

Town of Round Lake Land Use Planning Commission Regular Meeting

Tuesday November 11th, 2025, 6:30 p.m. at Town Hall (10625 N County Road A)

and via Virtual Platform

Join the meeting link:

<https://townofroundlake.my.webex.com/townofroundlake.my/j.php?MTID=mc29e7511d70355efeb36a46b074ce629>

Join by meeting number:

Meeting number (access code): **2557 785 8557**

Meeting password: VuGPqf3mu42 (88477336 when dialing from a phone or video system)

- 1. Call to Order – 6:30 p.m.**
- 2. Certification of Proper Meeting Notice (§ 19.84)**
- 3. Approval/Reordering of Current Agenda**
- 4. Approval of Minutes - September 9th regular meeting**
- 5. Audience Recognition and General Comments**
 - a. Members of the public will have the opportunity to address the Land Use Planning Commission (LUPC). Comments will be limited to three (3) minutes per person and must be directed to the Commission. The LUPC cannot take action on any matter that is not listed on this agenda in accordance with Wis. Stat. Ch. 19 (Open Meetings Law). Individuals wishing to speak are asked to sign in and complete a public comment sheet before the start of the meeting.
- 6. Discussion and Possible Action – Certified Survey Map (CSM) Review**
 - a. Review and possible recommendation on the Certified Survey Map for property located in the SW¼ of the SW¼ of Section 18 (Lot 1 of CSM #8856), submitted for approval. Documents include a survey prepared by Michael C. Clamer, PLS (field work completed on 10/20/2025).
- 7. Discussion and Possible Action – Town Board Approval of Land Use Application for Accessory Structure Exemption at 9725 N Thunderbird Road**
 - a. Consideration of a Town Board approval request submitted by Jason J. and Dana M. Buhs, owners of property located at 9725 N Thunderbird Road, Hayward, WI 54843 (Tax ID 42471), for an accessory structure exemption under Section 4.211 of the Sawyer County Zoning Ordinance. The proposed exemption pertains to a reduced roadway setback for a detached accessory structure of less than 600 square feet and under 18 feet in height. Pursuant to § 4.211(1)–(4), such construction may be permitted with Town Board approval if site constraints prevent compliance with the standard setback, provided that:

- i. The structure maintains at least a 22-foot setback from the road right-of-way (if facing the road) or 12 feet (if side-loaded),
- ii. Vehicles and equipment are not stored within the right-of-way, and
- iii. All other ordinance standards are met

8. Conditional Use Permit (CUP #25-055) – White Stag Real Estate LLC / Stone Hearth Acres LLC

- a. Discussion and possible recommendations regarding Sawyer County CUP #25-055, submitted by White Stag Real Estate LLC and Stone Hearth Acres LLC for the property located at 12558W Twin Lake Road, Tax Parcel #024-641-20-5505. This request involves a change of ownership and an update to conditions previously established under prior CUP approvals for the event barn operation on the property. The Commission will review the CUP request as provided by Sawyer County, take public comments, and make a recommendation to the Town Board for its December 11, 2025, meeting.

9. Request for Town Road Through County Forest – Proposed Public Birkie Trailhead (Hill Construction / Jeremy Hill)

- a. Discussion regarding a conceptual request submitted by Jeremy Hill of Hill Construction, developer of The Preserve, to construct approximately 1,000 feet of new town road through Sawyer County Forest land to access a proposed new public Birkie trailhead. The Commission will discuss the concept, provide guidance, and consider whether to recommend that the Town Board make a formal request to Sawyer County.

10. Discussion/Possible Action – Development of a Potential Junk or Public Nuisance Ordinance

- a. Discussion and possible action regarding the Town Board's request that the Land Use Planning Commission begin exploring the creation of a Town Junk or Public Nuisance Ordinance. The Commission will review the potential benefits and challenges associated with adopting such an ordinance, including enforcement considerations, impacts on property owners, and consistency with existing County and State regulations. The Commission will also review and discuss a sample ordinance derived from relevant Wisconsin State Statutes as a starting point for further analysis and potential drafting.

11. Working Session – Town Survey: Next Steps for Initiating the 2026 Community Survey

12. Discussion – Sawyer County Zoning Department's 2026 Budget Allocation for Major Re-Write of the Zoning Ordinance

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

Review and discussion of the report on parcels currently zoned AG and less than 5 acres, with possible action on next steps.

14. Town Board Meeting Report (presented by Ginny Chabek)

15. Future Agenda Items

- a. Commission discussion of items to be included on the next regular or special meeting agenda.

16. Correspondence – Discussion only; no action will be taken.

17. Schedule for the next meeting – Establish date and time for the next regular Land Use Plan Commission meeting for December 2025 Regular Meeting

18. Adjournment

Discussion and possible action may occur on items specifically noticed as such.

Note: It is possible that members of, and possibly a quorum of, other decision-making bodies of the Town of Round Lake — such as the Town Board, the Plan Commission, or other Town committees and commissions — may be present at this meeting to gather information about subjects over which they may have decision-making responsibility.

Such presence may constitute a meeting of those other bodies pursuant to *State ex rel. Badke v. Greendale Village Board*, 173 Wis. 2d 553 (1993). No action will be taken by any body other than the Land Use Planning Commission at this meeting, and no action will be taken except as specifically noticed on the agenda.

Notice posted on Saturday, December 6, 2025, by Frank Leuschen III, Clerk, Town of Round Lake.

Upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through appropriate aids and services. Please contact the Town Clerk at (715) 462-9271 to request such accommodation.

Round Lake Land Use Planning Commission Meeting Minutes

Tuesday November 11th, 2025

1. Call to Order – 6:30 p.m.

- The regular meeting of the Town of Round Lake Plan Commission was held at the Town Hall and virtually on 11/11/2025.
- The meeting was called to order at 6:30pm by Ginny Chabek.
- Christina Wondergem as Secretary

2. Certification of Proper Meeting Notice (§ 19.84)

- Posted on the website and at the Town Hall Posting Box
- Attendees - Ginny Chabek, Martin Hanson, Kimberly Kayler, Scott Verbeck, Ed Haugen, Christina Wondergem

3. Approval/Reordering of Current Agenda

- Request by Martin Hanson to amend the date in item #4 from September 9 to October 7
- Motion to approve agenda with amended date in item#4: Hanson/Kayler, motion carried

4. Approval of Minutes - October 7th regular meeting

- Motion to approve as amended: Hanson/Kayler, motion carries

5. Audience Recognition and General Comments

- none

6. Discussion and Possible Action – Recommendation to the Town Board Regarding Sawyer County Zoning Citation Ordinance Amendment

- Recommending to increase citations related to zoning by 100 dollar per item
- Martin - Questions about the daily forfeiture fee mentioned, what is the daily amount and when would it take place, and where it is described.
- Will be voted on in a public hearing on Nov 21.
- Ginny will reach out to zoning to get clarification on questions regarding daily forfeiture.
- Motion to recommend approval of fine changes as described, with recommendation to town board to approve ordinance changes as described with clarification on the daily forfeiture: Hanson/Kayler, motion carries

7. Discussion and Possible Action – Town Board Approval of Land Use Application for Accessory Structure Exemption at 9725 N Thunderbird Road

- Jason Buhs - present virtually: requested permit to put a shed on land and worked with Sawyer Co Zoning. Casey Meschievitz came out and looked at the proposed site. Since that time he has gotten notification that he is only 45ft off the center of the road, and it needs to be 48 feet. Shed is in place now, it is on crushed rock. It is 3 ft out of compliance to the NW, but couldn't move back without being down a hill. Jason added that he felt he had permission for where it was placed before it was added.

- Questions from commission: Ginny - questioned why this is not a variance request instead, and the possibility of an after the fact variance instead of a land use permit approval. Requested clarification and options from Sawyer County Zoning as to why it is a land use permit.
- Action: Recommend to Town Board that they table the permit application as to such time that the applicant provides options to be in compliance and Sawyer County Zoning confirms variance process: Hanson/Kayler, motion carries.

8. Discussion and Possible Action – Report on Parcels Zoned AG and Less Than 5 Acres. Review and discussion of the report on parcels currently zoned AG and less than 5 acres, with possible action on next steps.

