

Town of Russell

35900 State Highway 13
Bayfield, Wisconsin 54814
(715) 779-5338

E-mail townofrussell@centurytel.net

Website www.townofrussell.org

Paul "Rocky" Tribovich
Chair

Judy Meierotto
Deputy Clerk/Treasurer

Dave Good
Clerk/Treasurer

PLAN COMMISSION MEETING 6:00 p.m. – Tuesday, November 1, 2016 Town Garage - 35900 State Highway 13

Any person wishing to attend who, because of a disability, requires special accommodations, should contact the Town Clerk at 715 779-5338, at least 24 hours before the scheduled meeting time, so appropriate arrangements can be made.

1. Call to order and roll call.
2. Pledge of Allegiance.
3. Approval of the agenda.
4. Set Agenda for Public Input now or at the end of the agenda (3-minute limit per person-15 minutes maximum).
5. Approval of meeting minutes of October 4, 2016 and Public Hearing of October 11, 2016****.

OLD BUSINESS

6. Discuss and review input from comments at the Public Hearing on the proposed updates to the Comprehensive Plan held at 6 p.m. on October 11, 2016 at the Community Center.

NEW BUSINESS

7. Bolder Point, Agent Craig Haukaas, request for an amendment to the Future Land Use Map to have a portion of the property re-classified as Rural - Moderate Residential from Forestry – Limited Residential****.
8. Recommendation to Town Board regarding Bayfield Regional Conservancy request to Bayfield County Planning and Zoning for a Trailhead/Parking area in the SW ¼ NE ¼ Section 33 T 51 R4W off Compton Road ****.
9. Attendance at Workshop for Local Land Use Officials – November 9, 2017 – Ashland, WI.
10. Items for next Plan Commission meeting.
11. Set next meeting date, time and location.
12. Adjourn.

The Town of Russell Plan Commission reserves the right to act on any agenda item and to call upon individuals to address the Commission regarding specific agenda items in which they may be named or have direct responsibility. **** denotes attachments

Posted October 25, 2016 at 4:00 p.m.

Dave Good–Clerk/Treasurer

Plan Commission Meeting – October 4, 2016

Posted September 26, 2016 at 4:00 p.m. at the Town Garage, Clerk's Office and the Town website. Notices sent to the Ashland Daily Press and the Bayfield County Journal. Revised and re-posted October 3, 2016.

The meeting was called to order at 6:00 p.m. by Commission Chairman Larry Meierotto at the Town of Russell Garage. Plan Commission members present were Jeff Benton, Ann Bowker, and Tessa Levens. Clerk/Treasurer David L. Good was also present. Commissioner Kathy Wendling was excused.

No members of the public present.

Pledge of Allegiance was recited.

Approval of the Agenda – A motion was made by Benton and seconded by Levens to approve the agenda as presented. The motion carried.

Set agenda for Public Input (3-minute limit per person - 15 minutes maximum) at the beginning or at the end of the meeting. Public input was at the beginning of the meeting. No public input was offered.

Approval of The Minutes – A motion was made by Bowker and seconded by Benton to approve the minutes of July 8, 2016 Plan Commission meeting. The motion carried. A motion was made by Benton and seconded by Bowker to approve the minutes of the September 12, 2016 Special Joint Town Board/Plan Commission meeting. The motion carried.

OLD BUSINESS

Discuss presentation of the revised Comprehensive Plan and process to collect comments at the Public Hearing scheduled for 6 p.m. on October 11, 2016 at the Community Center – Clerk Good summarized the publication of notices, e-mail notifications, posting and web site notices. No comments have been received at this time. We have received a letter from Craig Haukaas, representative for Bolder Pointe LLC, indicating they would be present at the hearing. Discussion was held regarding the Public Hearing process and possible outcomes following the conclusion of the public hearing. Meierotto agreed to speak at the hearing regarding the updates to the Comprehensive Plan.

