020

Rev. 1/2020
Real Estate Sawyer County Property Listing

Today's Date: 8/19/2020

Property Status: Current
Created On: 2/6/2007 7:55:54 AM

Description
Updated: 1/3/2004

- Tax ID: 32197
- PIN: 57-030-2-37-07-26-1 03-000-000070
- Legacy PIN: 030737261307
- Map ID: 3.7
- Municipality: (030) TOWN OF WEIRGOR
- Description: PRT SWNE LOT 21 CSM 6/248 #1250
- Recorded Acres: 1.950
- Calculated Acres: 1.950
- First Dollar: No
- Zoning: (RR1) Residential/Recreational One
- ESN: 432

Ownership
Updated: 2/6/2007

- Billing Address: CLIFFORD D PARR
  744N SACHMERDA DR
  EXELAND WI 54835
- Mailing Address: CLIFFORD D PARR
  744N SACHMERDA DR
  EXELAND WI 54835

Site Address
* indicates Private Road
N/A

Property Assessment
Updated: 6/10/2020

2020 Assessment Detail

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<th>Code</th>
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Property History
N/A

WARRANTY DEED
Date Recorded: 5/12/1999 276370 672/97

Tax Districts
Updated: 2/6/2007

- 1  State of Wisconsin
- 57  Sawyer County
- 030  Town of Weirgor
- 540735  Bruce School District
- 001700  Technical College

Recorded Documents
Updated: 10/22/2014

- WARRANTY DEED
  Date Recorded: 5/12/1999

Property Status: Current
Created On: 2/6/2007 7:55:54 AM
Conditional Use Permit Request
STAFF REPORT
Prepared By: Jay Kozlowski, Sawyer County Zoning & Conservation Administrator

File: # CUP 20-013, 20-014, 20-015

Applicant:
Owner for CUP 20-013 & 20-014: Hayward National Golf Club INC – James Massey
13 S Barstow Street
Eau Claire, WI 54701
Agent/Purchaser: Steve Skong

Owner for CUP 20-015: Robert Gersbach
169 Shato Lane
Monona, WI 53716
Agent/Purchaser: Steve Skong

Property Location & Legal Description:
CUP #20-013 in the Town of Bass Lake. Part E ½ of the NW ¼ Lot 1 CSM 21/317 #6082; S04, T40N, R09W; Parcel #002-940-04-213; 1.10 Total Acres; Zoned Commercial One (C-1). Also Part N ½ S4 Part Lot 1 CSM 16-41 #4022; S04, T40N, R09W; Parcel #002-940-04-2108; 73.18 Total Acres; Zoned Agricultural One (A-1) and Commercial One (C-1). Purpose of request is to have a 197 total RV site Campground Operation combined between the three conditional Use Applications (CUP #20-013, CUP # 20-014, and CUP #20-015). RZN #20-006 to change (A-1) Agricultural One to (RR-2) Residential/Recreational Two, excepting the area Zoned Commercial One (C-1).

CUP #20-014 in the Town of Hayward. Part of the NE ¼ of the SE ¼, NW ¼ of the SE ¼, SW ¼ of the SE ¼ and the SE ¼ of the SE ¼; Part Lot 1 CSM 16/41 #4022; S33, T 41N, R09W; Parcel #010-941-33-4107; 87.89 Total Acres; Zoned Agricultural One (A-1). Purpose of request is to have a 197 total RV site Campground Operation combined between the three conditional Use Applications (CUP #20-013, CUP # 20-014, and CUP #20-015). RZN #20-007 to change Agricultural One (A-1) to Residential/Recreational Two (RR-2).

CUP #20-015 in the Town of Bass Lake. Owner: Robert Gersbach. Part W ½ of the NW ¼; S04, T40N, R09W; Parcel #002-940-04-2201; 16.55 Total Acres; Zoned Residential/Recreational Two (RR-2) and Part W ½ of the NW ¼; S04, T40N, R09W; Parcel #002-940-04-2208; .810 Total Acres; Zoned Residential/Recreational Tow (RR-2). Purpose of request is to have a 197 total RV site Campground Operation combined between the three conditional Use Applications (CUP #20-013, CUP # 20-014, and CUP #20-015).
**Request:** For ease of interpretation this staff report includes CUP 20-013, 20-014, 20-015 as they all pertain to the same 197 total RV site Campground Operation combined between all of them. This staff report is to serve as record for all 3 conditional use permits. Each conditional use will be heard as a separate public hearing process as there are multiple properties with multiple owners across 2 separate Town boundary lines. The request is made under Section 17.3(B)(1) Campgrounds subject to the provisions of Section 6.6 of the Sawyer County Zoning Ordinance. The Sawyer County Zoning Committee can reference this staff report with each CUP case and indicate the same potential conditions and findings of facts as determined for the first CUP public hearing.

**Project History & Summary or Request:** With the potential approval of RZN 20-006 and RZN 20-007 into the RR-2 zone district the owner/agent is requesting for the operation of a 197 unit (site) RV campground. See additional attached maps to see purposed campground layout. Campground layout must meet all minimum standards as specified in Section 6.6 of the Sawyer County Zoning Ordinance and Wisconsin State Chapter ATCP 79 for Campground Regulations. If campground layout is to change a new map must be placed on file with the Zoning & Conservation Department and approved by the Sawyer County Zoning Committee.

**Summary of Request:** The proposed 197 sites are designated on the attached map labeled “Hayward RV Campground” These sites are distributed across 3 separate larger parcels of land and 2 individual Town boundary lines. There is a proposed new campground access road off of Hwy 27 which is still pending in communications with WI DOT. The existing access area would be off of Fun Valley Road. With the new site development and new campground roads the applicant will need to abide by all floodplain regulations, wetland disturbance areas, and WI DNR Storm Water Management Plans & Designs. There are 3 shelter areas proposed including the separate existing “clubhouse” area. The proposal would be for each site to have its own water/sewer and electric hook-up. This is just a proposal at this time as additional soil test and engineer work must occur. All sewer system requirements will be strictly enforced be the Sawyer County Zoning Ordinance and other ATCP requirements for “dump stations” or self-contained vessels. 28 total pull through sites and 169 total overnight sites are being proposed with the setback distances of these sites shown on the included map.

