

Conditional Use Application #23-027

Donald Stover, Supervisor

Town of Round Lake

10.	10610 Main Street, S Hayward, WI 54843		ni Auiiii	ilistiation			
Attn:	Kathy Marks	Email: kathy.	marks@	D sawyercountyg	gov.org		
Owr	ner: Xavier Cummings 10030N McClaine I Hayward, Wl 5484	Road	rville	Phone: 718-5 Email: <u>xcum</u> i	680-0472 mings3@gmail.con]	
and [°]	perty Description: The Parcel #024-741-32-21 stry One (F-1).						
	nit desired to be able to nty Ordinance with auto					ion 4.6 c	of the Sawyer
Pub	lic Hearing will be hel	ld on Novembe	r 15, 20	023, at the Saw	yer County Courth	ouse at	8:30 AM
Ву А	Action of the Town Bo	oard, use is:	() A	pproved	() Tabled		() Denied
		<u>Yes</u>	<u>No</u>			<u>Yes</u>	<u>No</u>
Rolfe	e Hanson, Chairman	()	()	Dan Palmer, S	Supervisor	()	()
Kay	Wilson, Supervisor	()	()	James Strand	lund, Supervisor	()	()
		()	()				

Your Town Board decision is an integral part of the decision making process for the Sawyer County Zoning Committee. The Zoning Committee would like your cooperation in stating the reasons or comments why you approved, denied, or tabled the request.

#23-027, Xavier Cummings				
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Dated this	of			20
	VI		· · · · · · · · · · · · · · · · · · ·	۵۷ <u></u>
		Kathy McCov.	OII	



Conditional Use Public Hearing Application



TO: Sawyer County Zoning and Conservation Administration

10610 Main Street Suite 49 Hayward, Wisconsin 54843

Attn: Kathy Marks E-mail: kathy.marks@sawyercountygov.org

Phone: 715-638-3225

	13		2	
Phone: 715-580-6	2472	Email: X(ummings 30g	mail. (om
Property description including PARCEL # 024-741-	32-2102 Porce	Tax ID's	26112 € 2	.6114
PARCEL # 024-741-	32-2202 Section		1111/ 871	6 1/2 1/5:
	SCENION	34	HIN R7W	5 1/2 NEN 5 1/2 NWN
10030 N McCla	one Rd Huyn	rd, wit su	1P43	17 19 8
Permit desired for: (onditional use	permit to a		in F-	1 20ne d
Section 4.6.	Sanger County	20ning Ordina	ale	
2 Horses, 7	o Stallions			
	wa			
4 CONTRACTOR OF THE PROPERTY O				
A - / .				
Navier Lummings				
Xavier Cummings				
Owner Print & Sign		Own	er Print & Sign	
	() required. The undersign	and person(s) horoby	givo possibilita f	
Signature of property owner(s	1 . adamear the anacisible	ied person(s) nereby	unty Zoning Comm	ir access to the propert hittee members if need
Signature of property owner(sinspection by Municipal Offici	als, Sawyer County Zoning	g Staff and Sawyer Co		The state of the s
inspection by Municipal Offici	als, Sawyer County Zoning	g Staff and Sawyer Co	,	
Signature of property owner(sinspection by Municipal Officion Name, Address, Phone & Ema	als, Sawyer County Zoning	g Staff and Sawyer Co	,	
inspection by Municipal Offici	als, Sawyer County Zoning	g Staff and Sawyer Co		
inspection by Municipal Offici	als, Sawyer County Zoning	g Staff and Sawyer Co		

Date Recorded:

Real Estate Sawyer County Property Listing

Today's Date: 9/8/2023

Description	Updated: 1/20/2022
Tax ID: PIN: Legacy PIN: Map ID:	26114 57-024-2-41-07-32-2 02-000-000020 024741322202 .6.2
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S32 T41N R07W
Description:	S1/2 NWNW
Recorded Acres:	20.000
Calculated Acres:	19.481
Lottery Claims:	1
First Dollar:	Yes
Zoning:	(F-1) Forestry One
ESN:	404

Tax Districts	Updated: 2/6/2007
1	State of Wisconsin
57	Sawyer County
024	Town of Round Lake
572478	Hayward Community School District
001700	Technical College

Recorded Documents	Updated: 8/31/2023
TRUSTEES DEED	
Date Recorded: 8/22/2023	446026
SPECIAL WARRANTY DEED	Total Control of the
Date Recorded: 3/31/2011	371951
☑ WARRANTY DEED	
Date Recorded: 9/8/1976	156677
MOTE	2.000

Property Status: Current Created On: 2/6/2007 7:55:44 AM

Ownership Ownership	Updated: 8/31/2023
XAVIER G CUMMINGS	HAYWARD WI
CARLY C SOMERVILLE	HAYWARD WI

Billing Address:	Mailing Address:
XAVIER G CUMMINGS	XAVIER G CUMMINGS
10030N MC CLAINE RD	10030N MC CLAINE RD
HAYWARD WI 54843	HAYWARD WI 54843

Site Address * indicate	s Private Road		
10030N MC CLAINE RD		HAYW	/ARD 54843
Property Assessment		Updated:	7/16/2019
2023 Assessment Detail			
Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.000	11,000	139,500
G6-PRODUCTIVE FOREST	19.000	28,500	0
2-Year Comparison	2022	2023	Change
Land:	39,500	39,500	0.0%
Improved:	139,500	139,500	0.0%
Total:	179,000	179,000	0.0%

Property History	
N/A	

Real Estate Sawyer County Property Listing

Today's Date: 9/8/2023

Property Status: Current Created On: 2/6/2007 7:55:44 AM

Updated: 1/20/2022
26112
57-024-2-41-07-32-2 01-000-000020
024741322102
,5.2
(024) TOWN OF ROUND LAKE
S32 T41N R07W
S1/2 NENW
20.000
20.102
0
No
(F-1) Forestry One
404

Updated: 2/6/2007
State of Wisconsin
Sawyer County
Town of Round Lake
Hayward Community School District
Technical College

