

ROUND LAKE PLAN COMMISSION REGULAR MEETING MINUTES

Tuesday, October 7, 2025

1. Call to order

The regular meeting of the Town of Round Lake Plan Commission was held at the Town Hall and virtually on 10/7/25.

The meeting was called to order at 6:30 pm by Ginny Chabek
Don Stover as Secretary.

2. Certification of meeting posting – Posted on the website and Town Hall Posting Box on October 5th.
Attendees - Ginny Chabek, Don Stover, Scott Verbeck, Kimberly Kayler, Martin Hanson, Ed Haugen, Christina Hill.

Audience – Mindy Simmons (HLVCB), Amanda Wilson (HLVCB), Frank Leuschen III, Town Clerk.

DRAFT

3. Approval of agenda – Request by Martin Hanson to add (line, d.) to Item #11 Motion to approve agenda: Hanson / Kayler, motion carried

4. Approval of minutes for the September 9th Regular Meeting. Motion to approve minutes: Hanson / Haugen, motion carried

5. Audience recognition – Comments Only
None

6. Discussion and Possible Action – Sawyer County Zoning Committee Poll on Proposed Ordinance Amendment for “Camping Cabins” in Licensed Campgrounds (Option F).
Issue discussed by Plan Commission.
Motion to recommend Town Board vote for 30% for the combined total of park model trailers and camping cabins within licensed campgrounds and provide clarity of the definitions, Hanson / Kayler, motion carried.

7. Discussion and Possible Action – Room Tax Report.
Mindy Simmons (HLVCB) explained to process for marketing the Hayward / Sawyer County area.
Question by PC on accounting practices. Mindy Simmons explained the revised practice for breaking down how each towns money is spent.
Short Term Rental (STR) survey questions were reviewed.
83% (19 of 64 surveys emailed) responded they wanted the town to do away with the Room Tax.
It was discussed that STR operators possibly did not understand how the process works. Also, what role does the Town of Round Lake play with other businesses in Hayward / Sawyer County.
Motion to recommend to the Town Board to extend the contract with HLVCB 1 year, Verbeck / Stover,

Motion failed by 5 to 2 vote.

New motion to recommend to Town Board not to renew the contract with HLVCB and rescind The Room Tax ordinance, Hanson / Haugen, motion carried by 5 to 2 vote.

8. Discussion and Possible Action – Town Survey: Next Steps for 2026 Survey

Kathy McCoy was asked if she would accept “Chair” of the Survey Committee and is very interested.

UW Extension will do most of the work in creating the survey.

It was discussed that 3-4 meetings (estimated) would be needed to develop the survey and 10 for completion of the survey.

9. Discussion and Possible Action – Report on Parcels Zoned AG and Less Than 5 Acres.

There are 14 total properties that would need to be rezoned.

Next step; meet with Sawyer County Zoning.

10. Board Meeting Report – Supervisor Ginny

No questions or comments.

11. Correspondence – Discussion only on items of correspondence

a. Update on 11116 W Chief River Rd concerning reported health and safety hazards associated with abandoned buildings and vehicles

b. Proposed Land Swap for part of The Preserve between Hill Construction and Town of Round Lake

c. Review of The Farm at White Stag Conditional Use Permit (CUP #22-020). Approved by the Sawyer County Zoning Committee on June 17th, 2022. Permit desired for an event barn per section 17.5 (B)(15) of the Sawyer County Zoning Ordinance. Part of the SW ¼ of the SW ¼; S12, T41N, R08W; Parcel #024-841-12-3301; 29.91 total acres, Zoned Agricultural Two (A-2) and Commercial One (C-1).

Discussions;

a. The Town Board will discuss issue at the October 9th Town Board Meeting.

b. The land swap needs to be approved by Sawyer County and the State.

c. The property is for sale. The Conditional Use Permit will expire at the time of sale.

d. The trees requested by the Town to help hide the fence and equipment around the Cell Tower on Hwy 77 east of Co A have all died. The facility is off the road and surrounded by existing native trees and vegetation. It was discussed that the trees were really not needed and for future situations such as this more discretion needs to be used to avoid a similar situation.

12. Schedule Next Meeting:

November 11, 6:30pm

13. Adjourn:

8:10 pm

Don Stover - Recorder



SAWYER COUNTY ZONING & CONSERVATION DEPARTMENT

10610 MAIN STREET SUITE 49 • HAYWARD, WISCONSIN 54843 • Phone (715) 638-3224

Email: Jay.kozlowski@sawyercountygov.org

Summary to Towns for Citation Ordinance Amendment:

In conjunction with the Sawyer County Zoning Committee, the Sawyer County Zoning & Conservation Department is seeking to update the current Sawyer County Zoning & Conservation Citation Ordinance. This is referenced in the Sawyer County Code of Ordinances Section 1-2-5 & 1-2-9. The proposed amendments would reference the applicable new section(s) as included as part of the codification of ordinances found within the County Code of Ordinances. It would also propose a \$100 increase in the citation deposit amounts across the board. The total citation amount would be the showcased deposit amount plus the applicable Court Cost as illustrated by the WISCONSIN CIRCUIT COURT FEE, FORFEITURE, FINE AND SURCHARGE TABLES. For example, a \$300 deposit fee amount would end up being total amount of \$515.50. The current citation ordinance has not been updated since 2013.