- Ginny talked with Jay at Sawyer County Zoning to request a meeting with Martin and Ginny to discuss options sometime towards the end of November.
- Martin requested virtual option for that meeting.
- Kimberly suggested the need to add a budget line, the amount of which won't be known until after the meeting Ginny and Martin attend the meeting with zoning.

9. Town Board Meeting Report (presented by Ginny Chabek)

- a. Camper Cabin recommendation to stick with the 30%. Discussion about definitions was not brought up. Ginny commented on behalf of LUPC that we should clarify definitions of park models and camper cabins. County board will vote on this tomorrow, Ginny will attend and report back.
- b. Room Tax report - Board voted to renew the contract for one year, verbal agreement from HLVCB (Mindy and Amanda). TORL will proceed with the same contract with updated dates.
- c. Town Survey - Vicky Palya has agreed to take on the Chair role of the town survey committee, and would like to get committee roles by January. The window for the survey going out would be around May/Memorial day.
- d. Board agreed to send letter to property to abandoned on Chief River Road

10. Future Agenda Items

- Martin - looking at the comprehensive plan, should probably put together a timeline, LUPC role, and whether we will be bringing in outside help.
- Ginny - do we want to update the comprehensive plan or re-do it.
- Scott - recommended a night to review the comprehensive plan as a group as we move forward.

11. Correspondence – Discussion only; no action will be taken.

- a. Budget meeting
 - i. Discussion: Ginny - Ed questioned if it was referring to the old or new levy. Martin - Passed levy that is in compliance with allowed maximum for 2026. Wanted to confirm that there is money for the upcoming survey and possible money for a comprehensive plan in 2029, and also reminded the board of money

designated for the Town Recreational Plan and to have them consider the budget changes for the 5 acre lot changes.

- b. Land swap in The Preserve - felt the state wouldn't approve so will not bring it forward.
- c. White Stag - confirmed that the existing conditional use permit will not transfer to a new owner.
- d. Martin - Vegetative buffer on cell tower, Conditional use permit required this - plants around cell tower dead, we should look at sights more closely to see if they actually needed to actually have them (discussion only) The CUP should be looked at more closely. It may be specific to a site.
- e. Scott - questioned if there were any new items to bring forward to look into that fall under LUPC committee. Martin would like to wait to see the results of the town survey before making decisions about any other ideas for the LUPC.

12. Schedule for the next meeting –

- December 9, 2025 6:30 pm

13. Adjournment: 7:34pm



Conditional Use Permit Request STAFF REPORT

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

File: # CUP 25-055

Owner:

White Stag Real Estate Co LLC
Jeff & Michele DeYoung
50645 Peninsula Road
Barnes, WI 54873

Agent/Purchaser:

Stone Hearth Acres LLC – David & Elizabeth Freund and Maxwell & Casey Discher
15807 Laura Drive
Hayward, WI 54843

Property Location & Legal Description:

Town of Round Lake. Part of the SW ¼ of the SW ¼; S12, T41N, R08W; Tax ID #26626; Parcel #024-841-12-3301; 30.171 total acres; Zoned Agricultural Two (A-2) & Commercial One (C-1). Site Address of 12558W Twin Lake Road.

Request: Change of conditions for CUP 22-020 for an event barn per Sawyer County Code of ordinance- Appendix D - section 17.5 (B) (15). Having occasional events such as graduations, weddings & small parties. One of the changes of the previously approved CUP would be for a “change of ownership”.

Project History & Summary of Request:

The original CUP 22-020 was granted to the current owners with the following conditions:

- 1 Operational May through October.
- 2 All functions must cease at 11:00PM, and start no earlier than 10:00AM (indoor rental only for smaller groups and private parties {less than 50 people} may occasionally occur before 10:00AM for breakfast)
- 3 No motor homes, RV's, trailers, tents, and the like are permitted on White Stag grounds.
- 4 All trash must be bagged and put in covered trash receptacles. Trash is then removed and put in larger dumpsters at the Tavern at White Stag.
- 5 Meals/food prepared & served by licensed caterers.
- 6 Beer, wine/liquor requires Town approval license and served by certified bartenders.
- 7 Parking to remain entirely on property, no Town road parking is allowed. There is a larger parking lot on the grounds.



- 8 Adequate number of portable restrooms and garbage receptacles will be provided per event according to industry standards.
- 9 Capacity not to exceed 250 people.
- 10 Conditional Use Permit valid only for current owner. New ownership will require renewal of existing CUP.
- 11 Must meet all other Federal, State, County, and potential Town laws/ordinances including but not limited to State licensing and permits for “event barn”
- 12 Must get approval of Town Road Supervisor regarding entrance and exiting of property.

The event barn has been in operation the last several years and the Zoning & Conservation Office has not received have concerns or complaints within that time. The property is now under contract and looking to be sold to the new owners of Stone Hearth Acres. This change in ownership must be solidified with potential approval of a new CUP.

The current owner and potential buyers would be utilizing an existing barn area on the property with additional space to be provided outdoors for a tent area from a preferred vendor. The other plan of operations is attached as a separate document. Also see additional attached maps with this packet that show the proposed layouts for the event barn, outdoor tent area, parking area, garbage area, and restroom areas. The potential new buyers outside of the request for the change of ownership are also requesting a few other changes which are showcased below as the list of potential conditions.

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 by Zoning Committee Members: (choose from list below)
(add or delete from list below)

- 1—~~Operational May through October.~~ Operational year round. (April-October being prime Wedding time frame)



- 2 All functions must cease at 11:00PM, and start no earlier than 10:00AM (indoor rental only for smaller groups and private parties {less than 50 people} may occasionally occur before 10:00AM for breakfast)
- 3 No motor homes, RV's, trailers, tents, and the like are permitted on White Stag grounds.
- 4 All trash must be bagged and put in covered trash receptacles. Trash is then removed and put in larger dumpsters ~~at the Tavern at White Stag.~~ rented by Stone Hearth Acres on the property.
- 5 Meals/food prepared & served by licensed caterers.
- 6 Beer, wine/liquor requires Town approval license and served by certified bartenders.
- 7 Parking to remain entirely on property, no Town road parking is allowed. There is a larger parking lot on the grounds only accessible by Bethel Road.
- 8 Adequate number of portable restrooms and garbage receptacles will be provided per event according to industry standards.
- 9 Capacity not to exceed 250 people.
- 10 Conditional Use Permit valid only for potential new owner. And new ownership will require renewal of existing CUP. The reflected CUP 25-055 would only be valid for the owner or operator of David Freund, Elizabeth Freund, Maxwell Discher, or Casey Discher.
- 11 Must meet all other Federal, State, County, and potential Town laws/ordinances including but not limited to State licensing and permits for "event barn"
- 12 Must get approval of Town Road Supervisor regarding entrance and exiting of property.

Findings of Fact:

Does the request do the following? Yes/No

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



Conditional Use Public Hearing Application

RECEIVED

OCT 15 2025

TO: Sawyer County Zoning and Conservation Administration

10610 Main Street Suite 49

Hayward, Wisconsin 54843

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

Phone: 715-638-3225

Property Owner Name & Address:

Jeff + Michele DeYoung (current) 12558 W Twin Lake Rd Hayward, WI
Stone Hearth Acres LLC (new)

Phone: 612-812-8836 (Jeff) - current
715-558-3024 (David) - new

Email: jeffd@whiteitagfarm.com - current
davidsdetailing1@gmail.com - new

Property description including Parcel Number:

Town of Round Lake sec 12 T41N R9W
PART SWSW, Parcel NO. 024841 12 3301

Permit desired for:

See attached business + property plan with conditions

Change of conditions of CUP 22-020 for "event barn"
as per Sawyer County Code of Ordinances - Appendix D -
Section 17.5(B)(15). As per 1 of the new "conditions" would
be for change of ownership.