Recorded Documents	Updated: 8/31/2023
TRUSTEES DEED	
Date Recorded: 8/22/2023	446026
SPECIAL WARRANTY DEED	
Date Recorded: 3/31/2011	371951
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€ NOTE	
Date Recorded:	

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CARLY C SOMERVILLE	HAYWARD WI	
Billing Address:	Mailing Address:	
VALUED C CHANTELOC	XAVIER G CUMMINGS	
XAVIER G CUMMINGS	10030N MC CLAINE RD	
10030N MC CLAINE RD	10030N MC CLAINE RD	

Site Address * Indicates Private Road

Property Assessment		Updated: 7/16/20:	
2023 Assessment Detail	iz-ro-emillipiii#vinmu neremine	The section of the property of the section of the s	
Code	Acres	Land	Imp.
G6-PRODUCTIVE FOREST	20.000	30,000	0
2-Year Comparison	2022	2023	Change
Land:	30,000	30,000	0.0%
Improved:	0	0	0.0%
Total:	30,000	30,000	0.0%

Property History	
N/A	

State Bar of Wisconsin Form 7-2003 TRUSTEE'S DEED

Document Number

Document Name

THIS DEED, made between

Frisch Trust Dated March 21, 2011

("Grantor," whether one or more), and

Xavier G. Cummings and Carly C. Somerville, husband and wife, as survivorship marital property

("Grantee," whether one or more).

Grantor conveys to Grantee, without warranty, the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Sawyer County, State of Wisconsin ("Property") (If more space is needed, please attach addendum):

446026 **PAULA CHISSER** REGISTER OF DEEDS **SAWYER COUNTY, WI** 08/22/2023 08:04 AM **RECORDING FEE** 30.00 1,092.00 TRANSFER FEE

PAGES: 2

The above recording information verifies that this document has been electronically recorded and returned to the submitter.

Recording Area

Name and Return Address: Xavier G. Cummings and Carty C. Somerville 10030N McClaine Rd Hayward, WI 54843

024-741-32-2202 and 024-741-32-2102 Parcel Identification Number (PIN)

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated:

Frisch Trust Dated March 21, 2011

Bucussor Trustee

Heid Stangl Successor Trustee

THIS INSTRUMENT DRAFTED BY:

Michelle Buffa Scrivener / 2224845 Knight Barry Title Services LLC 10607 Kansas Avenue Hayward, WI 54843

winnini)

COUNTY OF

The instrument was acknowledged before me on by Heidi Si by Heidi Stanot (the signer).

The signer was:

physically in my presence OR in my presence involving the use of

mmunication technelos

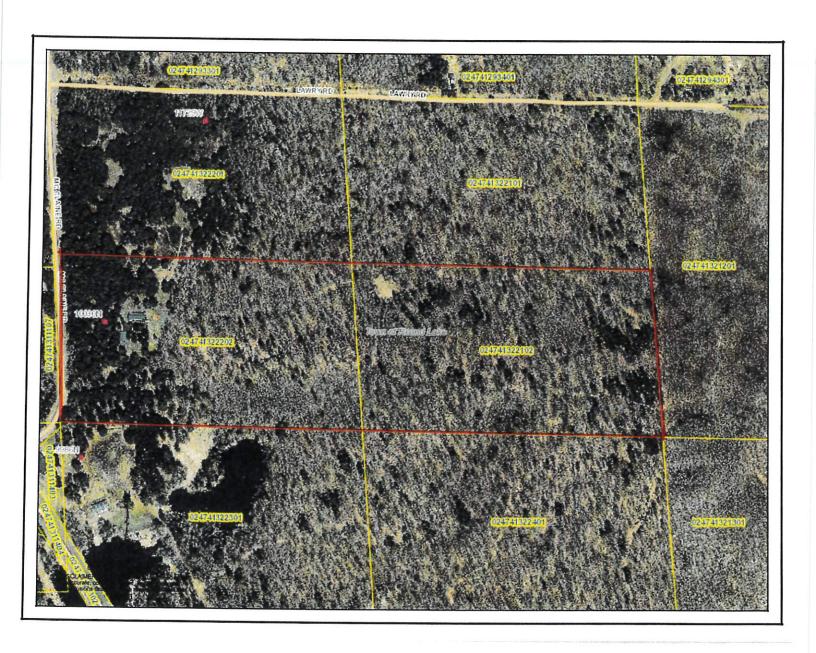
Notary Public: JESS Notary Public, State of

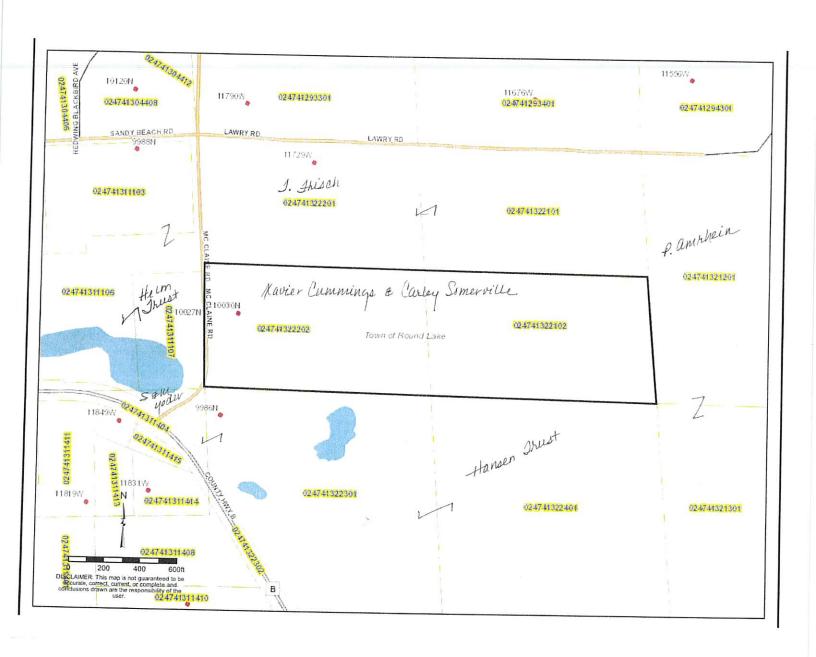
My commission expires:

SECTION 4.6 HORSES IN NON-AGRICULTURAL ZONE DISTRICTS (RR-1, RR-2 and F-1 Zone Districts)

- 1) Horses shall be permitted only on lots where a conditional use permit has been granted or on Agricultural zoned lands with Town approval. In acting on any conditional use permit for horses, the Zoning Committee may impose such conditions as are necessary to secure the objectives of this chapter, including, but not limited to, the alteration, demolition, or reconstruction of existing structures within the time-limits established by the Zoning Committee, giving consideration, to the purposes of the chapter.
- 2) In addition to the general requirements of this chapter and any conditions imposed in approving the conditional use permit, each site shall conform to the following:
 - (a) Minimum lot size: Five acres.
 - (b) Number of horses permitted: The maximum number shall be set by the conditional use permit and shall depend on the specific site characteristics and conditions of the permit. The characteristics to be considered shall include, but not limited to: access to roads and equestrian trails; road conditions; streams and waterways; watersheds; vegetation; surrounding properties; slope; and visual impacts.
- 3) Stalls and corrals: New construction or remodeled stalls shall be a minimum 12 by 12 feet in size, and existing stalls shall be a minimum 10 by 10 feet in size. All stables shall have room turnouts. Turnouts shall have water for horses. Each horse shall have shelter available.
- 4) Boarding: Up to 50% of the permitted horses may be boarded horses.
- 5) Setbacks: For any new stable, at the time of construction, the stable shall be located not less than 20 feet from the nearest property line, recognizing that the Zoning Committee may require a greater setback in issuing a conditional use permit for the use based on existing site conditions and surrounding site conditions. Turnout and riding rings, fences shall be a minimum distance of 50 feet from neighboring property line. Other setback requirements shall be as defined in the County's Zoning Ordinance.
- 6) Residence: There shall be a full-time residence owner.
- 7) Stallions: Fencing shall be six feet in height. Signs shall be posted on stall doors, Turnout gates, and fences adjacent to trails indicating a stallion is kept therein. The owner shall disclose on the stable permit that a stallion is on premises.









Conditional Use Permit Request STAFF REPORT

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

File: # CUP 23-027

Applicant:

Xavier Cummings & Carly Somerville 10030N McClaine Road Hayward, WI 54843

Property Location & Legal Description:

Town of Round Lake. South ½ of the NW ¼ of the NW ¼; S32, T41N, R07W; Parcel #024-741-32-2202 and Parcel #024-741-32-2102; Tax ID# 26114 and 26112, 20 acres each for a total of 40 acres; Both Zoned Forestry One (F-1).

Request: Permit desired to have horses in a non-agricultural zone district. Per section 4.6 of the Sawyer County Ordinance with automatic requirements of this subsection. Applicant is requesting the ability to have 2 horses on the property with no stallions.

Project History & Summary of Request: In conversation with the owner they are seeking a conditional use permit to allow keeping horses on their newly purchased property which is zoned F-1. As per the Sawyer County Zoning Ordinance Section 4.6 requires granting on a Conditional Use Permit with the following requirements:

- 1) Horses shall be permitted only on lots where a conditional use permit has been granted or on Agricultural zoned lands with Town approval. In acting on any conditional use permit for horses, the Zoning Committee may impose such conditions as are necessary to secure the objectives of this chapter, including, but not limited to, the alteration, demolition, or reconstruction of existing structures within the time limits established by the Zoning Committee, giving consideration, to the purposes of the chapter.
- 2) In addition to the general requirements of this chapter and any conditions imposed in approving the conditional use permit, each site shall conform to the following:
 - (a) Minimum lot size: Five acres. (total of 40 acre property with the 2 lots)
 - (b) Number of horses permitted: The maximum number shall be set by the conditional use permit and shall depend on the specific site characteristics and conditions of the permit. The characteristics to be considered shall include, but not limited to: access to roads and equestrian trails; road conditions; streams and waterways; watersheds;

vegetation; surrounding properties; slope; and visual impacts. (applicant is requesting for 2 horses at this time)

- 3) Stalls and corrals: New construction or remodeled stalls shall be a minimum 12 by 12 feet in size, and existing stalls shall be a minimum 10 by 10 feet in size. All stables shall have room turnouts. Turnouts shall have water for horses. Each horse shall have shelter available. (unknown stall and corral area at this point new construction anticipated with approval of CUP)
- 4) Boarding: Up to 50% of the permitted horses may be boarded horses.
- 5) Setbacks: For any new stable, at the time of construction, the stable shall be located not less than 20 feet from the nearest property line, recognizing that the Zoning Committee may require a greater setback in issuing a conditional use permit for the use based on existing site conditions and surrounding site conditions. Turnout and riding rings, fences shall be a minimum distance of 50 feet from neighboring property line. Other setback requirements shall be as defined in the County's Zoning Ordinance. (all new construction of stables or fencing to meet a 50' setback requirement)
- 6) Residence: There shall be a full-time residence owner. (applicant resides at property)
- 7) Stallions: Fencing shall be six feet in height. Signs shall be posted on stall doors, Turnout gates, and fences adjacent to trails indicating a stallion is kept therein. The owner shall disclose on the stable permit that a stallion is on premises. (no stallions requested)

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 #23-027 is to remain with the property and no just limited to current owner
- 2 Maximum number of horses not to exceed 2 unless additional CUP is granted. No Stallions allowed.

- 3 Must meet all provisions as specified in Section 4.6 Sawyer County Zoning Ordinance including corrals, stables, and fencing to be setback a minimum of 50' from adjacent property lines.
- 4 All other Town, County, State, Federal Laws are followed

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

- 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.
- It would not create an air quality, water supply, or pollution problem.
- 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 be consistent with the Town and/or County Comprehensive Plan
- 9 It would not create an objectionable view.