**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. Any "Current or Future" request for "Removal or Change" of ANY CONDITIONS listed SHALL require Town of Hayward and Town Bass Lake approval.
2. These "Conditions" must be recorded on the properties listed on "CUP #20-013, CUP #20-014, and CUP #20-015" as "Deed Restrictions" in the Sawyer County Office of Register of Deeds.
4. All other Federal, State, County, Town, and other local rules/laws must be followed. This would include Sawyer County Zoning & Conservation setback requirements from wetland areas, floodplain zoning, and navigable water setbacks.
5. All permits, fees, campground plan approval, and inspections required by the State of Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) must be obtained.
6. Maximum number of sites in campground limited to one hundred ninety-seven (197). Maximum to include total of all sites under CUP #20-013, CUP #20-014, and CUP #20-015.
7. Set-Backs: Any site, including but not limited to camper, park model, trailer, tent, or seasonal must be minimum of four hundred feet (400') from property lines except for the “Southwest Corner” of CUP #20-015 which allows for a fifty foot (50') setback.
8. "Water Park", "ATV Trails", or similar separate "Uses" are not allowed.
9. No "Mobile Homes" allowed: only "Recreational" accommodations including but not limited to: travel trailers, park models, campers, tents.
10. All Lighting must be “Down Lighting”.
11. Any signage must comply with Sawyer County Zoning Ordinance Section 5.0, dated June 20, 2019.
12. All "Waste Water and Septic" systems must comply with State of Wisconsin and Sawyer County regulations.
13. All provisions of the Sawyer County Zoning Ordinance Section 6.6, dated June 20, 2019, shall be considered as minimum requirements.
14. All Ingress/Egress shall comply with DOT, Sawyer County, Town of Hayward and Town of Bass Lake regulations.
15. Sites can only be “Operational to Public” from May 1st until October 15th.
16. A "Manager or Designee" must be on site twenty four (24) hours per day.
17. "Quiet Hours" are to be from ten (10) pm to eight (8) am every day.
18. No "Fireworks" or "Firearms" allowed.
Findings of Fact for Approval: (choose from list below)
1. It would not be damaging to the rights of others or property values.
2. It would not be detrimental to ecology, wild life, wetlands or shorelands.
3. It would not create an air quality, water supply, or pollution problem.
4. It would not create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.
5. It would not create traffic or highway access problems.
6. It would not destroy prime agricultural lands.
7. It would be compatible with the surrounding uses and the area.
8. It would not create an objectionable view.

Findings of Fact for Denial: (choose from list below)
9. It would be damaging to the rights of others and property values.
10. It would be detrimental to ecology, wild life, wetlands or shorelands.
11. It would create an air quality, water supply, or pollution problem.
12. It would create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.
13. It would create traffic or highway access problems.
15. It would not be compatible with the surrounding uses and the area.
16. It would create an objectionable view.
Conditional Use Application # 20-013

Town of Pewabic
Sawyer County

Return Original

To: Sawyer County Zoning & Conservation
10610 Main Street, Suite #49
Hayward, WI 54843

Phone: 715-634-8288
Email: Kathy.marks@sawyercounty.gov

Owner: Hayward National Golf Club Inc. - James Massey

Address: 135 Bonhewa Rd, Eau Claire, WI 54701

Phone: 608-208-3113
Email: jamacynutz@gmail.com

Legacy PIN: 000-940-04-2106 # 43495
Zoned: Agricultural 1 (A-1)

Acreage: 74.29

Property Description:
PRT E½ OF THE NW LOT 1 (5M.21) 817 # 408.2; S/DY TOWN RDW.
PARCEL # 000-940-04-2106; 1.10 TOTAL ACRES; ZONED COMMERCIAL DUE 1.10

PRT N½ SEC 4, PRT LOT 1051.14 (1/4 # 4040.5; S/DY TOWN RDW); PARCEL # 000-940-04-2106;
71.16 TOTAL ACRES; ZONED COMMERCIAL DUE 1.16; COMMERCIAL DUE 1.16

Permit desired for: 197 RV CAMPGROUND; ZONED # 20,000 TO CHANGE A-1 TO C-1;
EXCEPTING AREA ZONED C-1

James Massey

*Please Print & Sign (Property Owner)

The above hereby make application for a conditional use. 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 inspections by Sawyer County Zoning staff.

Name, Address, Phone & Email of agent:
Amy Hodges - Westwood
975-699-4040
gamywood@gmail.com

Steven Shry
220, 20 814 41

Fumi Morris, WI 54728
715-642-4634
fumi10@gmail.com

Fee $350.00
Date of Public Hearing 9-18-2020

Rev. 1/2020
Real Estate Sawyer County Property Listing

Today's Date: 8/3/2020

**Description**

**Updated:** 3/20/2019

**Tax ID:** 43495
**PIN:** 57-002-2-40-09-04-2 01-000-000080
**Legacy PIN:** 002940042108
**Map ID:**

**Municipality:** (002) TOWN OF BASS LAKE
**STR:** 504 T40N R09W
**Description:** PRT FRAC N1/2 SEC 4 PRT LOT 1 CSM 16/41 #4022

**Recorded Acres:** 73.180
**Calculated Acres:** 0.000
**Lottery Claims:** 0
**First Dollar:** Yes
**Waterbody:** Spring Creek
**Zoning:** (A-1) Agricultural One