Jeff H. DeYoung

Owner Print & Sign

Michele P. DeYoung

Owner Print & Sign

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

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

Stone Hearth Acres LLC - David + Elizabeth Freund, Maxwell + Cathy Discher
12558 W Twin Lake Rd Hayward, WI 54843 (property)
15607 LAMAR DR #1 HAYWARD WI 54843 (mailing)
715-558-3024, 920-021-1103
davidsdetailing1@gmail.com, lizzefreundk11@gmail.com

Fee: \$350.00

Date of Public Hearing:

Dec. 19, 2025

Gravel Pit renewal \$300.00

Rev January 2023

Real Estate Sawyer County Property Listing

Today's Date: 11/4/2025

Property Status: Current

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



Description

Updated: 12/26/2024

Tax ID:	26626
PIN:	57-024-2-41-08-12-3 03-000-000010
Legacy PIN:	024841123301
Map ID:	.11.1
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S12 T41N R08W
Description:	PRT SWSW
Recorded Acres:	30.171
Calculated Acres:	29.355
Lottery Claims:	0
First Dollar:	Yes
Zoning:	(A-2) Agricultural Two (C-1) Commercial 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: 8/27/2025

QUIT CLAIM DEED	
Date Recorded: 5/4/2016	400862
EASEMENT RELEASE	
Date Recorded: 8/25/2025	456541
EASEMENT	
Date Recorded: 12/18/2023	447799
WARRANTY DEED	
Date Recorded: 1/6/2016	399385
QUIT CLAIM DEED	
Date Recorded: 6/1/2001	291281
QUIT CLAIM DEED	
Date Recorded: 3/27/2000	283023



Ownership

Updated: 12/26/2024

WHITE STAG REAL ESTATE CO LLC	MIAMI BEACH FL fl
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Billing Address:

WHITE STAG REAL ESTATE CO LLC

300 COLLINS AVE UNIT 4D
MIAMI BEACH FL fl 33139

Mailing Address:

WHITE STAG REAL ESTATE CO LLC

300 COLLINS AVE UNIT 4D
MIAMI BEACH FL fl 33139



Site Address * indicates Private Road

12558W TWIN LAKE RD	HAYWARD 54843
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Property Assessment

Updated: 6/19/2024

2025 Assessment Detail		Tribal Exempt <input type="checkbox"/>	
Code	Acres	Land	Imp.
G1-RESIDENTIAL	3.000	28,000	357,100
G4-AGRICULTURAL	18.171	3,400	0
G8-AGRICULTURAL FOREST	9.000	9,500	0

2-Year Comparison	2024	2025	Change
Land:	40,900	40,900	0.0%
Improved:	357,100	357,100	0.0%
Total:	398,000	398,000	0.0%



Property History

N/A

Business and Property Plan for Conditional Use Permitting - 12558 W Twin Lake Rd

As the new owners of Stone Hearth Acres, formerly White Stag Farms, our goal is to utilize the beautiful northern Wisconsin landscape and refurbished barn site to host different private and community-based events year round. With the existing infrastructure, the property has the ability to support events from early spring through late fall but we would like to have the flexibility to explore off-season events if the demand should arise. We strongly value and appreciate the privacy and seclusion that living in Hayward offers and we intend to respect that privacy of our neighbors living and working in the area. We will adhere to the quiet hours set forth in the prior permit for any and all events that the space may host.

Weddings will be the main point of focus. We hope to be a place for couples with ties to Hayward and the Northwoods to come together and celebrate with their closest family and friends. We envision the space to hold ~100-150 people inside the venue with the capacity to have larger groups using outdoor areas (~250 max). Micro-weddings are a trending theme for recently engaged couples (intimate experience, 30-75 people), which is a key area we intend to focus on within the wedding space in general.

Temporary rented porta-john's from Ron's Septic will still be used for the events, brought in as needed with wheelchair accessible accommodations, as was done by the previous owners. Guests will be required to access the property using the parking lot off of Bethel Road for all events. Near-term plans depending on the success of the venue would be to build permanent enclosed bathrooms to be utilized by guests. The business will rent our own dumpsters that we will obtain for all garbage disposal. We plan to acquire liquor licensing and at least one of the property owners will be on-site at events to manage liquor distribution. Catering for events will be brought in from outside licensed caterers.

Other events are to be determined at this time. We hope to utilize the orchard and farm land for community based events like seasonal fruit picking, farmer's market style sales, and photography opportunities. Other events may include wood-fired pizza and wine nights, Holiday gatherings, graduation parties, baby and bridal showers, celebrations of life, etc. We plan to obtain food licensing for small events such as these with no intention of operating with regular restaurant/bar hours.

The farm house will be occupied by one of the owners of the property to be on-site managers during all events and otherwise. No trailer or tent camping will be allowed on the premises.



proposed Amended

Conditions

1. Operational year round. (April-October being prime Wedding time frame)
2. All functions must cease at 11:00PM, and start no earlier than 10:00AM (smaller groups and private parties {less than 50 people} may occasionally occur before 10:00AM for breakfast)
3. No on-site camping using motor homes, RV's, trailers, tents, and the like are permitted on Stone Hearth Acres grounds.
4. All trash must be bagged and put in covered trash receptacles. Trash is then removed and put in larger dumpsters rented by Stone Hearth Acres on the property.
5. Meals/food prepared & served by licensed caterers.
6. Beer, wine/liquor requires Town approval and served by certified bartenders.
7. Parking to remain entirely on property, no town road parking is allowed. There is a larger parking lot on the grounds only accessible by Bethel Rd.
8. Adequate number of portable restrooms and garbage receptacles will be provided per event according to industry standards.
9. Capacity not to exceed 250 people.
10. Conditional Use Permit valid only for current owner. New ownership will require renewal of existing CUP.
11. Must meet all other Federal, State, County, and potential Town laws/ordinances including but not limited to State licensing and permits for "event barn"
12. Must get approval of the Town Road Supervisor regarding entrance and exiting of property.



Previously approved conditions

EXHIBIT A

1. Operational May through October
2. All functions must cease at 11:00PM, and start no earlier than 10:00AM (indoor rental only for smaller groups and private parties {less than 50 people} may occasionally occur before 10:00AM for breakfast)
3. No motor homes, RV's, trailers, tents, and the like are permitted on White Stag grounds.
4. All trash must be bagged and put in covered trash receptacles. Trash is then removed and put in larger dumpsters at the Tavern at White Stag.
5. Meals/food prepared & served by licensed caterers.
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11. Must meet all other Federal, State, County, and potential Town laws/ordinances including but not limited to State licensing and permits for "event barn"
12. Must get approval of Town Road Supervisor regarding entrance and exiting of property.



Sawyer County Zoning and Conservation Administration

10610 Main Street, Suite 49

Hayward, Wisconsin 54843

(715) 638-3225

kathy_marks@sawycounty.gov

June 20, 2022

CUP #22-020, White Stag Real Estate LLC

Notice is hereby given that on June 17, 2022 the Sawyer County Zoning Committee **approved** the Conditional Use Permit #22-020 with conditions:

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). Permit desired for an event barn per section 17.5 (B) (15) of the Sawyer County Zoning Ordinance. Having occasional events such as graduations, weddings & small parties.

Motion to approve the CUP #22-020 by Hessel with the Ordinances in place by the Zoning Administration that are in place, changing attendance 250 people, request that the Town Road Supervisor determine the point of entrance and access to the event center. ***See attached EXHIBIT A*** for all conditions (attached). Second by Buckholtz.