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

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



Conditional Use Public Hearing Application



TO: Sawyer County Zoning and Conservation Administration 10610 Main Street Suite 49 Hayward, Wisconsin 54843

Attn: Kathy Marks E-mail: <u>kathy.marks@sawyercountygov.org</u> Phone: 715-638-3225

Yavier G. Cumings & Corly C. Somerville	
10030 N Millaine Rd	
Hayword, WI 5-1943	
Phone: 715-580-0472 Email: Xcumming (3 egmail	.10m
Property description including Parcel Number:	
ES. PARCEL # 024-741-32-2102 Porcel Tax ID'S 26112 & 2611 BPARCEL # 024-741-32-2202	4
	611
Section 32 T HIN R7W	5 1/2 NEWN
10030 N Millwine Rd Hayand, WI 548413	51/2 NWNW
Permit desired for:	
Conditional use permit to allow horses in F-1	20ne du
Section 4.6 Sanger County 20ming ordinance	
2 Horses, no Stallions	
TO STUCK OUR	
M = 1	
years Curin	
Xanter Cumina	
- 1000-1-1 Committed	
Owner Print & Sign	
Signature of present and the signature of the signatu	
Signature of property owner(s) required. The undersigned person(s) hereby give permission for acce	ess to the property
inspection by Municipal Officials, Sawyer County Zoning Staff and Sawyer County Zoning Committee	members if neede
Name, Address, Phone & Email of Agent or Buyer:	
Marie Address, Frione & Email of Agent of Buyer.	
F (250.00	
Fee: \$350.00 Date of Public Hearing: 7/00. 15, 2023	
Gravel Pit renewal \$300.00 Rev January 2023	

Real Estate Sawyer County Property Listing Today's Date: 9/8/2023

<u>Description</u>	Updated: 1/20/2022
Tax ID:	26114
PIN:	57-024-2-41-07-32-2 02-000-000020
Legacy PIN:	024741322202
Map ID:	.6.2
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S32 T41N R07W
Description:	S1/2 NWNW
Recorded Acres:	20.000
Calculated Acres:	19.481
Lottery Claims:	1
First Dollar:	Yes
Zoning:	(F-1) Forestry One
ESN:	404

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572478	Hayward Community School District
001700	Technical College

riaywaru Community School District	
Technical College	
Updated: 8/31/2023	
446026	
)	
371951	
156677	

Property Status: Current Created On: 2/6/2007 7:55:44 AM

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CARLY C SOMERVILLE	HAYWARD WI

Billing Address:	Mailing Address:
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HAYWARD WI 54843	HAYWARD WI 54843

HAYWARD WI 54843	HAYWARD WI 54843		
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Improved:	139,500	139,500	0.0%
Total:	179,000	179,000	0.0%
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Property History	
N/A	

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Recorded Acres:	20.000
Calculated Acres:	20.102
Lottery Claims:	0
First Dollar:	No
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ESN:	404

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WARRANTY DEED	
Date Recorded: 9/8/1976	156677
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HAYWARD WI 54843	HAYWARD WI 54843

ho	Site Address	* indicates Private Road	
N/A	- The state of the	maleutes i mate road	

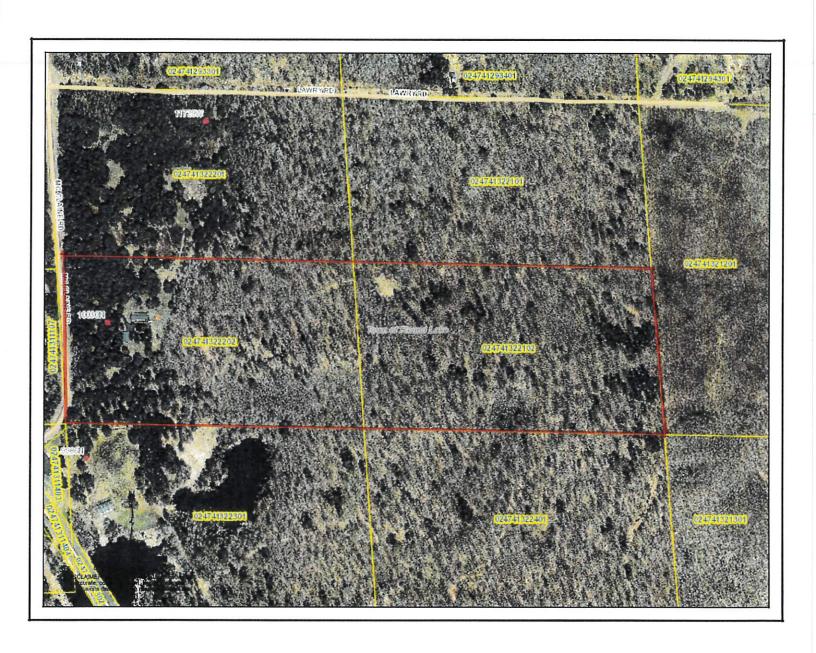
Property Assessment		Property Assessment Updated: 7/16	
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2-Year Comparison	2022	2023	Change
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Improved:	0	0	0.0%
Total:	30,000	30,000	0.0%

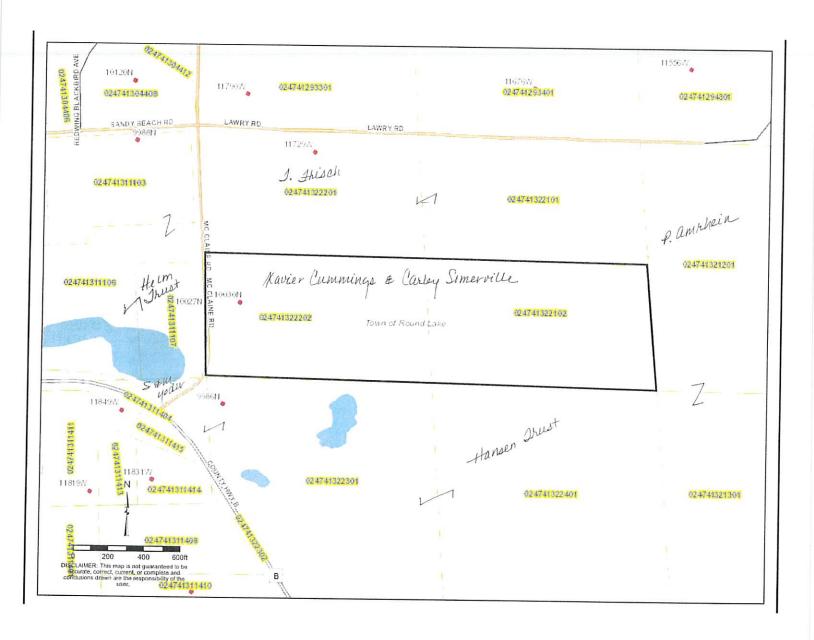
Property History		
N/A		

SECTION 4.6 HORSES IN NON-AGRICULTURAL ZONE DISTRICTS (RR-1, RR-2 and F-1 Zone Districts)