**ESN:** 406

**Tax Districts**

**Updated:** 3/19/2019

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

**Recorded Documents**

**Updated:** 3/19/2019

- **CERTIFIED SURVEY MAP**
  - Date Recorded: 3/18/2019
  - 416937
- **WARRANTY DEED**
  - Date Recorded: 8/23/1999
  - 278808 682/321
- **NOTE**
  - Date Recorded: 1/3/2018
- **CERTIFIED SURVEY MAP**
  - Date Recorded: 7/10/1994
  - 242933

**Property History**

Parent Properties

- **Tax ID:** 57-002-2-40-09-04-2 (1)-000-000050
- **Tax ID:** 43492

**Site Address**

*Indicates Private Road

15968W FUN VALLEY RD
HAYWARD 54843

**Billing Address:**

HAYWARD NATIONAL GOLF CLUB INC
13 S BARSTOW ST
EAU CLAIRE WI 54701

**Mailing Address:**

HAYWARD NATIONAL GOLF CLUB INC
13 S BARSTOW ST
EAU CLAIRE WI 54701

**Property Assessment**

**Updated:** 5/13/2020

2020 Assessment Detail

- **Code**
- **Acres**
- **Land**
- **Imp.
- **G2-COMMERCIAL**
  - 73.180
  - 150,400
  - 143,700

**2-Year Comparison**

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**HISTORY**

- **Tax ID:** 2763 Pin: 57-002-2-40-09-04-2 01-000-000040 Leg. Pin: 002940042104 Map ID: 5.4
- **Tax ID:** 2761 Pin: 57-002-2-40-09-04-2 01-000-000020 Leg. Pin: 002940042102 Map ID: 5.2
- **Tax ID:** 43492 Pin: 57-002-2-40-09-04-2 01-000-000050 Leg. Pin: 002940042105
- **Tax ID:** 43495 This Parcel
Real Estate Sawyer County Property Listing

**Today's Date:** 9/11/2020

**Property Status:** Current

**Created On:** 2/6/2007 7:55:06 AM

### Description
- **Tax ID:** 2762
- **PIN:** 57-002-2-40-09-04-2 01-000-000030
- **Legacy PIN:** 0029400642103
- **Map ID:** 5.3
- **Municipality:** (002) TOWN OF BASS LAKE
- **STR:** 504 T40N R09W
- **Description:** PRT FRAC E1/2 NW LOT 1 CSM 21/317 #6082
- **Recorded Acres:** 1.100
- **Calculated Acres:** 1.068
- **First Dollar:** No
- **Zoning:** (C-1) Commercial One
- **ESN:** 406

### Ownership
- **Updated:** 4/11/2017
- **Billing Address:** HAYWARD NATIONAL GOLF CLUB INC
- **Mailing Address:** HAYWARD NATIONAL GOLF CLUB INC
  - **Eau Claire WI:** 54701

### Tax Districts
- **Updated:** 2/6/2007
  - **Code:** 57
  - **State of Wisconsin:** Sawyer County
  - **002:** Town of Bass Lake
  - **572478:** Hayward Community School District
  - **001700:** Technical College

### Recorded Documents
- **Updated:** 9/28/2015
  - **WARRANTY DEED**
    - **Date Recorded:** 8/23/1999
    - **278808, 682/321**

### Property Assessment
- **Updated:** 6/12/2014
  - **2020 Assessment Detail**
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### Property History
- **Updated:** N/A
MASSAY - TOWN OF BASS LAKE

PROPOSED
IN COMMUNITY
WITH DOT

NOTES
Conditional Use Permit Request

STAFF REPORT

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

File: # CUP 20-013, 20-014, 20-015

Applicant:

Owner for CUP 20-013 & 20-014: Hayward National Golf Club INC – James Massey
13 S Barstow Street
Eau Claire, WI 54701
Agent/Purchaser: Steve Skong

Owner for CUP 20-015: Robert Gersbach
169 Shato Lane
Monona, WI 53716
Agent/Purchaser: Steve Skong

Property Location & Legal Description:

CUP #20-013 in the Town of Bass Lake. Part E ¼ of the NW ¼ Lot 1 CSM 21/317 #6082; S04, T40N, R09W; Parcel #002-940-04-213; 1.10 Total Acres; Zoned Commercial One (C-1). Also Part N ½ S4 Part Lot 1 CSM 16-41 #4022; S04, T40N, R09W; Parcel #002-940-04-2108; 73.18 Total Acres; Zoned Agricultural One (A-1) and Commercial One (C-1). Purpose of request is to have a 197 total RV site Campground Operation combined between the three conditional Use Applications (CUP #20-013, CUP # 20-014, and CUP #20-015). RZN #20-006 to change (A-1) Agricultural One to (RR-2) Residential/Recreational Two, excepting the area Zoned Commercial One (C-1).

CUP #20-014 in the Town of Hayward. Part of the NE ¼ of the SE ¼, NW ¼ of the SE ¼, SW ¼ of the SE ¼ and the SE ¼ of the SE ¼; Part Lot 1 CSM 16/41 #4022; S33, T 41N, R09W; Parcel #010-941-33-4107; 87.89 Total Acres; Zoned Agricultural One (A-1). Purpose of request is to have a 197 total RV site Campground Operation combined between the three conditional Use Applications (CUP #20-013, CUP # 20-014, and CUP #20-015). RZN #20-007 to change Agricultural One (A-1) to Residential/Recreational Two (RR-2).