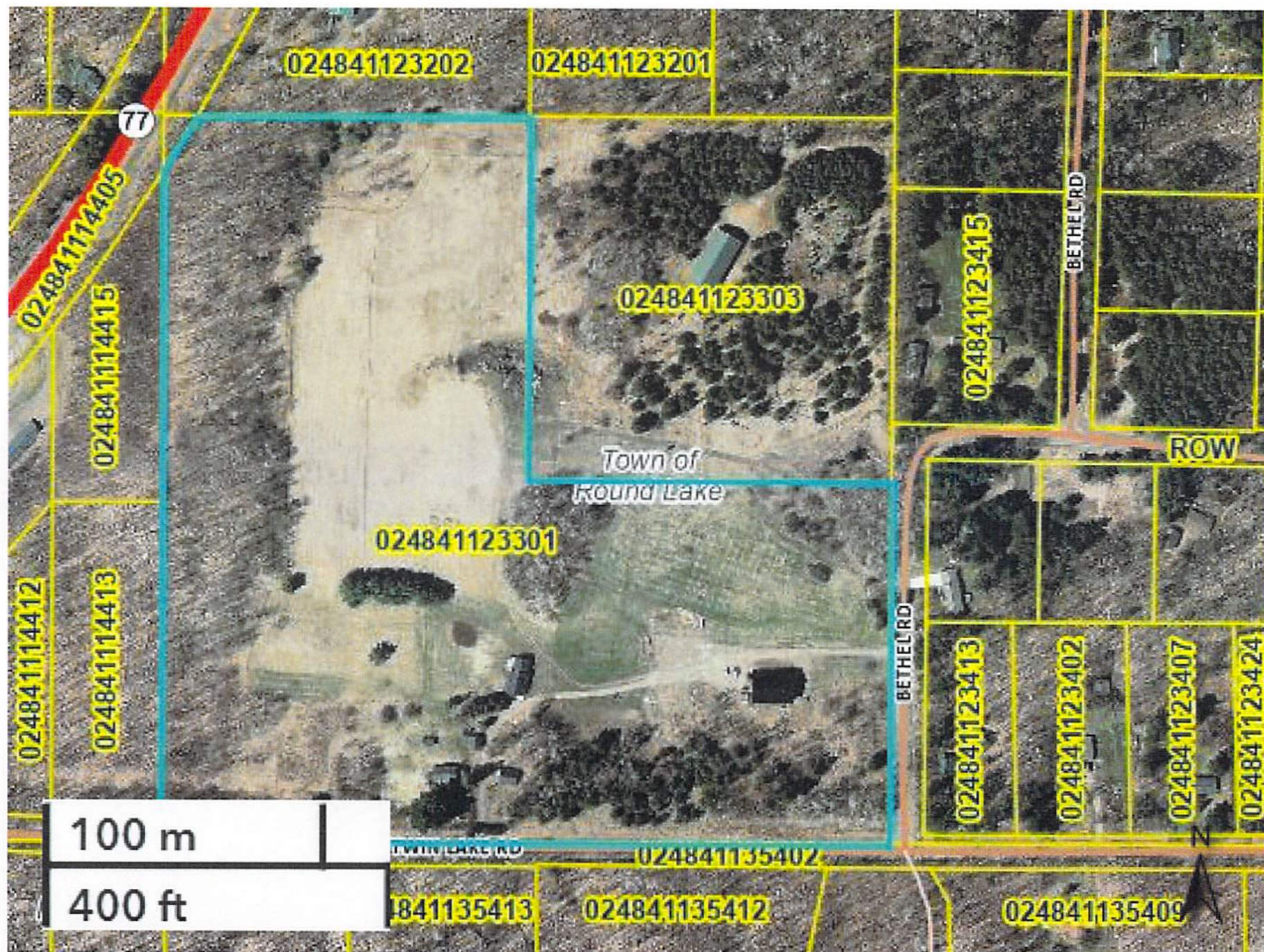
Findings of Facts: It would not destroy prime agricultural lands. It would be consistent with the Town and/or County Comprehensive Plan. It would not create traffic or highway access problems. It would not be detrimental to ecology, wild life, wetlands or shorelands. It would not create an air quality, water supply, or pollution problem.

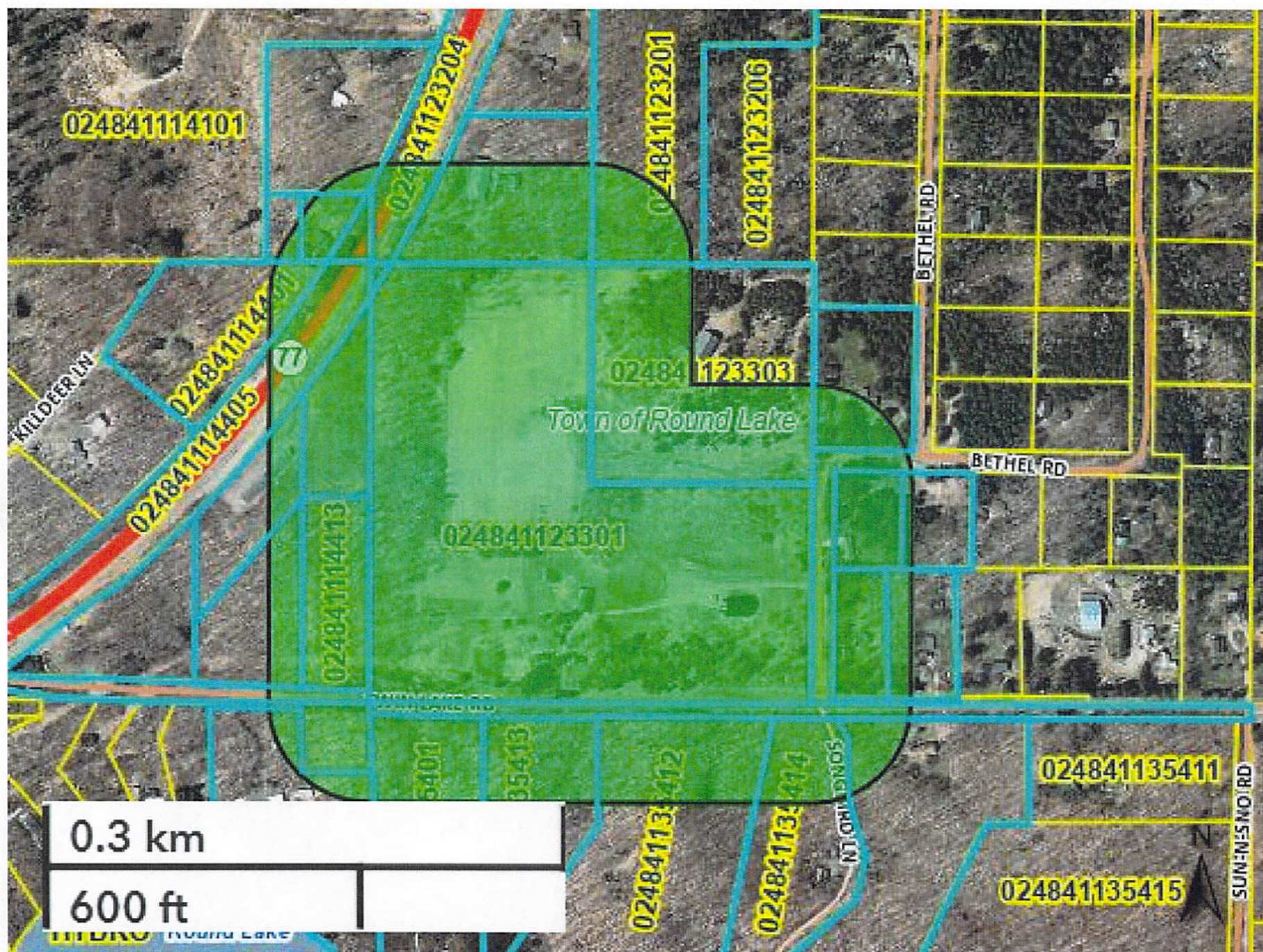
Any person or persons jointly aggrieved by the decision of the Zoning Committee may commence an appeal action to the Sawyer County Board of Appeals at their expense to review the legality of the decision within 30 days after the date of this notice.