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- 4) Boarding: Up to 50% of the permitted horses may be boarded horses.
- 5) Setbacks: For any new stable, at the time of construction, the stable shall be located not less than 20 feet from the nearest property line, recognizing that the Zoning Committee may require a greater setback in issuing a conditional use permit for the use based on existing site conditions and surrounding site conditions. Turnout and riding rings, fences shall be a minimum distance of 50 feet from neighboring property line. Other setback requirements shall be as defined in the County's Zoning Ordinance.
- 6) Residence: There shall be a full-time residence owner.
- 7) Stallions: Fencing shall be six feet in height. Signs shall be posted on stall doors, Turnout gates, and fences adjacent to trails indicating a stallion is kept therein. The owner shall disclose on the stable permit that a stallion is on premises.









Rezone Application #23-012

Town of Round Lake

Hayward, Wisconsin 54843 Attn: Kathy Marks E-mail: Kathy.marks@sawyercountygov.org Owner: JBT Properties LLC Phone: 715-462-3440 Email: irschroder7! 12210W Tart Road Hayward, WI 54843 Property Description: Part of the SE ¼ of the NW ¼; S01, T41N, R08W; Parcel #024-84 #40156; 36.43 total acres; Zoned Forestry One (F-1).		ı
E-mail: Kathy.marks@sawyercountygov.org Owner: JBT Properties LLC Phone: 715-462-3440 Email: jrschroder7! 12210W Tart Road Hayward, WI 54843 Property Description: Part of the SE ¼ of the NW ¼; S01, T41N, R08W; Parcel #024-84 #40156; 36.43 total acres; Zoned Forestry One (F-1).		ı
12210W Tart Road Hayward, WI 54843 Property Description: Part of the SE ¼ of the NW ¼; S01, T41N, R08W; Parcel #024-84 #40156; 36.43 total acres; Zoned Forestry One (F-1).		ı
#40130, 30.43 total acres; Zoned Forestry One (F-1).	∤1-01-2402; Tax ID)
Purpose of request is to rezono 100/ v 253/ and 0 and 100/ v 253/		
Purpose of request is to rezone 100' x 352' or 0.8 acres of the (F-1) zone district to (A-sale to adjacent property owner. The sale is contingent on the rezone approval.	-2) as part of prop	erty
Change Zone District from Forestry One (F-1) to Zone District Agricultural Two (A-2)		
Public Hearing will be November 15, 2023 at 8:30am in the Sawyer County Courthou	še.	
By Action of the Town Board, use is: () Approved () Tabled	() Denied	
<u>YES</u> <u>NO</u>	<u>YES</u> <u>I</u>	<u>NO</u>
	() (()
Rolfe Hanson, Chairman () () Daniel Palmer, Supe	ervisor	
Rolfo Hanson, Chairman	() (·)

Your Town Board decision is an integral part of the decision making process for the Sawyer County Zoning Committee. The Zoning Committee would like your cooperation in stating the reasons or comments why you approved, denied, or tabled the request.

RZN#23-012, JBT Properties LLC				
	Man.			
	No.			
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			(1) (g 4, 0) (c 4, 1)	
	Dated this	day of		, 2023.
	Kathy McCoy			Company of the Compan





Rezone Application # 23-012
Town of Round 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@sawyercountygov.org
Owner: IBT Properties LL	C
Address: 12210 W Tart Rd Phone: 715 4/62 3440 Email:	Hayward WI 54843 jrschroeder 75@gmail.com
Legacy PIN # 024841012402	Acreage: 36.43
Change from District to to A	λ
Property Description: Thun of Round L	ake Part SENW Section 1741N
Jayne Schroeder Ju *Please Print & Sign (Property Owner)	eff to rezone request When Sale to adjane at property eff to rezone request Usace contingent on rezone Upper Schrede 9/10/23 that the listed information and intentions are true and correct. The above einspection by Municipal Officials.

Office Information: Fee: \$500.00

Date of Public Hearing Mov. 15, 3033

Email:

Rev. 1/2021

Phone_

Real Estate Sawyer County Property Listing

Today's Date: 9/13/2023

Property Status: Current Created On: 11/7/2008 2:16:01 PM

Description	Updated: 10/22/2020
Tax ID: PIN: Legacy PIN: Map ID:	40156 57-024-2-41-08-01-2 04-000-000020 024841012402 .8.2
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S01 T41N R08W
Description:	PRT SENW
Recorded Acres:	36.430
Calculated Acres:	36.095
Lottery Claims:	0
First Dollar:	No
Zoning:	(F-1) Forestry One
ESN:	

Tax Districts	Updated: 11/7/2008
1	State of Wisconsin
57	Sawyer County
024	Town of Round Lake
572478	Hayward Community School District
001700	Technical College

Recorded Documents	Updated: 5/17/2022
WARRANTY DEED	
Date Recorded: 4/28/2022	438837
QUIT CLAIM DEED	
Date Recorded: 10/14/2020	427240
PERSONAL REPRESENTATIVES	DEED
Date Recorded: 3/23/2012	377795
EASEMENT	
Date Recorded: 12/31/1998	273585 659/177
TERMINATION OF DECEDENTS	INTEREST
Date Recorded: 5/12/1995	247801 552/437
QUIT CLAIM DEED	
Date Recorded: 11/10/1994	245157 543/424
Child History Record Count: 3 -	

Ownership	Updated: 5/17/2022	
JBT PROPERTIES LLC	HAYWARD WI	
Billing Address:	Mailing Address:	
JBT PROPERTIES LLC	JBT PROPERTIES LLC	
12210W TART RD	12210W TART RD	
HAYWARD WI 54843	HAYWARD WI 54843	