As part of the 2025 Department goals, enforcement has been identified as a top priority item. As of this year, 10 citations have been issued throughout the County with numerous amounts of "order for correction" letters as to reach ordinance compliance. Several of these order for corrections are still pending and may end up being issued citations as well. Generally speaking, citations are used for egregious violations or for those that have not complied with order for correction deadlines. As part of the citation, an individual will be required to pay the total fee amount but also must still reach a complaint state on the violation or will be subject to daily forfeitures. It is not pay the citation and get away with it.

As part of this summary letter is the included redline version of the proposed ordinance amendment. I would appreciate the Town's support of this Zoning Citation Ordinance Amendment as this process moves forward with an Official Public Hearing on November 21, 2025 at the Sawyer County Zoning Committee meeting and potential ratification by County Board in December. Please reach out to me directly if you have any additional questions, comments, or concerns.

Thank you,

Jay Kozlowski

Sawyer County Zoning & Conservation Administrator

Sec. 1-2-5. The citation.

(7) A statement which in essence informs the alleged violator:

- a. That the alleged violator may make a cash deposit including Court cost based on the schedule established by this article to be mailed or delivered to the Clerk of Courts prior to the time of the scheduled court appearance.
- b. That if the alleged violator makes such a deposit including Court cost the alleged violator need not appear in court unless subsequently summoned.
- c. That if the alleged violator makes a cash deposit and does not appear in court, either the alleged violator will be deemed to have tendered a plea of no contest and submitted to a forfeiture, plus costs, fees, and surcharges imposed under Wis. Stats. Ch. 814, not to exceed the amount of the deposit including Court cost, or will be summoned into court to answer the complaint if the court does not accept the plea of no contest.
- d. That if the alleged violator does not make a cash deposit including Court cost and does not appear in court at the time specified, the court may issue a summons or a warrant for the defendant's arrest or consider the nonappearance to be a plea of no contest and enter judgment under Wis. Stats. § 66.0113(3)(d), or the County may commence an action against the alleged violator to collect the forfeiture, plus costs, fees, and surcharges imposed under Wis. Stats. Ch. 814.
- e. That if the court finds that the violation involves an ordinance that prohibits conduct that is the same as or similar to conduct prohibited by Wisconsin Statute punishable by fine or imprisonment, or both, and that the violation resulted in damage to the property of or physical injury to a person other than the alleged violator, the court may summon the alleged violator into court to determine if restitution shall be ordered under Wis. Stats. § 800.093.
- f. A direction that if the alleged violator elects to make a cash deposit including Court cost, the alleged violator shall sign an appropriate statement which accompanies the citation to indicate that the alleged violator read the statement required under this Subsection (7) and shall send the signed statement with cash deposit including Court cost.
- g. Such other information as may be deemed necessary.

Sec. 1-2-9. Schedule of deposits.

- (a) The following schedule of cash deposits is established for use with citations issued under this article. The schedule is set by the County Zoning Committee. Additional Court fees, forfeitures, fines, and surcharges are then added to the total deposit amount as additional Court cost.
- (b) Deposits including Court cost shall be made in cash, money order, or certified check to the County Clerk of Court, who shall provide a receipt.

Ordinance Violation		Deposit	Sections
Action Conducted Without Specified Permit			
	1) Land use permits	\$ <u>23</u> 50.00	<u>ZO 9.2</u> (Appendix D) <u>Sec 9.2</u>
	2) Sanitary permits	\$ <u>23</u> 50.00	<u>Ch. SO 4.0</u> (Section <u>10 Div. 3 Sec. 10-2-3</u>) <u>51</u>

	3) Sign permits	\$ 1 50.00	ZO 5.1(1) (Appendix D) <u>Sec. 5.0</u>
	4) Conditional use permit	\$ 23 50.00	ZO 8.2 (Appendix D) <u>Sec. 8.0</u>
	Violation of conditions of conditional use permit	\$ 34 50.00	ZO 8.0 and 9.2 (Appendix D) <u>Sec. 8.25</u>
	Violation of conditions of variance approval	\$ 34 50.00	ZO 9.2 and 11.0 (Appendix D) <u>Sec. 11.3</u>
Setback violations			
	1) From roads and highways	\$ 23 00.00	ZO 4.2(1) (Appendix D) <u>Sec. 4.21</u>
	2) From navigable waters	\$ 23 00.00	ZSW 14.1 (Appendix B) <u>Sec. 6.1</u>
	3) From lot lines	\$ 23 00.00	ZO (Appendix D) <u>Sec. 18.4(a)</u>
	Dimensional requirements from wetlands	\$ 23 00.00	ZSW 14.2 and 14.3 (Appendix B) <u>Sec. 6.1(1)(2)</u>
	Shoreline vegetation requirements	\$ 56 00.00	ZSW 17.0 (Appendix B) <u>Sec. 7.0</u>
	Zone district permitted use violations	\$ 23 00.00	ZO Zone Districts (Appendix D) <u>Sec. 17.0</u>
	Placement of major recreational equipment/vehicles	\$ 23 00.00	ZO 6.6 and 6.7 (Appendix D) <u>Sec. 6.7</u>
	Violations of requirements for mobile home parks and campgrounds	\$ 12 50.00	ZO 6.5 and 6.6 (Appendix D) <u>Sec. 6.5</u>
	Violations of requirements for drainage, sanitation and water supply	\$ 12 50.00	ZSW 7.0 (Appendix B) and ZO 4.27 (Appendix D) <u>Sec. 4.27</u>
	Violation of requirements for filling, grading, lagooning, dredging, ditching and excavating	\$ 34 00.00	ZSW 4.08 and 5.0 (Appendix B) <u>Sec. 8.0</u>
	Violation of impervious surface standards	\$ 23 00.00	ZSW 21.0 (Appendix B) <u>Sec. 9.0</u>
	Violation of requirement for chickens	\$ 1 50.00	ZO 4.6 (Appendix D) <u>Sec. 4.5</u>
	Violations of airport safety regulations	\$ 12 50.00	ZO 4.5 (Appendix D) <u>Sec. 4.4</u>
	Violation of requirement for signs	\$ 1 50.00	ZO 5.0 (Appendix D) <u>Sec. 5.0</u>
Mineral extractions			