CUP #20-015 in the Town of Bass Lake. Owner: Robert Gersbach. Part W ½ of the NW ¼; S04, T40N, R09W; Parcel #002-940-04-2201; 16.55 Total Acres; Zoned Residential/Recreational Two (RR-2) and Part W ½ of the NW ¼; S04, T40N, R09W; Parcel #002-940-04-2208; .810 Total Acres; Zoned Residential/Recreational Tow (RR-2). Purpose of request is to have a 197 total RV site Campground Operation combined between the three conditional Use Applications (CUP #20-013, CUP # 20-014, and CUP #20-015).
Request: For ease of interpretation this staff report includes CUP 20-013, 20-014, 20-015 as they all pertain to the same 197 total RV site Campground Operation combined between all of them. This staff report is to serve as record for all 3 conditional use permits. Each conditional use will be heard as a separate public hearing process as there are multiple properties with multiple owners across 2 separate Town boundary lines. The request is made under Section 17.3(B)(1) Campgrounds subject to the provisions of Section 6.6 of the Sawyer County Zoning Ordinance. The Sawyer County Zoning Committee can reference this staff report with each CUP case and indicate the same potential conditions and findings of facts as determined for the first CUP public hearing.

Project History & Summary or Request: With the potential approval of RZN 20-006 and RZN 20-007 into the RR-2 zone district the owner/agent is requesting for the operation of a 197 unit (site) RV campground. See additional attached maps to see purposed campground layout. Campground layout must meet all minimum standards as specified in Section 6.6 of the Sawyer County Zoning Ordinance and Wisconsin State Chapter ATCP 79 for Campground Regulations. If campground layout is to change a new map must be placed on file with the Zoning & Conservation Department and approved by the Sawyer County Zoning Committee.

Summary of Request: The proposed 197 sites are designated on the attached map labeled “Hayward RV Campground” These sites are distributed across 3 separate larger parcels of land and 2 individual Town boundary lines. There is a proposed new campground access road off of Hwy 27 which is still pending in communications with WI DOT. The existing access area would be off of Fun Valley Road. With the new site development and new campground roads the applicant will need to abide by all floodplain regulations, wetland disturbance areas, and WI DNR Storm Water Management Plans & Designs. There are 3 shelter areas proposed including the separate existing “clubhouse” area. The proposal would be for each site to have its own water/sewer and electric hook-up. This is just a proposal at this time as additional soil test and engineer work must occur. All sewer system requirements will be strictly enforced be the Sawyer County Zoning Ordinance and other ATCP requirements for “dump stations” or self-contained vessels. 28 total pull through sites and 169 total overnight sites are being proposed with the setback distances of these sites shown on the included map.

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. Any “Current or Future” request for “Removal or Change” of ANY CONDITIONS listed SHALL require Town of Hayward and Town Bass Lake approval.
2. These “Conditions” must be recorded on the properties listed on “CUP #20-013, CUP #20-014, and CUP #20-015” as “Deed Restrictions” in the Sawyer County Office of Register of Deeds.
4. All other Federal, State, County, Town, and other local rules/laws must be followed. This would include Sawyer County Zoning & Conservation setback requirements from wetland areas, floodplain zoning, and navigable water setbacks.
5. All permits, fees, campground plan approval, and inspections required by the State of Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) must be obtained.
6. Maximum number of sites in campground limited to one hundred ninety-seven (197). Maximum to include total of all sites under CUP #20-013, CUP #20-014, and CUP #20-015.
7. Set-Backs: Any site, including but not limited to camper, park model, trailer, tent, or seasonal must be minimum of four hundred feet (400’) from property lines except for the “Southwest Corner” of CUP #20-015 which allows for a fifty foot (50’) setback.
8. “Water Park”, “ATV Trails”, or similar separate “Uses” are not allowed.
9. No “Mobile Homes” allowed: only “Recreational” accommodations including but not limited to: travel trailers, park models, campers, tents.
10. All Lighting must be “Down Lighting”.
11. Any signage must comply with Sawyer County Zoning Ordinance Section 5.0, dated June 20, 2019.
12. All “Waste Water and Septic” systems must comply with State of Wisconsin and Sawyer County regulations.
13. All provisions of the Sawyer County Zoning Ordinance Section 6.6, dated June 20, 2019, shall be considered as minimum requirements.
14. All Ingress/Egress shall comply with DOT, Sawyer County, Town of Hayward and Town of Bass Lake regulations.
15. Sites can only be “Operational to Public” from May 1st until October 15th.
16. A “Manager or Designee” must be on site twenty four (24) hours per day.
17. “Quiet Hours” are to be from ten (10) pm to eight (8) am every day.
18. No “Fireworks” or “Firearms” allowed.
Findings of Fact for Approval: (choose from list below)
1. It would not be damaging to the rights of others or property values.
2. It would not be detrimental to ecology, wild life, wetlands or shorelands.
3. It would not create an air quality, water supply, or pollution problem.
4. It would not create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.
5. It would not create traffic or highway access problems.
6. It would not destroy prime agricultural lands.
7. It would be compatible with the surrounding uses and the area.
8. It would not create an objectionable view.

Findings of Fact for Denial: (choose from list below)
9. It would be damaging to the rights of others and property values.
10. It would be detrimental to ecology, wild life, wetlands or shorelands.
11. It would create an air quality, water supply, or pollution problem.
12. It would create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.
13. It would create traffic or highway access problems.
15. It would not be compatible with the surrounding uses and the area.
16. It would create an objectionable view.
Conditional Use Application #20-014

Town of Hayward
Sawyer County

Return Original
To: Sawyer County Zoning & Conservation
10610 Main Street, Suite #49
Hayward, WI 54843

Phone: 715-634-8288
Email: Kathy.marks@sawercountygov.org

Owner: Hayward National Forest, Inc.

Address: 135 Bowler St, Finley, MO, 63760

Phone: 663-308-3113
Email: massayecontrac@gmail.com

Legacy PIN# 010-941-33-4107 #40192 Zoned: A-1 Agricultural One
Acreage: 87.89

Property Description: At N3°45'3.9" W, 44°43'1.73"
S33 T35N RW4W, PARCEI #010-941-33-4107; 87.89 ACRES;
ZONED AGRICULTURAL ONE (A-1)

Permit desired for: RV SITE CAMPGROUND, ZONED - 07 TO CHANGE
A-1 TO R2-

James Massey

*Please Print & Sign (Property Owner)

The above hereby make application for a conditional use. 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 inspections by Sawyer County Zoning staff.