Property Assessment		Updated: 7/16/201	
2023 Assessment Detail			-
Code	Acres	Land	Imp
G6-PRODUCTIVE FOREST	36.430	51,000	(

2-Year Comparison	2022	2023	Change
Land:	51,000	51,000	0.0%
Improved:	0	0	0.0%
Total:	51.000	51,000	0.0%

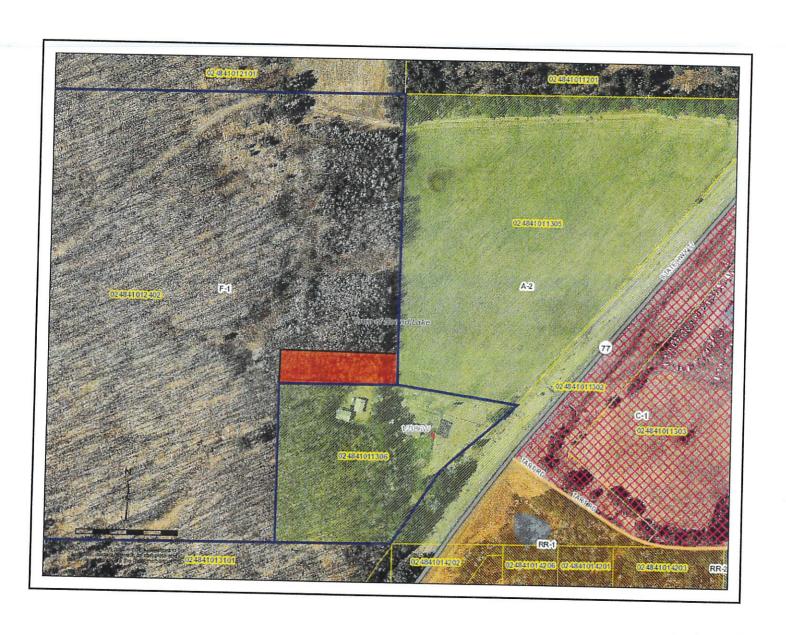
Property History		
Parent Properties	Tax ID	
57-024-2-41-08-01-1 03-000-000010	26424	
57-024-2-41-08-01-1 03-000-000040	26427	
57-024-2-41-08-01-2 04-000-000010	26433	

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

Tax ID: 26433 Pin: 57-024-2-41-08-01-2 04-000-000010 Leg. Pin: 024841012401 Map ID: ...

☐ Tax ID: 26433 Pin: 57-024-2-41-08-01-2 04-000-000010 Leg, Pin: 024841012401 Map ID: .8.1 ☐ Tax ID: 26427 Pin: 57-024-2-41-08-01-1 03-000-000040 Leg, Pin: 024841011304 Map ID: .3.4 ☐ Tax ID: 26424 Pin: 57-024-2-41-08-01-1 03-000-000010 Leg, Pin: 024841011301 Map ID: .3.1

0156 This Parcel Parents



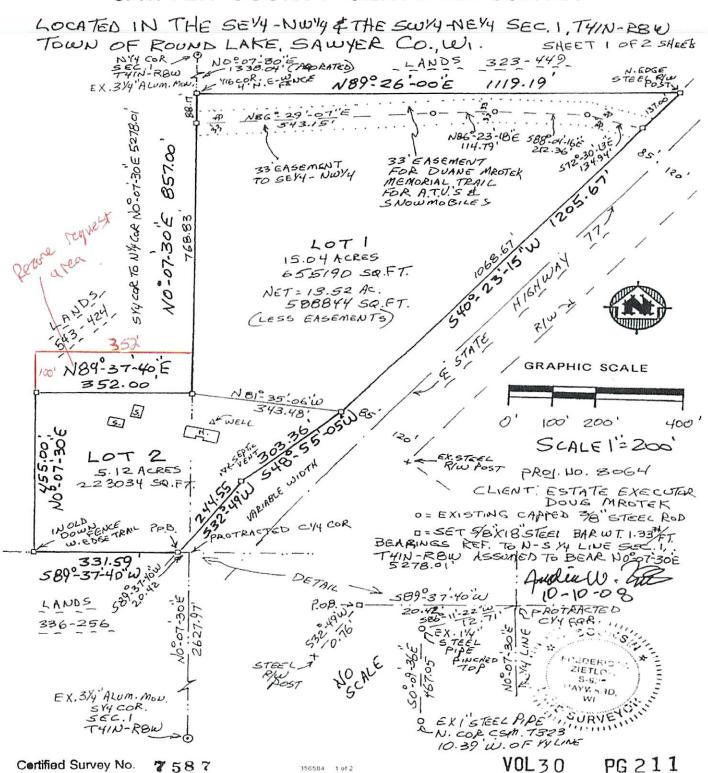


PAULA CHISSER
REGISTER OF DEEDS SAWYER COUNTY, WI
10/27/2008 10:20AM
REC FEE: 13.00

PAGES 2

APEX SURVEYING 15621 Railroad Street, #202 Hayward, WI 54843 715-634-3435, FAX: 715-934-2739

SAWYER COUNTY CERTIFIED SURVEY







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

File: # RZN 23-012

Applicant:

JBT Properties LLC 12201W Tart Road Hayward, WI 54843

Property Location & Legal Description:

Town of Round Lake. Part of the SE ¼ of the NW ¼; S01, T41N, R08W; Parcel #024-841-01-2402; Tax ID #40156; 36.43 total acres; Zoned Forestry One (F-1).

Request: Purpose of request is to rezone a 100' x 352' area or 0.80 acres of the (F-1) zone district to Agricultural-Two (A-2) as part of property sale to adjacent property owner. The sale is contingent on the rezone approval and a new survey map would need to be filed with approval of the rezone.