	1) No conditional use permit prior to opening	\$ 3 <u>4</u> 50.00	ZO 6.33 (Appendix D) <u>Sec. 6.22</u>
	2) Violation of requirements for mineral extractions	\$ 5 <u>6</u> 00.00	ZO 6.2 (Appendix D) <u>Sec. 6.2</u>
Salvage yards			
	1) No conditional use permit prior to opening	\$ 6 <u>7</u> 00.00	ZO 6.31 (Appendix D) <u>Sec. 6.31</u>
	2) Violation of requirements for salvage yards	\$ 4 <u>5</u> <u>5</u> 0.00	ZO 6.3 (Appendix D) <u>Sec. 6.3</u>
Subdivisions and certified surveys			
	1) Creation of lot(s) without certified survey	\$ 1 <u>2</u> 50.00 per lot	SUB 3.0 (Appendix C) <u>Sec. 3.4</u>
	2) Violation of requirements for subdivisions	\$ 1 <u>2</u> 50.00 per lot	SUB 2.0—14.0 (Appendix C) <u>Sec. 3.0</u>
Private on-site waste treatment systems (POWTS)			
	1) Unauthorized installation/repair of POWTS	\$ 3 <u>4</u> 00.00	Wis. Admin. Code Ch. SPS 383
	2) Failure to comply with order to repair failing POWTS	\$ 5 <u>6</u> 00.00	Wis. Admin. Code Ch. SPS 383
	3) Holding tanks		
	a) Failure to provide pumping report	\$ 1 <u>2</u> 50.00	Wis. Admin. Code Ch. SPS 383.18
	b) Pumping holding tank in unauthorized area	\$ 5 <u>6</u> 00.00	Wis. Admin. Code Chs. NR <u>Codes</u> 811 and 812
	4) POWTS setbacks	\$ 2 <u>3</u> 00.00	Wis. Admin. Code Ch. SPS 383
	5) Improper disposal of household domestic waste	\$ 3 <u>4</u> 00.00	Wis. Admin. Code Ch. SPS 383 — Wis. Stats. § 145.20
	6) Failure of service provider to report POWTS inspection, maintenance and servicing within 30 calendar days of providing service	\$ 3 <u>4</u> 00.00	Wis. Admin. Code Ch. SPS 383
	7) Failure of POWTS owner to report POWTS inspection, maintenance and servicing within 30 calendar days of servicing date	\$ 1 <u>5</u> 0.00	Wis. Admin. Code Ch. SPS 383
Falsifying permit applications			

	1) Providing or listing false information on a land use permit	\$ 34 00.00	ZO 9.2 (Appendix D) <u>Sec. 9.2</u>
	2) Providing or listing false information on a conditional use permit	\$ 34 00.00	ZO 8.26 and 9.2 (Appendix D) <u>Sec. 8.2</u>
	3) Providing or listing false information on a sign permit	\$ 12 00.00	ZO 5.0 (Appendix D) <u>Sec. 5.0</u>
	4) Providing or listing false information on a County or State sanitary permit	\$ 34 00.00	Wis. Admin. Code Ch. SPS 383
Nonconforming uses, structures and property			
	1) Violation of requirements for discontinuing a nonconforming use	\$ 12 50.00	ZO 10.11 (Appendix D) <u>Sec. 10.0</u>
	2) Violation of requirements for discontinuing a nonconforming structure	\$ 12 50.00	ZO 10.11 (Appendix D) <u>Sec. 10.0</u>
	3) Violation of the maintenance and repair requirements for nonconforming boathouses	\$ 12 50.00	ZO 10.12 (Appendix D) <u>Sec. 10.12</u>
	4) Violation of requirements for discontinuing the nonconforming use of a temporary structure.	\$ 12 50.00	ZO 10.13 (Appendix D) <u>Sec. 10.0</u>
	5) Violation of requirements for discontinuing nuisances as nonconforming uses	\$ 12 50.00	ZO 10.14 (Appendix D) <u>Sec. 10.13</u>
	6) Violation of requirements for construction activities exceeding 50% of the estimated fair market value of a structure with a nonconforming use	\$ 12 50.00	ZO 10.21 and 10.22 (Appendix D) <u>Sec. 10.2</u>
	7) Violation of requirements for construction activities exceeding 50% of the estimated fair market value of a nonconforming structure	\$ 12 50.00	ZO 10.21 and 10.22 (Appendix D) <u>Sec. 10.2</u>
	Adverse effects on adjacent properties	\$ 34 00.00	ZO 4.28 (Appendix D) <u>Sec. 4.28</u>
Nonmetallic mining reclamation			
	1) Violation of requirements to submit a reclamation plan	\$ 23 50.00	Ch. MR 24.00 (Section 10 Article VI <u>Sec. 10-6-30</u>) <u>60</u>
	2) Violation of requirements to submit financial assurance	\$ 23 50.00	Ch. MR 24.00 (Section 10 Article VI <u>Sec. 10-6-30</u>) <u>61</u>