Kathy Marks

Deputy Zoning & Conservation Administrator

Attached Exhibit A







024841123301

Town of Round Lake

screen porch

event barn

to parking area

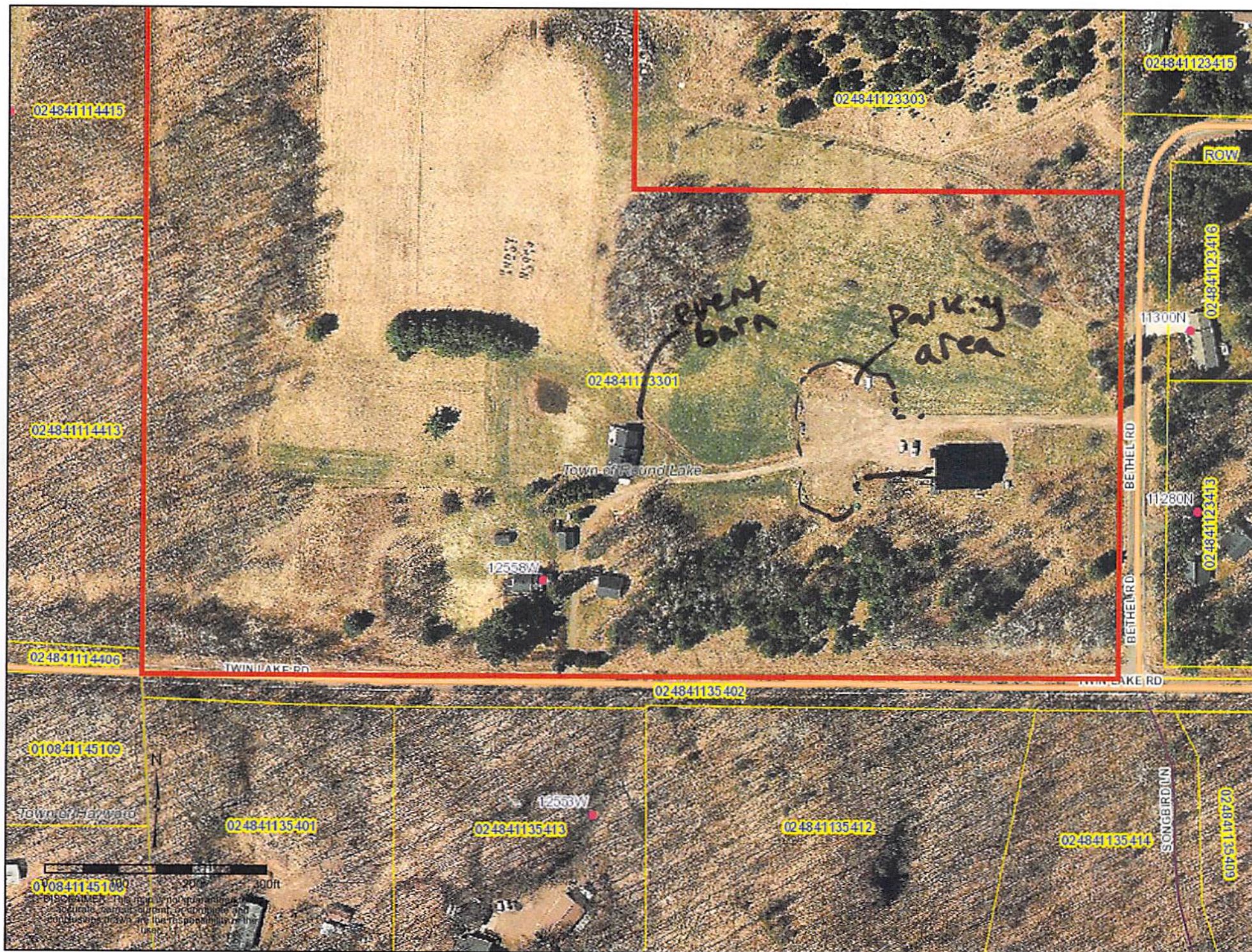
garbage area

outdoor tent area is needed

portable restroom area

additional ADA bathrooms

DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.





REDUCED ROAD SETBACK STAFF REPORT

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

Applicant:

Jason & Dana Buhs
208 Baylor St
East Peoria, IL 61611

Property Location & Legal Description:

Town of Round Lake. Prt Govt Lot 2, NESW, SWSE, Lot 1. S31, T41N, R07W; Parcel #024-741-31-5207; Tax ID #42471; 2.78 acres; Zoned (RR-1) Residential/Recreational. site address #9725N Thunderbird Road

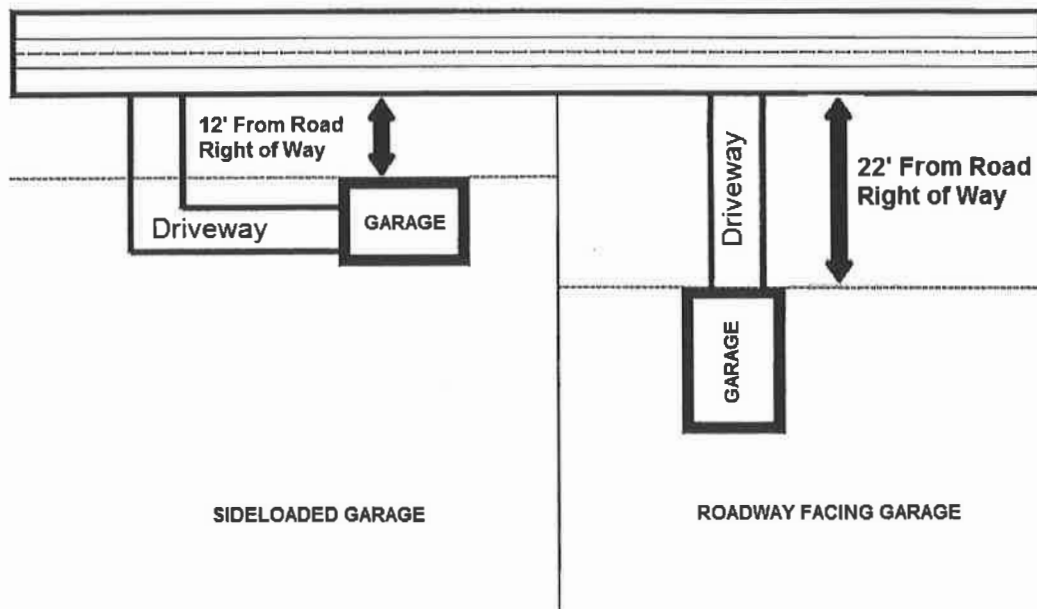
Request: Town Board Approval required for Sawyer County Code of Ordinance-Appendix D-Section 4.211 Accessory Structure Exemption.

4.211 ACCESSORY STRUTURE EXEMPTIONS

A roadway setback of less then 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.

REDUCED ROADWAY SETBACK



Project History & Summary of Request

The requirements of 4.21(3) require a 63' setback from centerline or 30' setback from right-of-way (ROW). The applicant is requesting to place an accessory structure of 192 square feet under the provisions of 4.211. The proposed accessory structure is to be located 12' from the road ROW on a "sideloaded" entry which is equal to 42' from the centerline of a private roadway that is 66' in width. Per the Assistant Zoning Administrator, the lot depth, setbacks, and significant slope aspects of the property do not allow compliance with the roadway setbacks. This provision of 4.211 have been in ordinance form since 2019 but it is believed that it is the first request of this provision that is to be heard at the Town of Round Lake. All other standards of the ordinance are met but in order for Sawyer County Zoning to issue the Land Use Permit it still requires Town Board Approval. There would be no other identified conditions for approval outside of those listed in ordinance form and findings of facts are generally not required as part of Town Board Approval forms unless they are related to a Conditional Use Permit, Rezone, or Variance. This request is for a specialized exemption but an exemption that still require Town Board Approval to take in consideration other factors such as road safety clearance and snow removal in the event the Road would ever be taken over by the Town.