Name, Address, Phone & Email of
agent: Steve Stryker
715-699-4040
sstryker@gmail.com

Fee $350.00
Date of Public Hearing 9.18.2020
Rev. 1/2020
### Real Estate Sawyer County Property Listing

**Today's Date:** 8/3/2020  
**Property Status:** Current  
**Created On:** 1/12/2009 2:53:45 PM

#### Description
- **Tax ID:** 40192  
- **PIN:** 57-010-2-41-09-33-4 01-000-000070  
- **Legacy PIN:** 010941334107  
- **Map ID:** 013.7  
- **Municipality:** (010) TOWN OF HAYWARD  
- **STR:** 533 T41N R09W  
- **Description:** PRT NESE, NWSE, SWSE, SESE PRT LOT 1 CSM 16/41 #4022  
- **Recorded Acres:** 87.890  
- **Calculated Acres:** 89.004  
- **First Dollar:** Yes  
- **Waterbody:** Spring Creek  
- **Zoning:** (A-1) Agricultural One  
- **ESN:**  

#### Tax Districts
- **1** State of Wisconsin  
- **57** Sawyer County  
- **010** Town of Hayward  
- **572478** Hayward Community School District  
- **001700** Technical College

#### Recorded Documents
- **WARRANTY DEED**  
  - **Date Recorded:** 8/23/1999  
  - **Tax ID:** 278808  
  - **PIN:** 682/321  

#### Site Address
- *indicates Private Road

#### Property Assessment
- **2020 Assessment Detail**
  - **Code**  
    - G2-COMMERCIAL  
      - **Acres:** 52.890  
      - **Land:** 158,700  
      - **Imp.:** 64,000  
  - **G5-UNDEVELOPED**  
      - **Acres:** 35.000  
      - **Land:** 8,800  
      - **Imp.:** 0  

#### 2-Year Comparison
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#### Property History
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  - **Tax ID:** 57-010-2-41-09-34-3 01-000-000020  
  - **Map ID:** 11.2  
- **Tax ID:** 13281  
  - **Pin:** 57-010-2-41-09-33-4 01-000-000030  
  - **Map ID:** 13.3  

---

**Property Listing:** HAYWARD NATIONAL GOLF CLUB INC  
**Mailing Address:** HAYWARD NATIONAL GOLF CLUB INC  
13 S BARSTOW ST  
EAU CLAIRE WI 54701

---
Massey - Town of Bass Lake
Conditional Use Permit Request

STAFF REPORT

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

File: # CUP 20-013, 20-014, 20-015

Applicant:
Owner for CUP 20-013 & 20-014: Hayward National Golf Club INC – James Massey
13 S Barstow Street
Eau Claire, WI 54701
Agent/Purchaser: Steve Skong

Owner for CUP 20-015: Robert Gersbach
169 Shato Lane
Monona, WI 53716
Agent/Purchaser: Steve Skong

Property Location & Legal Description:
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CUP #20-014 in the Town of Hayward. Part of the NE ¼ of the SE ¼, NW ¼ of the SE ¼, SW ¼ of the SE ¼ and the SE ¼ of the SE ¼; Part Lot 1 CSM 16/41 #4022; S33, T 41N, R09W; Parcel #010-941-33-4107; 87.89 Total Acres; Zoned Agricultural One (A-1). Purpose of request is to have a 197 total RV site Campground Operation combined between the three conditional Use Applications (CUP #20-013, CUP # 20-014, and CUP #20-015). RZN #20-007 to change Agricultural One (A-1) to Residential/Recreational Two (RR-2).

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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. Any “Current or Future” request for “Removal or Change” of ANY CONDITIONS listed SHALL require Town of Hayward and Town Bass Lake approval.
2. These “Conditions” must be recorded on the properties listed on “CUP #20-013, CUP #20-014, and CUP #20-015” as “Deed Restrictions” in the Sawyer County Office of Register of Deeds.
4. All other Federal, State, County, Town, and other local rules/laws must be followed. This would include Sawyer County Zoning & Conservation setback requirements from wetland areas, floodplain zoning, and navigable water setbacks.
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7. Set-Backs: Any site, including but not limited to camper, park model, trailer, tent, or seasonal must be minimum of four hundred feet (400’) from property lines except for the “Southwest Corner” of CUP #20-015 which allows for a fifty foot (50’) setback.
8. “Water Park”, “ATV Trails”, or similar separate “Uses” are not allowed.
9. No “Mobile Homes” allowed: only “Recreational” accommodations including but not limited to: travel trailers, park models, campers, tents.
10. All Lighting must be “Down Lighting”.
11. Any signage must comply with Sawyer County Zoning Ordinance Section 5.0, dated June 20, 2019.
12. All “Waste Water and Septic” systems must comply with State of Wisconsin and Sawyer County regulations.
13. All provisions of the Sawyer County Zoning Ordinance Section 6.6, dated June 20, 2019, shall be considered as minimum requirements.
14. All Ingress/Egress shall comply with DOT, Sawyer County, Town of Hayward and Town of Bass Lake regulations.
15. Sites can only be “Operational to Public” from May 1st until October 15th.
16. A “Manager or Designee” must be on site twenty four (24) hours per day.
17. “Quiet Hours” are to be from ten (10) pm to eight (8) am every day.
18. No “Fireworks” or “Firearms” allowed.
### Findings of Fact for Approval: (choose from list below)

1. It would not be damaging to the rights of others or property values.
2. It would not be detrimental to ecology, wild life, wetlands or shorelands.
3. It would not create an air quality, water supply, or pollution problem.
4. It would not create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.
5. It would not create traffic or highway access problems.
6. It would not destroy prime agricultural lands.
7. It would be compatible with the surrounding uses and the area.
8. It would not create an objectionable view.