Summary of Request & Project History:

The applicant is requesting to rezone the above described 0.80 acres from F-1 to A-2. For ease of explanation this piece of land will be referred as "the strip". In conversations with the applicant the rezone is needed to sell "the strip" to the neighbor to the South. Since JBT's property is zoned F-1 and the neighbor to the South (Arnett's property) is zoned A-2 the only way "the strip" of land could be deeded to the neighbor would be to rezone the strip to Arnett's current zone district and include "the strip" within a new certified survey map (CSM). Without "the strip" being rezoned it would create a non-conforming zone district split. No additional lots are to be created just moving property line boundaries around with the proposed rezone. Conditions cannot be added onto a rezone. However, there are other ordinance standards that apply the with approval of a zone district change on "the strip" it would need to be absolved into Arnett's property as 1 contiguous lot.

The Town of Round Lake comprehensive plan does show this area as "private forest" with the property immediately to the South identified as Agricultural. Both of these future land use areas are similar in what they require specifically a minimum of 5-acre lot minimums. With the proposed rezone no additional lots are to be created and resulting parcels sizes would be in excess of 5 acres.

The majority of this surrounding land area is light residential and forestry with agricultural and commercial on the east side of Hwy 77 which is "Hayward Power Sports".

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

- 1 It would not be significantly 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.
- 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.
- It would be consistent with the Town and/or County Comprehensive Plan
- 9 It would not create an objectionable view.

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

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



Rezone Application # 23-012 Round Lake

Town of __

Sawyer County

Return Original

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

Hayward, WI 54843

Phone: 715-634-8288

E-mail: Kathy.marks@sawyercountygov.org

Owner: TBT Properties LLC
Address: 12210 W Tart Rd Hayward W1 54843 Phone: 715 4/62 3440 Email: Jrschroeder 750 gmail. Com
Legacy PIN # 024841012402 Acreage: 36.43
Change from District FI to A
Property Description: Town of Round Lake, Part SENW Sechin 1 T41N
Purpose of Request: ReZOAR 100' X 352' OF F1 to A2
as part of property sale to adjunent prise of
0. Sacres subject to rezune request
Jaine Schroeder June Schroele 9/12/23
*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:
PhoneEmail:
Ya.

Office Information: Fee: \$500.00

Rev. 1/2021

Date of Public Hearing Nov. 15, 3033

Real Estate Sawyer County Property Listing

Today's Date: 9/13/2023

Date Recorded: 11/10/1994

Child History Record Count: 3 -

<u>Description</u>	Updated: 10/22/2020
Tax ID: PIN: Legacy PIN: Map ID:	40156 57-024-2-41-08-01-2 04-000-000020 024841012402 .8.2
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Date Recorded: 5/12/1995	247801 552/437
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Ownership Updated: 5/17/2022 JBT PROPERTIES LLC HAYWARD WI

Billing Address: Mailing Address: JBT PROPERTIES LLC JBT PROPERTIES LLC 12210W TART RD 12210W TART RD HAYWARD WI 54843 HAYWARD WI 54843

M	Site Address	*	indicates	Private	Road
N/A		t fridales			- No.

Property Assessment

Updated:	7/16/2019
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26433

Property Status: Current

Created On: 11/7/2008 2:16:01 PM

2023 Assessment Detail			
Code	Acres	Land	Imp.
G6-PRODUCTIVE FOREST	36.430	51,000	0
2-Year Comparison	2022	2023	Change
Land:	51,000	51,000	0.0%
Improved:	0	0	0.0%

Property History		
Parent Properties	Tax ID	
57-024-2-41-08-01-1 03-000-000010	26424	
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57-024-2-41-08-01-2 04-000-000010	26433	

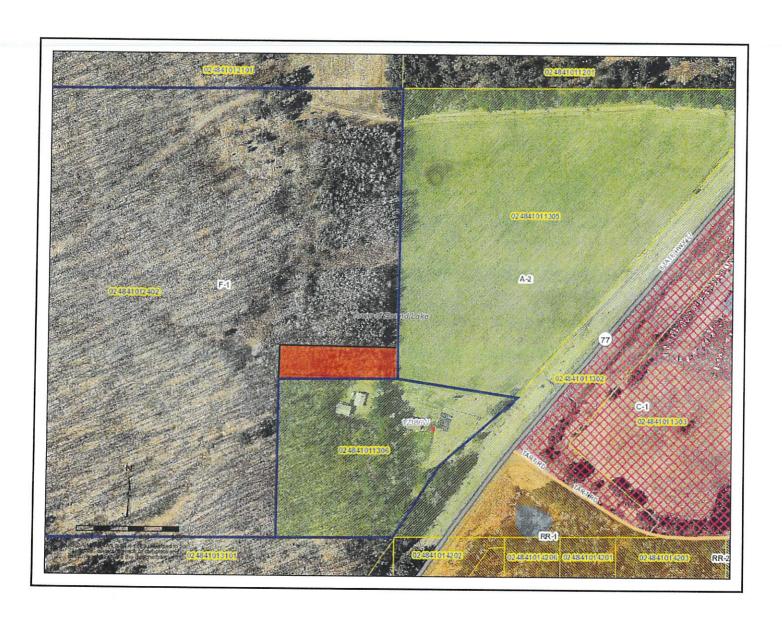
HISTORY Expand All History White=Current Parcels Pink=Retired Parcels

Tax ID: 26433 Pin: 57-024-2-41-08-01-2 04-000-000010 Leg. Pin: 024841012401 Map ID: .8.1

Tax ID: 26427 Pin: 57-024-2-41-08-01-1 03-000-000040 Leg. Pin: 024841011304 Map ID: .3.4
Tax ID: 26424 Pin: 57-024-2-41-08-01-1 03-000-000010 Leg. Pin: 024841011301 Map ID: .3.1