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: maiia.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

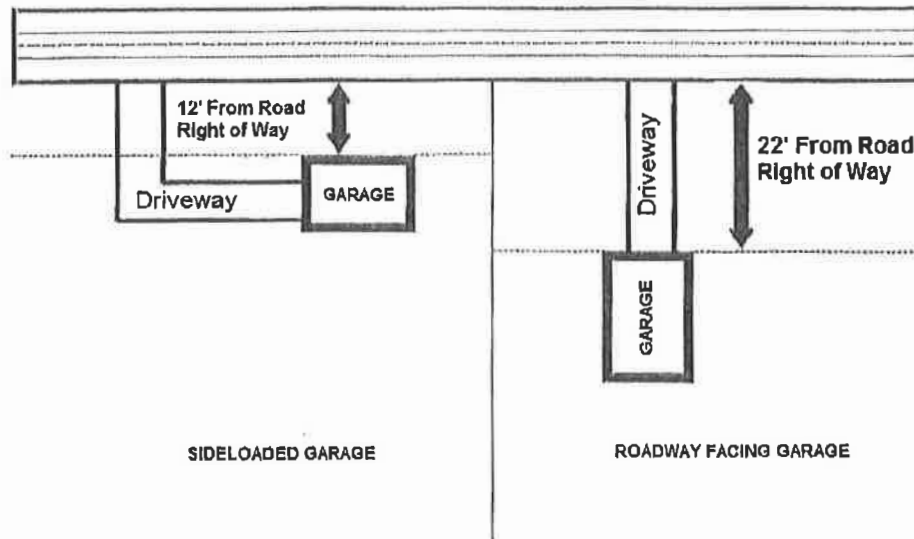
A roadway setback of less than what is required by section 4.21(3) and 4.21(7) may be permitted by the Zoning Administrator or his/her designee where lot depth, location or utilities, or other significant site limitations do not allow compliance with a roadway setback requirement. A detached accessory 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) 634-8288



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	12
	Shed	12 x 16	192	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 4/27/21

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 Setback from the Established Right-of-Way	42 Feet	Setback from the Lake (ordinary high-water mark)	10/350 Feet
Setback from the North Lot Line	500 Feet	Setback from the River, Stream, Creek	Feet
Setback from the South Lot Line	390 Feet	Setback from the Bluff if applicable	Feet
Setback from the West Lot Line	25 Feet	Setback from Wetland	1 Feet
Setback from the East Lot Line	120 Feet	Slope within area of construction/disturbance	12.6 % Slope
Setback to Septic Tank or Holding Tank	100 Feet	Elevation of Floodplain	Feet
Setback to Drain Field	100 Feet	Setback to Well	150 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/blocked surfaces: 0 sq ft.

Add these measurements to determine total Impervious surfaces: 2,480 sq ft.

Calculate Impervious lot percentage

Total Impervious surface: 2,480 + 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 is in excess of 10,000 Sq. Ft.

FAILURE TO OBTAIN A PERMIT AT 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 on-site 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. J.</u>	Date: <u>7/8/25</u>	
Is Parcel a Sub-Standard Lot Is Parcel in Common Ownership Is Structure Non-Conforming	(I Yes (Deed of Record) <u> </u> No (I Yes (Fused/Contiguous Lot(s)) <u> </u> No (I Yes <u> </u> No	Mitigation Required Mitigation Attached	(I Yes (I No (I Yes (I No
Granted by Variance (B.O.A.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Case #:	Granted by Conditional Use <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Was Parcel Legally Created Was Proposed Building Site Delineated	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Were Property Lines Represented by Owner Was Property Surveyed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Office Comments: <u>BOATHOUSE TO BE AT OR ABOVE RFE 1346.5 FT</u>		Zone District: <u>RR-1</u>	Fee: <u>8425-</u>
Hold For Sanitary: <u> </u>	Hold For TBA: <u> </u>	Hold For Affidavit: <u> </u>	Hold For Fees: <u> </u>

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:	S31 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>

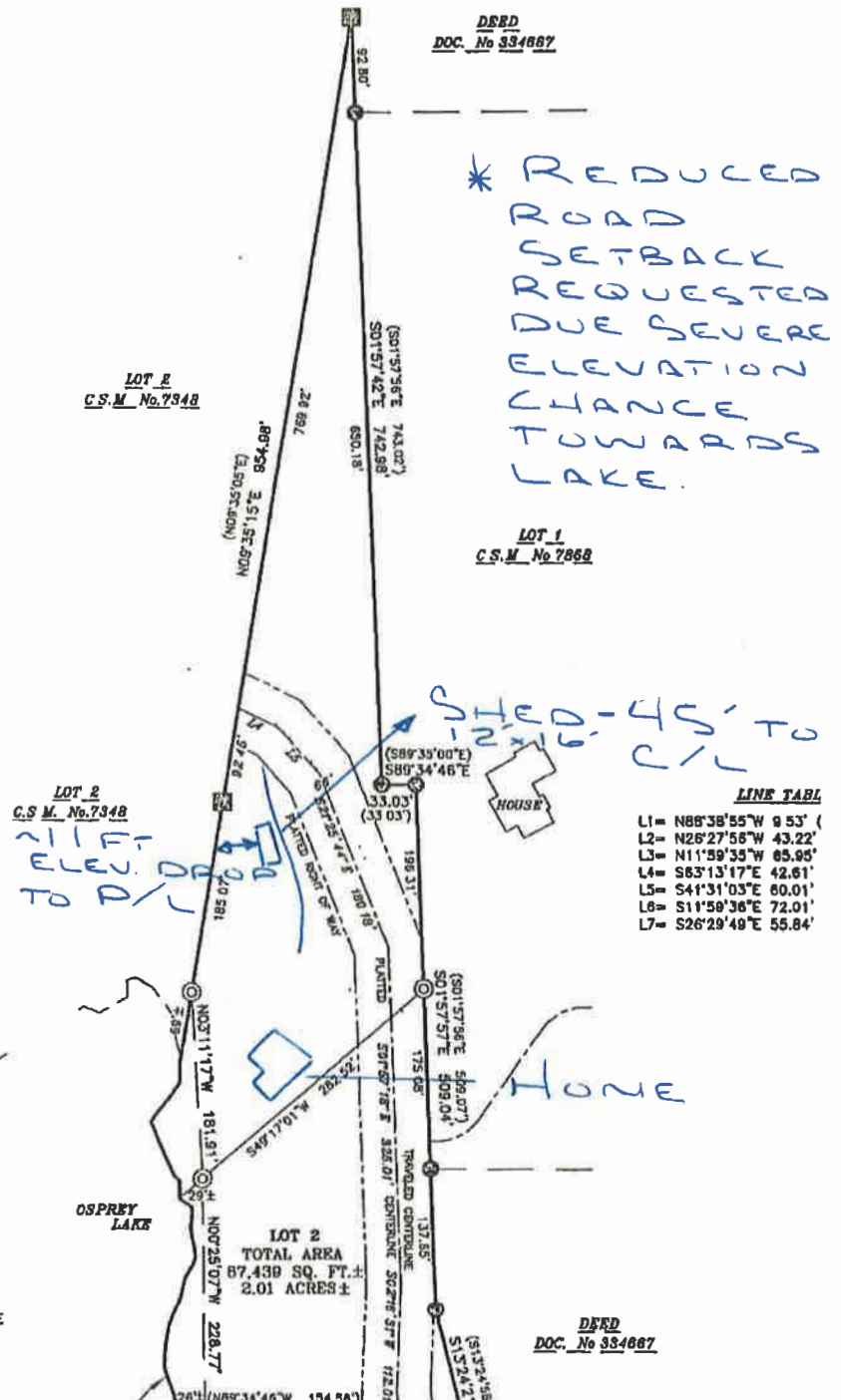
06/14/2016 09:35AM
SAWYER COUNTY REGISTER OF DEEDS