### Findings of Fact for Denial: (choose from list below)

9. It would be damaging to the rights of others and property values.
10. It would be detrimental to ecology, wild life, wetlands or shorelands.
11. It would create an air quality, water supply, or pollution problem.
12. It would create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.
13. It would create traffic or highway access problems.
15. It would not be compatible with the surrounding uses and the area.
16. It would create an objectionable view.
Conditional Use Application # 20-014
Town of Hayward, Sawyer County

Return Original
To: Sawyer County Zoning & Conservation
10610 Main Street, Suite #49
Hayward, WI 54843
Phone: 715-634-8288
Email: Kathy.marks@sawyercountygov.org

Owner: Hayward National Forest
Address: 515 S Rawson St, P.O. Box 101, 54843
Phone: 715-308-3113
Email: jmasseycontractor@gmail.com
Legacy PIN: 010-941-33-4107 #40192
Zoned: A-1 Agricultural One
Acreage: 87.89

Property Description: At N35°17'18" W94°54'44"
S33 T41N R66W Parcel # D10-941-33-4107 87.89 With ACRE
Zoned AGRICULTURAL ONE (A-1)

Permit desired for: 1978 SITE CAMPGROUND. ZONED - OBT TO CHANGE
A-1 TO R2-1

James Massey

*Please Print & Sign (Property Owner)

The above hereby make application for a conditional use. 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 inspections by Sawyer County Zoning staff.

Name, Address, Phone & Email of agent: Steve Stong
715-639-4040
stongstong@gmail.com
Bewabic, WI 54721

Fee: $350.00
Date of Public Hearing 9-18-2020
Rev. 1/2020
Real Estate Sawyer County Property Listing

Today's Date: 8/3/2020

**Property Status:** Current

**Created On:** 1/12/2009 2:53:45 PM

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<th>Updated: 4/11/2017</th>
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**Tax Districts**

1. State of Wisconsin
2. Sawyer County
3. Town of Hayward
4. 57247B Hayward Community School District
5. 001700 Technical College

**Recorded Documents**

Updated: 4/11/2017

**WARRANTY DEED**

Date Recorded: 8/23/1999

**NOTE**

Date Recorded:

**Property History**

Parent Properties

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<td>64,000</td>
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<td>G5-UNDEVELOPED</td>
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2-Year Comparison

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<th>Change</th>
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<tr>
<td>84,000</td>
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</tr>
<tr>
<td>251,500</td>
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**Property Assessment**

Updated: 11/9/2015

**Property Status:** Current

**Billing Address:**

HAYWARD NATIONAL GOLF CLUB INC
13 S BARSTOW ST
EAU CLAIRE WI 54701

**Mailing Address:**

HAYWARD NATIONAL GOLF CLUB INC
13 S BARSTOW ST
EAU CLAIRE WI 54701

**Site Address:** *indicates Private Road

**Property Assessment**

Updated: 1/12/2009

**Property History**

Parent Properties

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**Recorded Documents**

Updated: 4/11/2017

**WARRANTY DEED**

Date Recorded: 8/23/1999

**NOTE**

Date Recorded:
MAP OF SURVEY
LOT 1 OF CSM NO. 6082 AND PART OF LOT 1 OF CSM NO. 4022, LOCATED IN THE FRACTIONAL, W 1/2 - NW 1/4, FRACTIONAL E 1/2 - SW 1/4 AND FRACTIONAL W 1/2 - NE 1/4 OF SECTION 4, T. 40 N., R. 9 W., IN THE TOWN OF BASS LAKE AND THE NW 1/4 - SE 1/4, NE 1/4 - SE 1/4 OF SECTION 4, T. 41 N., R. 9 W., IN THE TOWN OF HAYWARD, ALL IN SHAYER COUNTY, WISCONSIN

NOTES:
1. LOT 1 OF CSM NO. 6082 AND PART OF LOT 1 OF CSM NO. 4022, LOCATED IN THE FRACTIONAL, W 1/2 - NW 1/4, FRACTIONAL E 1/2 - SW 1/4 AND FRACTIONAL W 1/2 - NE 1/4 OF SECTION 4, T. 40 N., R. 9 W., IN THE TOWN OF BASS LAKE AND THE NW 1/4 - SE 1/4, NE 1/4 - SE 1/4 OF SECTION 4, T. 41 N., R. 9 W., IN THE TOWN OF HAYWARD, ALL IN SHAYER COUNTY, WISCONSIN

PROPERTY DESCRIPTION
LOT 1 OF CSM NO. 6082 AND PART OF LOT 1 OF CSM NO. 4022, LOCATED IN THE FRACTIONAL, W 1/2 - NW 1/4, FRACTIONAL E 1/2 - SW 1/4 AND FRACTIONAL W 1/2 - NE 1/4 OF SECTION 4, T. 40 N., R. 9 W., IN THE TOWN OF BASS LAKE AND THE NW 1/4 - SE 1/4, NE 1/4 - SE 1/4 OF SECTION 4, T. 41 N., R. 9 W., IN THE TOWN OF HAYWARD, ALL IN SHAYER COUNTY, WISCONSIN