40156 This Parcel Parents

245157 543/424





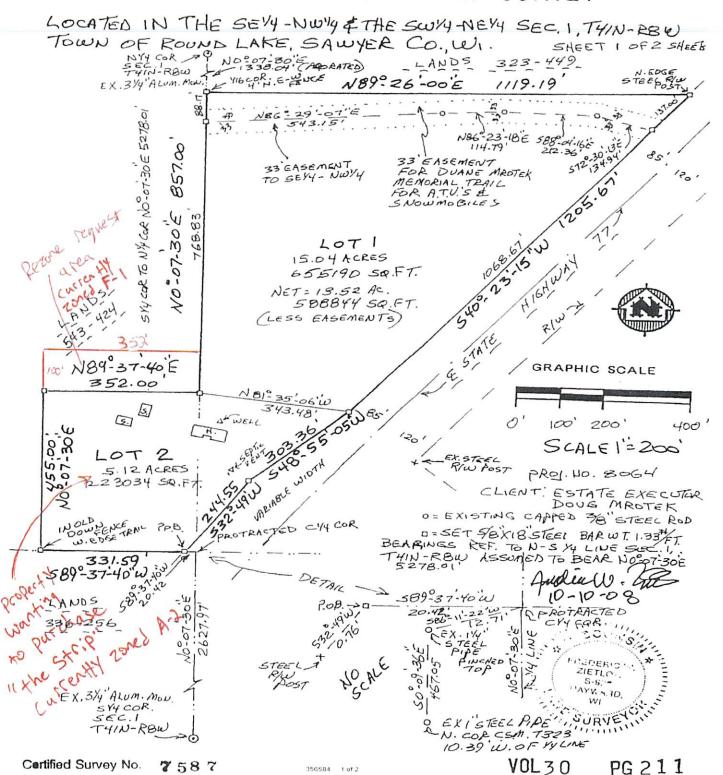


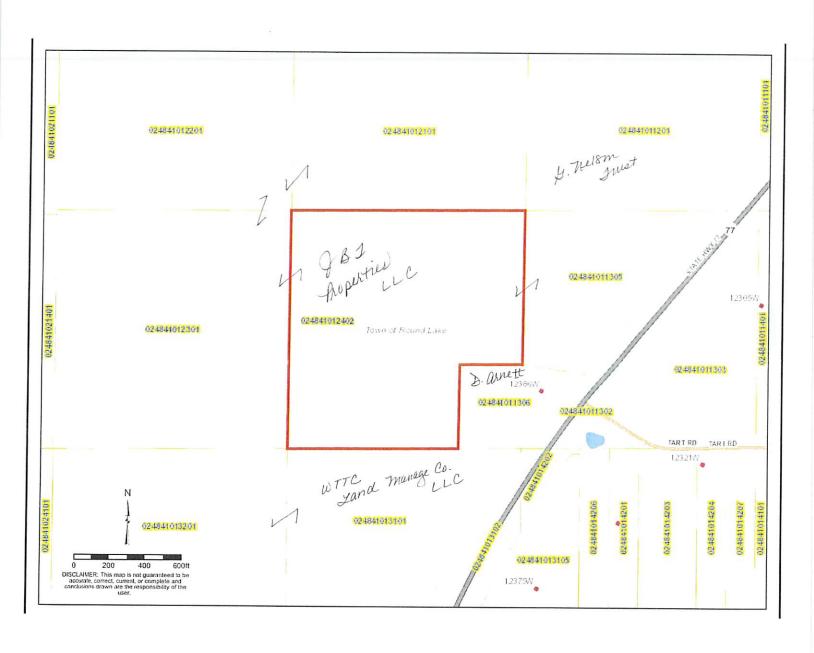
PAULA CHISSER
REGISTER OF DEEDS SAWYER COUNTY. WI
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REC FEE: 13.00

PAGES 2

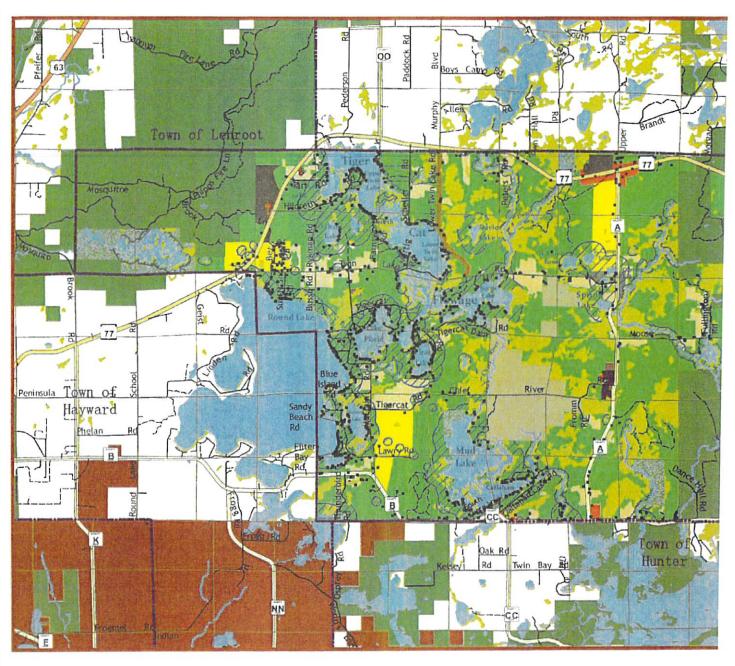
APEX SURVEYING 15621 Railroad Street, #202 Hayward, WI 54843 715-634-3435, FAX: 715-934-2739

SAWYER COUNTY CERTIFIED SURVEY





Map 8.3 - Future Land Use







Data Sources: Town of Round Lake, Northwest Regional Planning Commission, Wisconsin Department of Natural Resources (Wetlands), Sawyer County (NR115 buffer)



1 inch e

STATE OF WISCONSIN	
Town of	
County	
The Town Board of the Town of _	,County, Wisconsin, has the
	, Wis. stats., to adopt this ordinance.
quorum present and voting and p	ority of the town board on a roll call vote with a proper notice having been given, provides for the ng, or parking of vehicles on town highways in the
the Town of is subject t	king of vehicles on the following town highways in to the following restrictions and limitations: [list if only parts of highways are affected, specifically estrictions and limitations].
-	or her designee, shall place appropriate traffic signs on or before the effective date of this ordinance.*
	vehicle on the above-noted town highways in ping, standing, or parking restrictions and subject to a forfeiture of \$
	olication or posting or, 20 (a specific or posting date, allowing adequate time for erection
The town clerk shall properly post under s. 60.80, Wis. stats.	or publish this ordinance as required
Adopted this day of	, 20
[Signatures of town board] Attest: [Signature of town clerk]	