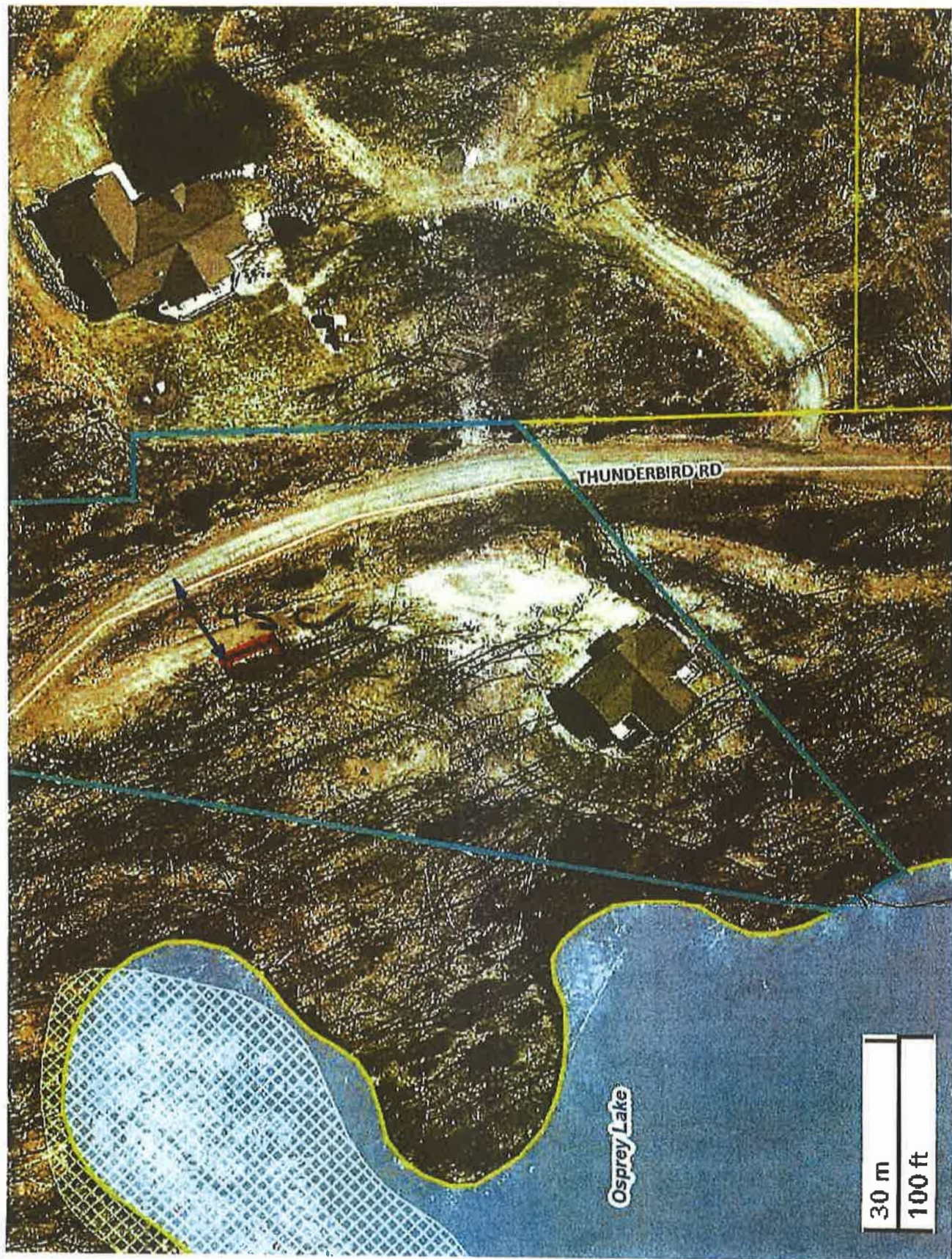
PART OF THE FIRST ADDENDUM TO DREAMING TRAIL CONDOMINIUM. LOCATED IN F
GOVERNMENT LOT 2, PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QU,
PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, OF SECTION 3
41 NORTH, RANGE 7 WEST, IN THE TOWN OF ROUND LAKE, SAWYER COUNTY, WISC
BEING A DIVISION OF LOT 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.



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.

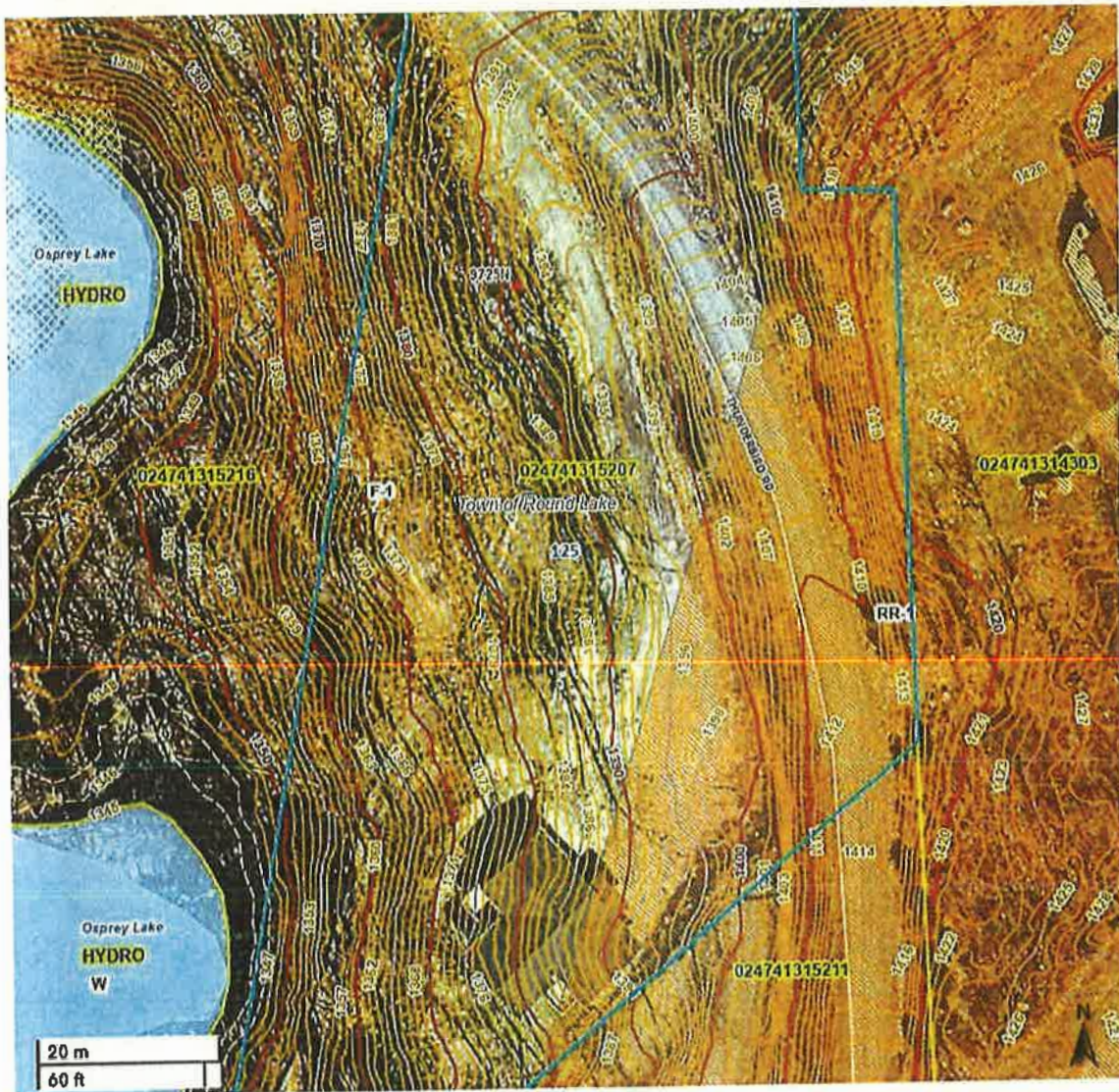




Boathouse

over





- 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

WQ COR
SEC 18
2" AC

CERTIFIED SURVEY MAP

PART OF THE SW/SW OF SECTION
18, INCLUDING ALL OF LOT 1
CERTIFIED SURVEY MAP NUMBER
8856, VOLUME 39 PAGES 136
AND 137, DOCUMENT NUMBER
451698, ALL A PART OF
TOWNSHIP 41 NORTH, RANGE
6 WEST, TOWN OF ROUND LAKE,
SAWYER COUNTY, WISCONSIN

UNPLATTED DEED 452664

N00°35'43"E 2619.08'
WEST LINE SW QTR-BASIS OF BEARINGS-RECORDED

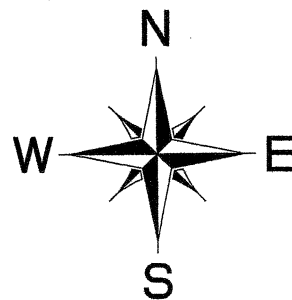
1024.41'

714.62'