HEART OF THE NORTH SURVEYING OF HAYWARD, INC.
Massey - Town of Bass Lake
6.611 Construction of additions, decks, patios and similar structures.
1) The construction or placement of any structure shall meet all minimum requirements specified in this ordinance.
2) Non-conforming campsites are “grandfathered” for the placement only of "camping equipment." Structures, other than a small platform not exceeding 4’ x 4’ that is absolutely essential at a doorway for safe ingress and egress, are not allowed.
3) The construction of walled structures, including screened enclosures, on individual sites that impart the impression that they are attached to “camping equipment” is prohibited.
4) Replacement roofs:
   a) Roofs supported solely by the “camping equipment” are allowed provided that:
      1) A Land Use Permit is issued in accordance with Section 9.2 LAND USE PERMITS.
      2) The roof eave line shall not extend more than 12 inches beyond the perimeter of the walls of the “camping equipment.”
   b) Roofs supported by other means (i.e., poles, posts etc.) are prohibited.
5) Open detached structures (i.e., decks, patios etc.) may be constructed on an individual camp site, Camping Cabin, or Park Model Trailer provided that:
   a) A Land Use Permit is issued in accordance with Section 9.2 LAND USE PERMITS.
   b) All minimum setback requirements are met, including a minimum 10’ setback from another camp site area.
   c) If covered, the cover must be fabric and removed when the campground is closed.
   d) The length shall not extend beyond the enclosed body of the “camping equipment.”
   e) Open detached structures shall not exceed a total of 300 sq ft in size.
   f) All other requirements of Section 6.6 are met.
6) Existing walled structures are allowed ordinary maintenance and repair, but shall not be replaced.
SECTION 2.0 DEFINITIONS:

2.1 INTERPRETATION

(13) BUNKHOUSE: An independent stand-alone residential accessory structure without plumbing which is used as temporary guest area only; no Cooking and Food Preparation Facilities; and no greater than 250 square feet of open temporary guest space. See Sections 4.26 4) (a) and 4.26 4) (c).

(21) COOKING AND FOOD PREPARATION FACILITIES: Shall mean any area containing any or all of the following equipment: kitchen sink and/or other device for dishwashing, stove or other device for cooking, cabinets and/or shelves for storage of equipment and utensils, and counter or table for food preparation.

(30) DWELLING UNIT: A building or portion thereof with rooms arranged, designed, used or intended to be used for one family. Guesthouses with kitchen and bathroom facilities; and any accessory structures with a Habitable Living Area are considered to be dwelling units. Houseboats and watercraft on land shall not be used as Dwellings or Dwelling Units. Only one dwelling unit is allowed per LOT.

(55) LOT: A parcel of land occupied or capable of being occupied by one Building or one Dwelling Unit and the Accessory Buildings or uses customarily incidental to it, including such open spaces as are required by this ordinance.

(100) TEMPORARY GUEST QUARTERS: Temporary Guest Quarters are the portion of a residential accessory structure which is used as a temporary guest area only; no Cooking and Food Preparation Facilities; and no greater than 499 square feet of temporary guest space. Plumbing may be permitted in an Accessory Structure containing Temporary Guest Quarters. See Sections 4.26 4) (a) and 4.26 4) (b).

4.26 ACCESSORY USES AND STRUCTURES

4) Bunkhouse or Temporary Guest Quarters: A single (one per lot(parcel) Bunkhouse or Temporary Guest Quarters will be permitted by Land Use Permit only in Zoning Districts which allow it, subject to the following conditions:

- For a Temporary Guest Quarters Sections 4.26 4) (a) and 4.26 4) (b) apply;
- For a Bunkhouse Sections 4.26 4) (a) and 4.26 4) (c) apply.

(a) Bunkhouse or Temporary Guest Quarters Accessory Structure shall conform to the setback and other dimensional requirements of the Zoning District within which it is located, to include all the conditions:

(1) All of the setback requirements are met including shoreland, road, property line and wetland:
   a. Bunkhouse or Temporary Guest Quarters are not eligible for reduced road setbacks in Section 4.211 ACCESSORY STRUCTURE EXEMPTIONS in Sawyer County Zoning Ordinance.
   b. Bunkhouse or Temporary Guest Quarters are not eligible for a Conditional Use Permit under Section 4.26 ACCESSORY USES AND STRUCTURES in Sawyer County Zoning Ordinance.

(2) Bunkhouse or Temporary Guest Quarters Accessory Structure cannot be the first building on the Lot/Parcel, a Principal Dwelling must exist.

(3) Bunkhouse or Temporary Guest Quarters Accessory Structure cannot be built on an out-lot.

(4) Bunkhouse or Temporary Guest Quarters Accessory Structure cannot be split from original property if the result makes a non-conforming parcel.

(5) New or existing Boathouses cannot become a Bunkhouse or Temporary Guest Quarters.

(6) A Lot/Parcel may only contain either a Bunkhouse or a Temporary Guest Quarters, NOT both. A Lot/Parcel may contain additional Accessory Structures, but additional Accessory Structures may not be a Bunkhouse or contain Temporary Guest Quarters.

(7) Must apply for a "Bunkhouse Sign" if lot contains a Bunkhouse or Temporary Guest Quarters. The separate Yellow "Bunkhouse Sign" is to be placed directly below Residence Fire Number sign on the property and affixed to Bunkhouse or Temporary Guest Quarters structure.

(8) An Existing Bunkhouse or Temporary Guest Quarters Accessory Structure after March 26, 1971 shall not be considered an "existing non-conforming" or "grandfathered" structure. All properties shall be in compliance with the adoption of this amended ordinance within 24 months after approval of the Sawyer County Board of Supervisors.
(b) **TEMPORARY GUEST QUARTERS:** Temporary Guest Quarters which are located within or as part of an Accessory Structure are subject to all the following conditions:

1. Temporary Guest Quarters shall not exceed 50 percent of the gross floor area of the accessory structure with a maximum of 499 square feet of temporary guest area. Square footage is measured as all area within the exterior walls of the guest area and all area within the exterior walls of the entire area of the structure. Enclosed porches will be included in these amounts, decks will not be included in these amounts. Guest areas including bathrooms, utility rooms, entryways, and closets will be included in the square footage not to exceed 499. The creation of walled off bedroom areas are prohibited. Storage area must be separate and segregated from any guest area (can have a door from the guest area to the storage area).