	3) Failure to follow an approved reclamation plan	\$ 5 <u>6</u> 00.00	Ch. MR 24.00 (Section 10 Article VI Sec. 10-6- 30) <u>60</u>
	4) Failure to complete the Reclamation Report or falsifying information on the Reclamation Report	\$ 5 <u>6</u> 00.00	Ch. MR 25.00 (Section 10 Article VI Sec. 10-6- 31) <u>60</u>
Property Address Violations			
	1) Failure to obtain New and Replacement Signs	\$ 1 <u>2</u> 00.00	Ch. PASO 7.0 (Section 20 Article I Sec. 20-2- 7) <u>6</u>
	2) Willful Damage to a Property Address Sign	\$ 2 <u>3</u> 00.00	Ch. PASO 7.0 (Section 20 Article I Sec. 20-2- 7)
	3) Failure to Report Accidental Damage	\$ <u>1</u> 50.00	Ch. PASO 7.0 (Section 20 Article I Sec. 20-2- 7)

All Court costs per County Clerk of Court Schedule will be added at the time of citation. This is in addition to the "deposit" amounts shown here.

(Ord. No. 89-1, 11-14-1989; Ord. of 7-20-1995(1); Ord. of 5-23-1996(1); Ord. of 6-19-1997(1); Ord. of 2-19-2004; Ord. of 6-15-2006(1); Ord. of 9-18-2008(1); Ord. of 6-20-2013(1), § 11)

Township Approval Application

Town of ROUND LAKE Date of Application 10/15/25

Subject: Town Board consideration Land Use Application for an accessory structure exemption Subject to 4.211 Sawyer County Zoning Ordinance

Approval is desired for the construction of the accessory building indicated on the property owner's Land Use application.

Name of Owner JASON & DANA BUHS

By Action of the Town Board, use is:

☐ Approved

☐ Denied

☐ Tabled

Comments: _____

Chairman	_____	Date	_____
Supervisor	_____	Date	_____
Supervisor	_____	Date	_____

***Only one signature required.**

Return to:

Sawyer County Zoning & Conservation

10610 Main Street, Suite #49

Hayward, WI 54843

Email: maiya.wehmas@sawyercountygov.org and
jay.kozlowski@sawyercountygov.org

SAWYER COUNTY ZONING ORDINANCE

3) All Town roads not otherwise designated Class A or Class B highways are hereby designated Class C highways. The setback for Class C highways and for streets other than major and arterial roads designated as such on official maps in effect in the County shall be 63 feet from the centerline of the highway or 30 feet from the right-of-way line, whichever is greater. By ordinance, the Town of Bass Lake Town Board may deem certain roads within the Northwoods Beach Subdivision to have lesser setbacks. *not Town Road but easement road of 66' wide*

4) A setback equal to the average setback of existing principal buildings located within 500 feet of a proposed building site and on the same side of the street, shall be permitted where five of these buildings do not conform with the appropriate setback line.

5) Minor, readily removable structures such as open fences or signs permitted by this ordinance may be placed within setback lines. Public utility equipment without permanent foundations are also permitted. When deemed necessary by the County Zoning Committee in connection with development such as highway improvement programs, property owners and public utilities may be required to remove, at their own expense and without right of compensation, any structures erected within setback lines.

6) Private Driveway Easements. The setback for principal and accessory structures shall be a minimum of 30 feet from the centerline of a private driveway easement that is 33 feet or less in width.

7) Private Road Easements: The setback for principal and accessory structures on existing private road easements greater than 33 feet in width but less than 66 feet shall be a minimum of 48 feet from the centerline or 15 feet from the edge of the easement whichever is greater. Roads within a recorded subdivision do not apply.

4.211 ACCESSORY STRUTURE EXEMPTIONS

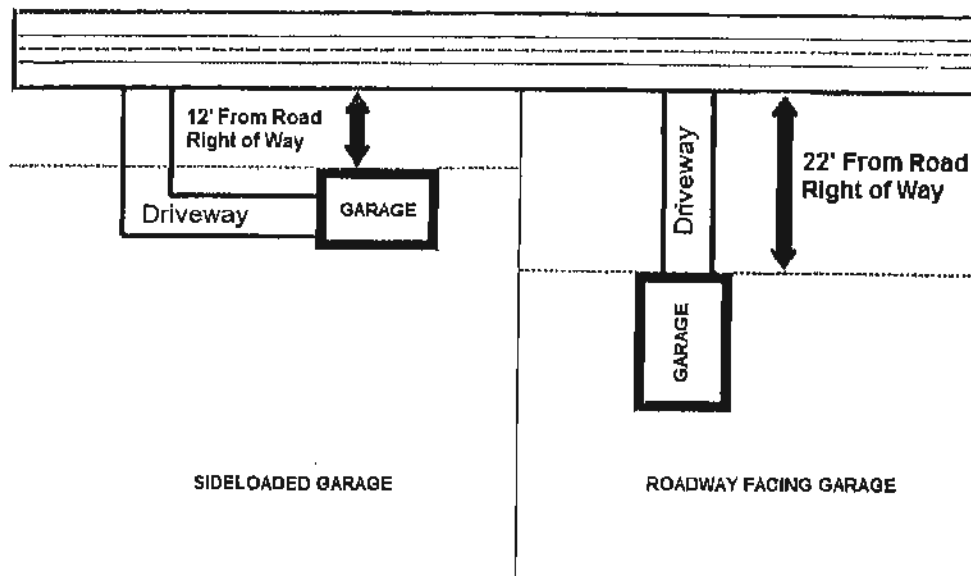
A roadway setback of less than what is required by section 4.21(3) and 4.21(7) may be permitted by the Zoning Administrator or his/her designee where lot depth, location or utilities, or other significant site limitations do not allow compliance with a roadway setback requirement. A detached accessory structure not exceeding six hundred (600) square feet in area and less than eighteen (18') in height may be constructed provided construction complies with the following:

- 1) **Town Board approval; and**
- 2) The resulting roadway setback is not less than twenty-two (22) feet from the road right-of-way where an accessory structure faces the roadway; **and not less than twelve (12) feet where an accessory structure does not face the roadway (sideload); and**
- 3) Vehicles and other equipment may not be stored or parked within the road right-of-way; and
- 4) All other standards of the ordinance are met.

SAWYER COUNTY ZONING ORDINANCE

(see diagram on next page)

REDUCED ROADWAY SETBACK



4.22 VISUAL CLEARANCE AT INTERSECTIONS

In each quadrant of every road intersection, there shall be designated a visual clearance triangle bounded by the road centerlines and a line connecting them, according to the road classification as follows:

<u>CLASS</u>	<u>DISTANCE</u>
A & A	200 feet
A & B	150 feet
A & C	100 feet
B & B	125 feet
B & C	75 feet
C & C	50 feet

Within this triangle, no object over 2 ½ feet in height above these roads shall be allowed if it obstructs the view across the triangle. Posts and open fences are excluded from this provision. Tree trunks shall be exempt where they are unbranched to a height of ten (10) feet and located a minimum of thirty (30) feet apart.

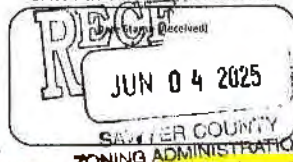
4.23 ACCESS DRIVEWAYS

Driveway access permits shall be obtained from the appropriate permitting authority.

SUBMIT COMPLETED APPLICATION AND FEE TO:

Sawyer County
Zoning & Conservation Depart.
10610 Main St Suite 49
Hayward, WI 54843
(715) 634-8289

APPLICATION FOR LAND USE PERMIT
SAWYER COUNTY, WISCONSIN



05-294

INSTRUCTIONS: No permits will be issued until all fees are paid. Checks are made payable to: Sawyer County Zoning Department.

DO NOT START CONSTRUCTION UNTIL ALL PERMITS HAVE BEEN ISSUED TO APPLICANT. Submittal of this application or receipt of fees does not constitute permit issuance.

Original Application MUST be submitted

FILL OUT IN INK (NO PENCIL)

Owner(s) Name: Jason and Dana Buhs		Contractor(s) Name: N/A	
Mailing Address: 208 Baylor St, East Peoria, IL		Mailing Address:	
Phone: 309-678-6201		Phone:	
Email: jbuhs2772@gmail.com		Email:	
Site address: 9725 N Thunderbird Rd.	Or Date applied for: 5-30-2025		
Legacy PIN # 024741315207	Town of: Round Lake		
Permit delivery Method <input checked="" type="checkbox"/> Call Owner <input type="checkbox"/> Mail Owner <input type="checkbox"/> Call Contractor <input type="checkbox"/> Mail Contractor			

<input checked="" type="checkbox"/> Shoreland	Is Property/Land within 300 feet of River, Stream (incl. intermittent) Creek or Landward side of Floodplain? If yes--continue →	Distance Structure Is from Shoreline: _____ feet	Is your Property in Floodplain Zone? Yes	Are Wetlands Present? No
	Is Property/Land within 1000 feet of Lake, Pond or Flowage If yes--continue →	Distance Structure Is from Shoreline: 10 feet		
<input type="checkbox"/> Non-Shoreland				

Value at Time of Completion * include donated time & material	Describe Project type (House, garage, shed, deck, Addition, etc...) List separately	Number of Stories	Project Foundation (Basement, Crawlspace, Slab)	Total # of bedrooms Post construction	What Type & Capacity is the Sewer/Sanitary System(s)
\$ Dwelling	Boat House	1	Piers		N/A
\$ 5,000	Shed	1	GRAVEL		
\$ Accessory Bldg					
\$ 5,000					
\$ Addition/Alteration					

Proposed Use	✓	Proposed Structure	Dimensions	Total Square Footage (multiply per story)	Height: Lowest Grade to Highest Peak
<input checked="" type="checkbox"/> Residential Use		Residence	{ X }		Ft.
		with 2nd story or loft	{ X }		Ft.
		with Basement	{ X }		Ft.
		Attached Garage	{ X }		Ft.
		Accessory Structure (explain) (detached garages, sheds, boat houses, etc.)	{ 12 x 16 }	192	Ft. 12
		Shed	{ 12 x 16 }	192	Ft. 12
		Temporary Guest Quarters or Bunkhouse (Circle type)			
		Deck/Porch/Patio	{ X }		Ft.
		[2nd] Deck/Porch/Patio	{ X }		Ft.
		Other (explain)	{ X }		Ft.
<input type="checkbox"/> Agricultural Use		Principal Structure (Agricultural, Commercial, Municipal, Etc.)	{ X }		Ft.
<input type="checkbox"/> Commercial/Industrial Use		Addition/Alteration (explain)	{ X }		Ft.
<input type="checkbox"/> Municipal Use					
<input type="checkbox"/> Other					
Total habitable square feet: N/A			Total Non-habitable square feet: (decks, patios, garages, sheds, storage area & other structures) 384		