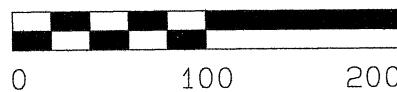
LOT 2
6.21 ACRES
270,482 SQ FT
INCLUDING
8,215 SQ FT
IN TOWN ROAD
RIGHT OF WAY

SW

SW



SCALE 1"=100'



LEGEND

- ⊗ = GOVERNMENT CORNER
FOUND AS NOTED
TIES VERIFIED
- = FOUND 3/4" IRON BAR
- ⦿ = SET 3/4" x 24" IRON BAR
WT 1.5 LBS/FT
- = COMPUTED POINT

LOT 4 CSM 8856

SEPTIC ③

TV ANTENNA
TOWER
WELL
SHED
LIGHT POLE

SEPTIC ③

HOUSE

LP TANK

GARAGE

SHED

EXISTING DRIVEWAY

POWER POLE

SHED

SHED

ELEC TRANS

ROW S84°53'50"W 165.02'

S82°37'08"W 231.76'

402.98'

S41°53'46"E 186.13'

S45°14'15"E 139.24'

105.31'

S87°47'46"W 2807.00'

2404.02'

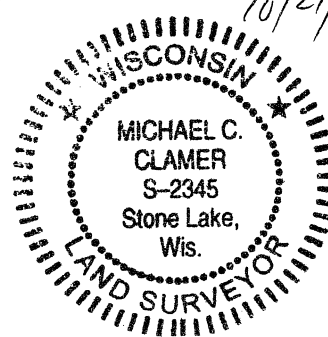
SQ COR
SEC 18
SMN

SW COR
SEC 18
3 1/4"
ALUM
CAP

MOOSE LAKE ROAD
TOWN ROAD 66' WIDE UNPLATTED

C/L
DEED 437284
ROW

UNPLATTED DEED 450301



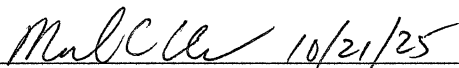
CERTIFIED SURVEY MAP
PART OF THE SW/SW OF SECTION
18, INCLUDING ALL OF LOT 1
CERTIFIED SURVEY MAP NUMBER
8856, VOLUME 39 PAGES 136 AND 137,
DOCUMENT NUMBER 451698, ALL A PART OF
TOWNSHIP 41 NORTH, RANGE
6 WEST, TOWN OF ROUND LAKE, SAWYER
COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Michael C Clamer, a Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped a parcel of land being a part of the Southwest Quarter of the Southwest Quarter of Section 18, including all of Lot 1 of Certified Survey Map Number 8856, Volume 39 Pages 136 and 137, Document Number 451698, all a part of Township 41 North, Range 6 West, Town of Round Lake, Sawyer County, Wisconsin, more particularly described as follows:

Commencing and Beginning at the Southwest corner of said Section 18;
thence on the west line of said Section 18, N00°35'43"E 1021.41 feet to a set iron bar;
thence leaving said west line, S41°08'22"E 405.87 feet to a found iron bar;
thence S21°05'53"E 81.64 feet to a found iron bar;
thence S00°12'53"W 283.48 feet to a found iron bar;
thence S11°53'46"E 186.13 feet to a found iron bar;
thence S45°14'15"E 33.45 feet to a found iron bar;
thence S14°23'33"E 139.24 feet to a point of intersection with the south line of said Section 18;
thence on said south line, S87°47'46"W 402.98 feet to the Point of Beginning;
Said parcel contains 270,482 square feet, more or less, subject to all easement and restrictions of record;

I further Certify that I have made this survey at the direction of Michael Amrhein;
and that this Map is a correct representation of all the exterior boundaries and the division thereof;
that I have fully complied with the provisions of Section 236.34 of Chapter 236 of the Wisconsin Statutes, the Sawyer County Subdivision Ordinance in surveying, dividing and mapping the same.


Michael C Clamer, WPLS S-2345
W235 County Highway B
Stone Lake, WI 54876
field work completed 10/20/2025

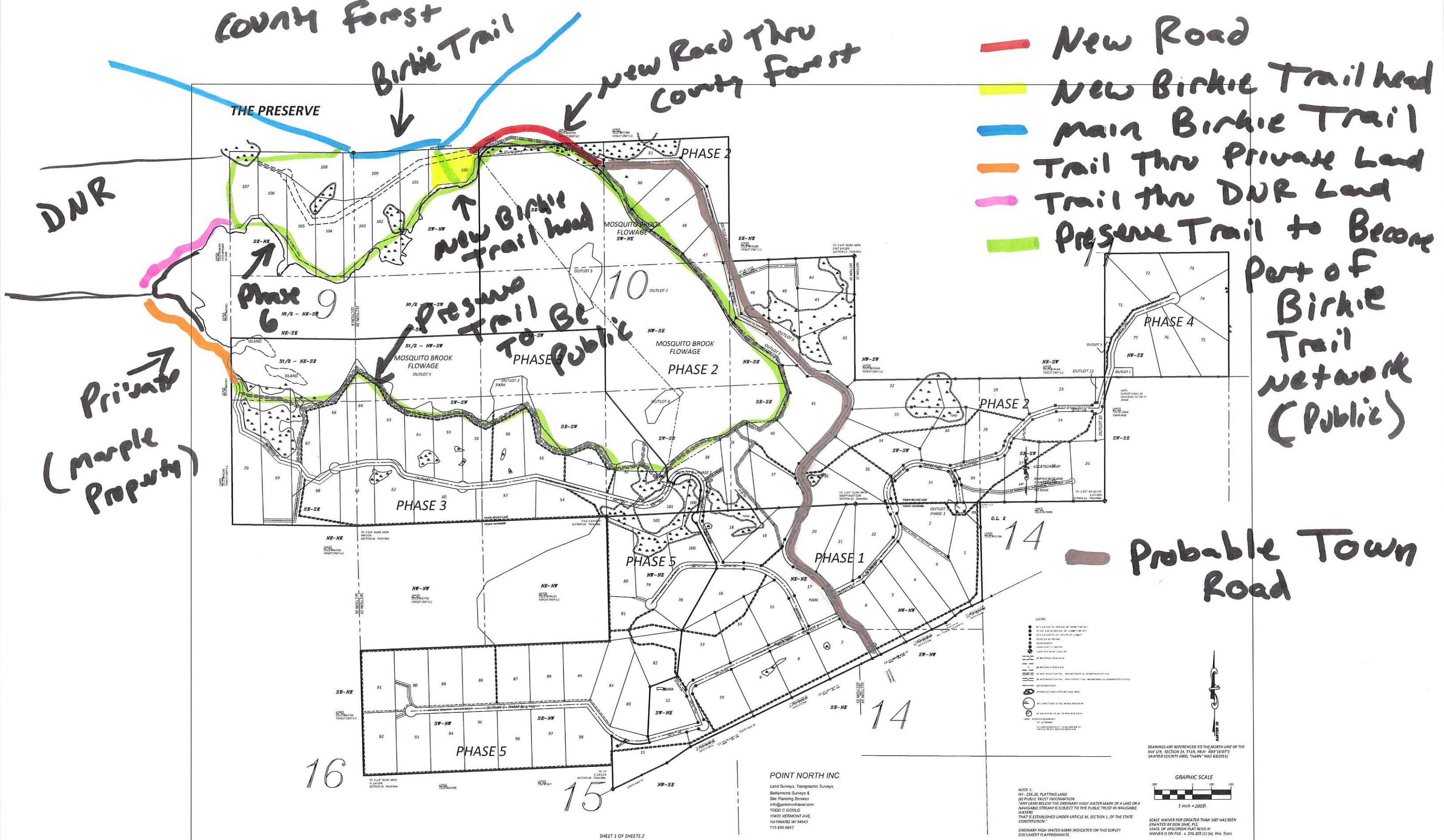


TOWN OF ROUND LAKE APPROVAL

SAWYER COUNTY ZONING APPROVAL

Resolved that this Certified Survey Map
is hereby approved by Sawyer County Zoning

Jay Kozlowski Zoning Administrator date



OLD PRELIM Plat - Shows Potential

Phase 6

New town Road Through County Forest