2. Maximum height of Temporary Guest Quarters Accessory Structure is limited to 35 feet from lowest grade to highest peak.

3. Plumbing, if installed, in the Temporary Guest Quarters Accessory Structure shall conform to the State & Sawyer County Sanitary Codes. If there is an existing Private Onsite Wastewater Treatment System (POWTS) on the lot it must be sized to handle the number of occupants in the Temporary Guest Quarters.

4. Cooking and Food Preparation Facilities are prohibited.

5. A Temporary Guest Quarters Accessory Structure shall require a Uniform Dwelling Code (UDC) Inspection.

6. Leasing, rental or use as a residence is strictly prohibited.

7. A “Bunkhouse/Temporary Guest Quarters Agreement” document is recorded with the Register of Deeds outlining use restrictions prior to issuance of Land Use Permit.

8. Temporary Guest Quarters Accessory Structures are subject to internal inspection by the Zoning Department.

(c) **Bunkhouse:** Independent stand-alone Bunkhouse Accessory Structures (i.e. traditional bunkhouse) are subject to all the following conditions:

1. The Bunkhouse Accessory Structure does not exceed 250 square feet of footprint. Square footage is measured as the exterior wall area of the structure. The creation of walled off bedroom areas are prohibited. Enclosed porches and entryways will be included in the square footage not to exceed 250; decks will not be included in these amounts. No other Accessory Structure components allowed as part of this structure (i.e. no garage portion, no bathroom portion, etc.).

2. Plumbing of the Bunkhouse Accessory Structure is prohibited.

3. Cooking and Food Preparation facilities are prohibited.


5. The height limit of the Bunkhouse Accessory Structure shall not exceed sixteen (16) feet from lowest grade to highest peak.

6. Leasing, rental or use as a residence is strictly prohibited.

7. A “Bunkhouse/Temporary Guest Quarters Agreement” document is recorded with the Register of Deeds outlining use restrictions prior to issuance of Land Use Permit.

8. Bunkhouse Accessory Structures are subject to internal inspection by the Zoning Department.
Permits
The following is quoted from the Sawyer County Zoning Ordinance:

9.2 Land Use Permits

9.21
1. Except where another section of this ordinance specifically exempts certain types of development from this requirement, a permit shall be obtained from the Zoning Administrator before any new development is initiated or the placement of, construction of, or alteration of, or addition to any structure is initiated.
2. No land use permit shall be issued for a structure designed or intended for human use or occupancy before a Fire number, Certified Soil Test and Sanitary application is filed in the office of the Zoning Administrator. If applicable, a separate "Bunkhouse Sign" (yellow sign) will be required (sign to be placed directly below Residence Fire Number and affixed to Bunkhouse or Temporary Guest Quarters structure.) If lot contains a Bunkhouse or Temporary Guest Quarters as listed under 4.26 (4) in the Sawyer County Zoning Ordinance.
3. The Zoning Administrator shall not issue a permit for a structure or a use not in conformity with the requirements of this ordinance.
4. The fee for filing applications for land use permits shall be established by the County Zoning Committee. A copy of the current fee schedule shall be posted in the office of the Zoning Administrator.
5. A permit fee shall be waived for the placement of, or construction of, or alteration of, or addition to any structure whereby the placement contains 100 square feet or less; the structure to be constructed contains 100 square feet or less; or an alteration or addition results in an increase of 100 square feet or less. An application must still be filed with the Zoning Department.
6. No land use permit shall be issued for any structure moved or placed that does not have an approximate assessed value of surrounding structures within 500 feet. Determination of assessed value shall be established by the Town Assessor.
7. Within 12 months after the land use permit issue date, all buildings or structures indicated on the permit that are intended for human use or occupancy shall be completely enclosed.

Note: The following comment is not a part of the ordinance requirements, but rather reflects usual office practice. Typically up to a 6 month is extension is granted to the expiration date of a land use permit if the property owner can demonstrate a need for the extension before the expiration date of issued permit.

(add section 9.24)

General Requirements for Obtaining a Land Use Permit
1) Apply for a Fire Number.
2) If applicable, a separate "Bunkhouse Sign" (yellow sign) will be required (sign to be placed directly below Residence Fire Number and affixed to Bunkhouse or Temporary Guest Quarters structure.) If lot contains a Bunkhouse or Temporary Guest Quarters as listed under 4.26 (4) in the Sawyer County Zoning Ordinance.
3) Have a Certified Soil Test done.
4) Have a Wisconsin licensed plumber apply for a Sanitary Permit.
5) Contact the Zoning Office for a Land Use Application or print one from our website.
4) Apply for and pay the fee for the Land Use Permit prior to beginning construction. Citations and orders for removal may apply in those instances where construction begins without the issue of the proper permits.

5) Town permits may also be required. Contact the respective Town Clerk.

6) Contact the Uniform Dwelling Code inspector for inspections that are needed.

7) A Major Grading Permit is needed for excavating over 10,000 square feet and a Minor Grading Permit may be needed on shoreland property under other circumstances. (see Sawyer County Shoreland-Wetland Protection Ordinance Section 8.2)

8) Check Flood Plain requirements.

**Wisconsin Uniform Dwelling Code (UDC)**

The UDC is a statewide uniform standard for the construction and inspection of all 1 and 2 family dwellings of which the original construction began after June 1, 1980. Some Towns require inspection on other structures. Contact the Town you are located in.

The City of Hayward, and all Towns and Villages are enforcing the UDC as required by the State of Wisconsin. Contact your local UDC inspector for information about inspections in your township or municipality. Click in the links for a list of UDC inspectors and their respective inspection localities. These permits are in addition to any permits required by the Zoning Office.