Boat house Permit previously approved 4/24/21

Original Application MUST be submitted

Attach a Plan or Sketch your Property on 8.5" x 11" or 8.5" x 14" paper. *Must* Include location and setback of proposed and existing structures, roads, driveway, sanitary components, well, lake, river, stream, and wetlands. **SEE ATTACHED**

Description	Setback Measurements	Description	Setback Measurements
Setback from the Centerline of Platted Road and/or	40 Feet	Setback from the Lake (ordinary high-water mark)	10/350
Setback from the Established Right-of-Way	Feet	Setback from the River, Stream, Creek	Feet
		Setback from the Bluff (if applicable)	Feet
Setback from the North Lot Line	500 Feet		
Setback from the South Lot Line	390 Feet	Setback from Wetland	Feet
Setback from the West Lot Line	25 Feet	Slope within area of construction/disturbance	12.6 % Slope
Setback from the East Lot Line	120 Feet	Elevation of Floodplain	Feet
Setback to Septic Tank or Holding Tank	100 Feet	Setback to Well	150 Feet
Setback to Drain Field	100 Feet		
Setback to Privy (Portable, Composting)	Feet		

Prior to the placement or construction of a structure within five (5) feet of the minimum required setback, the boundary line from which the setback must be measured must be visible from one previously surveyed corner to the other previously surveyed corner or marked by a licensed surveyor at the owner's expense.

Prior to the placement or construction of a structure more than five (5) feet but less than ten (10) feet from the minimum required setback, the boundary line from which the setback must be measured must be visible from one previously surveyed corner to the other previously surveyed corner, or verifiable by the Department by use of a corrected compass from a known corner within 500 feet of the proposed site of the structure, or must be marked by a licensed surveyor at the owner's expense.

For Shoreland property, complete the Impervious surface worksheet below

Calculate Impervious Surfaces. (Roofed, concrete, paved, and other surfaces that water cannot penetrate. The Zoning Office can help you determine if a surface is considered impervious.)

Calculate lot area:
Indicate lot size from CSM or (NOVUS) (circle one): 2.78 Acres; Multiply by 43,560 = Lot area: 121,097 Square Footage

Calculate impervious surface area:

Determine the total size, in square feet, of your projects listed above (include eaves): 444 sq. ft.

Determine the total size, in square feet, of all existing roofed structures (include eaves): 2,036 sq. ft.

Determine the total size, in square feet, of all existing paved/bricked/block surfaces: 0 sq. ft.

Add these measurements to determine total impervious surfaces: 2480 sq. ft.

Calculate impervious lot percentage

Total Impervious surface: 2480 ÷ Lot area 121,097 sq. ft. X 100 = Impervious surface 2 %
(Mitigation is required if total exceeds 15%)

*****Notice a separate grading permit needs to be obtained if disturbed area is within the Shoreland district as indicated on previous page and meets criteria below*****

Grading on a slope greater than 20%	Grading of more than 1,000 Sq. Ft. on 12%-20% slopes
Grading of more than 2,000 Sq. Ft. on Slopes less than 12%	Grading in excess of 10,000 Sq. Ft.

FAILURE TO OBTAIN A PERMIT OR STARTING CONSTRUCTION WITHOUT A PERMIT WILL RESULT IN PENALTIES

I (we) declare that this application (including any accompanying information) has been examined by me (us) and to the best of my (our) knowledge and belief it is true, correct and complete. I (we) acknowledge that I (we) am (are) responsible for the detail and accuracy of all information I (we) am (are) providing and that it will be relied upon by Sawyer County in determining whether to issue a permit. I (we) further accept liability which may be a result of Sawyer County relying on this information I (we) am (are) providing in or with this application. I (we) consent to county officials charged with administering county ordinances to have access to the above described property at any reasonable time for the purpose of inspection. Additionally, the undersigned person(s) hereby give permission for access to the property for onsite inspection by Municipal Officials.

Owner Signature: Jason J. Buhs Owner Printed name: Jason Buhs Date: 5-30-2025
(Signature and Printed Name required)

NOTICE: All Land Use Permits Expire One (1) Year from the Date of Issuance.
For the Construction Of New One & Two Family Dwellings: All Municipalities Are Required To Enforce The Uniform Dwelling Code.
The local, state, or federal agencies may also require permits.

You are responsible for complying with the requirements of the Sawyer County Zoning Ordinances and law and regulations of the State of Wisconsin. You are also responsible for complying with State and Federal laws concerning construction near or on wetlands, lakes, and streams. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the department of natural resources wetlands identification web page or contact a department of natural resources service center (608) 267-3125.

Issuance Information (County Use Only)		Sanitary Number:	# of bedrooms:
Permit Denied (Date):		Reason for Denial:	
Permit #: <u>25-294</u>	Issuing agent: <u>C. M. L. T.</u>		Date: <u>7/8/25</u>
Is Parcel a Sub-Standard Lot	<input type="checkbox"/> Yes (Deed of Record)	<input type="checkbox"/> No	Mitigation Required
Is Parcel in Common Ownership	<input type="checkbox"/> Yes (Fused/Contiguous Lot(s))	<input type="checkbox"/> No	Mitigation Attached
Is Structure Non-Conforming	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Granted by Variance (B.O.A.)		Granted by Conditional Use	
<input type="checkbox"/> Yes <input type="checkbox"/> No Case #:		<input type="checkbox"/> Yes <input type="checkbox"/> No Case #:	
Was Parcel Legally Created		Were Property Lines Represented by Owner	
<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Was Proposed Building Site Delineated		Was Property Surveyed	
<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Office Comments: <u>BOATHOUSE TO BE AT OR ABOVE RFE 1346.8 FT</u>		Zone District: <u>RR-1</u>	Fee: <u>8425-</u>
Hold For Sanitary:	Hold For TBA:	Hold For Affidavit:	Hold For Fees:

#Feb2021

Town approval required for reduced easement road setback for Shed

Real Estate Sawyer County Property Listing

Today's Date: 6/4/2025

Property Status: Current

Created On: 7/12/2016 11:08:46 AM

Description

Updated: 5/19/2017

Tax ID:	42471
PIN:	57-024-2-41-07-31-5 05-002-000070
Legacy PIN:	024741315207
Map ID:	
Municipality:	(024) TOWN OF ROUND LAKE
STR:	531 T41N R07W
Description:	PRT GOVT LOT 2, NESW, SWSE, LOT 1 CSM 34/165 #8139
Recorded Acres:	2.780
Calculated Acres:	4.771
Lottery Claims:	0
First Dollar:	Yes
Waterbody:	Osprey Lake
Zoning:	(RR1) Residential/Recreational One
ESN:	404

Tax Districts

Updated: 7/12/2016

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

Recorded Documents

Updated: 9/1/2016

WARRANTY DEED	
Date Recorded: 8/26/2016	<u>402675</u>
DISSOLUTION	
Date Recorded: 7/11/2016	<u>401935</u>
CERTIFIED SURVEY MAP	
Date Recorded: 6/14/2016	<u>401502</u>
CERTIFIED SURVEY MAP	
Date Recorded: 9/23/2015	<u>397746</u>
SPECIAL WARRANTY DEED	
Date Recorded: 10/1/2014	<u>392505</u>
CONDOMINIUM DEED	
Date Recorded: 6/26/2014	<u>391006</u>
QUIT CLAIM DEED	
Date Recorded: 5/8/2013	<u>384929</u>
CONDO PLAT ADDENDUM	
Date Recorded: 4/22/2009	<u>359755</u> CONDO PLAT 4/96
CONDO DECLARATION AMENDED	
Date Recorded: 4/22/2009	<u>359754</u>
CONDOMINIUM PLAT	
Date Recorded: 5/23/2008	<u>353806</u>
CONDOMINIUM DECLARATION	
Date Recorded: 5/23/2008	<u>353805</u>

Child History Record Count: 97 -

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

Tax ID: 26091 **PIN:** 57-024-2-41-07-31-2 03-000-000010 **Leg. Pin:** 024741312301 **Map ID:** 7.1

Tax ID: 39918 **PIN:** 57-024-2-41-07-31-2 03-000-000050 **Leg. Pin:** 024741312305 **Map ID:** 7.5

Tax ID: 26106 **PIN:** 57-024-2-41-07-31-5 05-002-000030 **Leg. Pin:** 024741315203 **Map ID:** 2.3

Tax ID: 26102 **PIN:** 57-024-2-41-07-31-5 05-001-000010 **Leg. Pin:** 024741315101 **Map ID:** 1.1

Tax ID: 26097 **PIN:** 57-024-2-41-07-31-3 02-000-000010 **Leg. Pin:** 024741313201 **Map ID:** 10.1

Tax ID: 26096 **PIN:** 57-024-2-41-07-31-3 01-000-000010 **Leg. Pin:** 024741313101 **Map ID:** 9.1

Tax ID: 26094 **PIN:** 57-024-2-41-07-31-2 04-000-000010 **Leg. Pin:** 024741312401 **Map ID:** 8.1

Ownership

Updated: 9/1/2016

JASON J & DANA M BUHS EAST PEORIA IL

Billing Address:

JASON J & DANA M BUHS
208 BAYLOR ST
EAST PEORIA IL 61611

Mailing Address:

JASON J & DANA M BUHS
208 BAYLOR ST
EAST PEORIA IL 61611



Site Address * Indicates Private Road

9725N THUNDERBIRD RD HAYWARD 54843



Property Assessment

Updated: 6/19/2024

2025 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	2.780	118,700	370,600

2-Year Comparison

	2024	2025	Change
Land:	118,700	118,700	0.0%
Improved:	370,600	370,600	0.0%
Total:	489,300	489,300	0.0%



Property History

Parent Properties	Tax ID
57-024-2-41-07-31-5 05-002-000050	<u>42469</u>





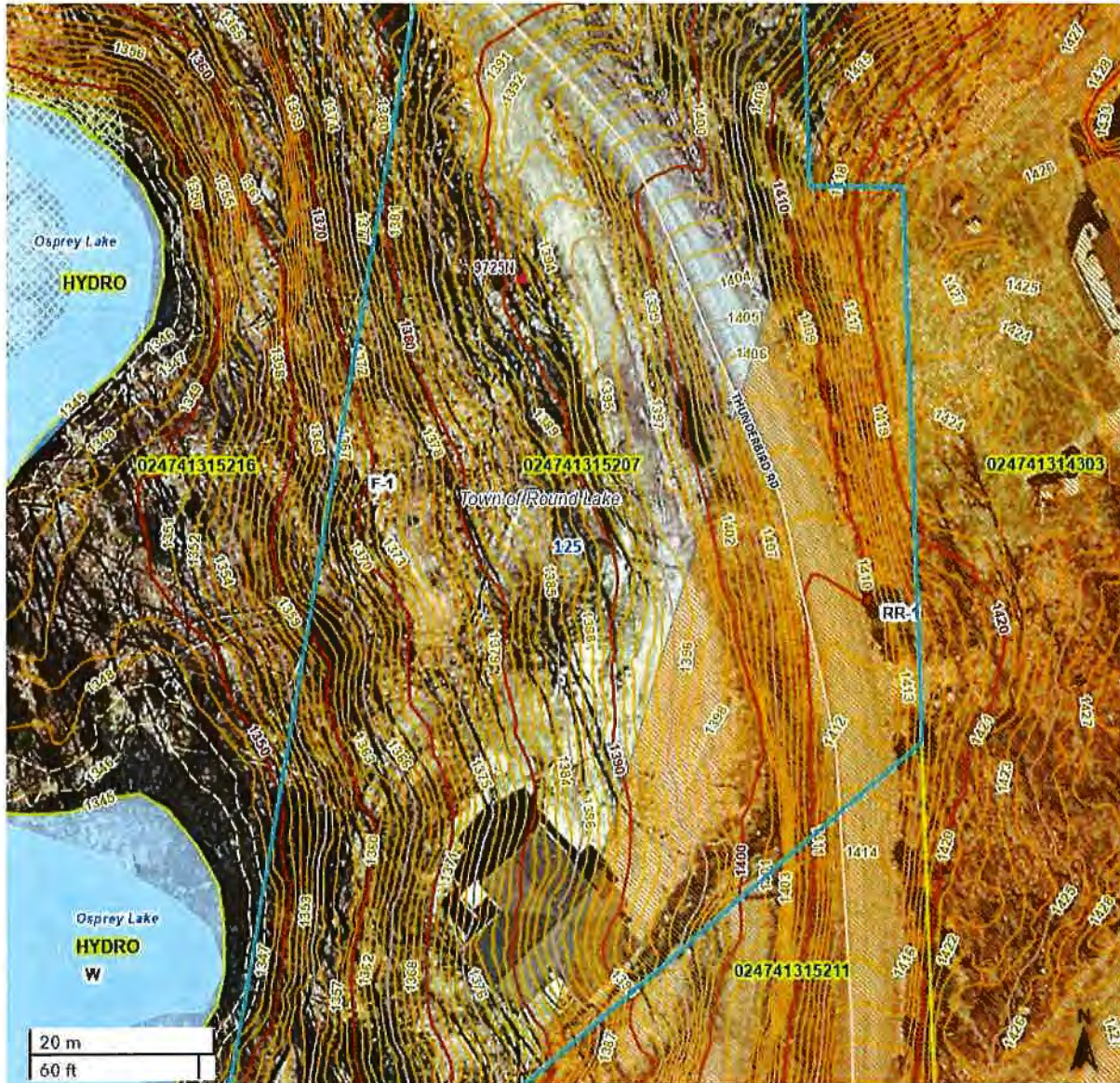
Boathouse

OVER →



Beacon™

Sawyer County, WI



- Addresses
- Parcels
- Parcel Numbers
- Towns
- County Outlines
- Firm Panels
- Regional Flood Elevation
- Zoning Districts
 - A-1 Agriculture 1
 - A-2 Agriculture 2
 - C-1 Commercial
 - City
 - F-1 Forestry
 - I-1 Industrial
 - PUD Planned Urban Dev
 - R-1 Residential
 - Right of Way
 - RR-1 Residential/Recreational 1
 - RR-2 Residential/Recreational 2
 - Village
 - Water
 - W-1 Wetland
 - Lakes and Rivers
 - Rivers and Streams
 - Wetlands
- Local and Other Roads
 - CITY STREET
 - COUNTY HWY
 - PRIVATE ACCESS
 - STATE HWY
 - TOWN ROAD
 - US HWY
 - 10ft Contours
- 1ft Contours
- Index
- Index Depression
- Intermediate
- Intermediate Depression

Date created: 10/15/2025

Last Data Uploaded: 10/15/2025 4:50:21 AM

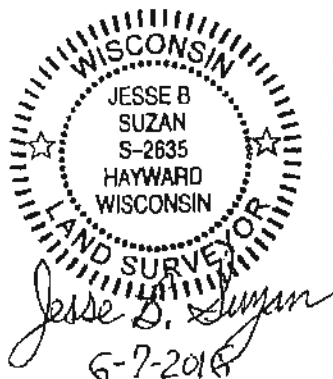
Developed by



06/14/2016 09:35AM
SANYER COUNTY REGISTER OF DEEDS

PART OF THE FIRST ADDENDUM TO DREAMING TRAIL CONDOMINIUM. LOCATED IN F
GOVERNMENT LOT 2, PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QU,
PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, OF SECTION 3
41 NORTH, RANGE 7 WEST, IN THE TOWN OF ROUND LAKE, SAWYER COUNTY, WIS
(BEING A DIVISION OF LOT 1 OF CERTIFIED SURVEY MAP No.8080 RECORDED IN V
PAGES 10-11.

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE
SE1/4 OF SECTION 31, TOWNSHIP 41 N., RANGE 7 W. WHICH
BEARS S89°35'50"E. SAWYER COUNTY GRID, NAD 83/91.



NOTE: THE ORDINARY HIGH WATER LINE OF OSPREY LAKE IS APPROXIMATE AND IS FOR REFERENCE ONLY.

ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.