NEW BUSINESS

Bolder Point request for an amendment to the Future Land Use Map – A map showing the parcels requested to be revised were reviewed. Ownership of the parcels was reviewed. Discussion followed regarding change to “Moderate – Rural Residential” from “Forestry – Limited Residential”. Discussion regarding the compatibility of this request with the currently permit gravel pit was held. Levens felt this request was not compatible with our Future Land Use Plan. Discussion regarding what zoning classifications allow for a gravel pit as a Condition Use were reviewed. The license term for the current pit was discussed and the rules regarding reclamation. Discussion regarding activity and status of the Sand River County Pit and Peterson Hill Pit discussed. Where residential growth should occur in the Town was briefly discussed. Also, the current availability of lake view lots that exist today and have not been developed was reviewed. No action was taken.

Recommendation to Town Board regarding petition by Bayfield County Planning and Zoning to amend Bayfield County Zoning Ordinance to delete language of square footage in any twelve-month period in Section 13-1-107 – A lengthy discussion was held regarding what this change impacts or does not impact.

The County has taken over the administration of the UDC for 1 and 2 family residences. This change requires a \$200 permit for any structural alteration, even a very small alteration. A motion was made by Bowker to recommend to the Town Board that they recommend the County include an exemption for small alterations of 60 square feet or less. No second was made but discussion commence so the motion is considered seconded. Various square footage values and other aspects of this change were discussed. The motion carried.

Workshop for Local Land Use Officials – November 9, 2017 – Ashland City Hall; Ashland, WI – Bowker and Levens agreed to attend at this time. The Clerk was asked to check with Wendling regarding her interest.

New items for next meeting – None.

Next Meeting Date –The Commissioners agreed to meet on November 1, 2016 at 6:00 p.m. at the Town Garage.

A motion to adjourn at 7:14 p.m. was made by Bowker and seconded by Levens. The motion carried.

Minutes Respectfully Submitted by:

David L. Good – Clerk/Treasurer

Joint Town Board/Plan Commission Public Hearing on Proposed Revisions to the Comprehensive Plan – October 11, 2016

Posted October 10, 2016 at 4:00 p.m. at the Town Garage, Clerk's Office and the Town website. Notices sent to the Ashland Daily Press and the Bayfield County Journal.

The Public Hearing was held at the Town Community Center. The Town Board was called to order at 6:00 p.m. by Chairman Paul "Rocky" Tribovich. Supervisors Jeff Benton, Mark Bugher, Larry Meierotto and Don Sullivan were present. The Plan Commission was called to order by Chairman Larry Meierotto. Plan Commission members present were Jeff Benton, Ann Bowker, and Tessa Levens. Commissioner Kathy Wendling was excused. Clerk/Treasurer David L. Good was also present.

Several members of the public were present.

Documentation of Notices, postings, and mailings to required parties – Clerk Good reviewed the following: publication of a notice in The Daily Press on September 16, 2016, postings and website notices on September 16, 2016 and e-mailed notices to adjacent Towns, public libraries, Bayfield County, Red Cliff Band of Lake Superior Chippewa, Northwest Regional Plan Commission, holders of non-metallic mining permits/pits in the Town, Wisconsin Department of Administration and the National Park Service. All parties received a notice of public hearing and a copy of the proposed Comp Plan revisions with the changes highlighted.

Overview of Proposed Revisions to the Comprehensive Plan – Copies of the proposed Comp Plan revisions with the changes highlighted were available to attendees. A suggestion box for written comments was available. Large format prints of the plan and maps were on display. Meierotto provided a brief overview of the proposed revisions.

Chairman Tribovich Called for Public Input - Craig Haukaas, representative for Bolder Pointe LLC, requested that 320-acres of their property be reclassified from "Forestry – Limited Residential" to "Rural – Moderate Residential" to accommodate proposed development that can improve the value of this property to the Town. They also plan to request Bayfield County to re-zone this property from Forestry to RR-B. They stated they are fine with the other language changes to the Comprehensive Plan.

Mark Bugher thanked the Commission for the great job on the revisions to the plan. He noted a grammatical correction on page 4 and commented that the weaknesses were deleted which is a good thing. He questioned the statement on page 5 "that eco-tourism is now adding to our economic base". He did not know if there is any evidence to that statement. He felt the objective and comments on page 7 referring to "Confined Animal Feeding Operations" CAFO's is not appropriate. This issue is addressed by the WI-DNR regarding water quality and the courts have ruled accordingly and this is not appropriate for a Comprehensive Plan to have a political statement in its document. He felt water quality is important but this statement is not necessary in the plan. He requested that on page 8 the goal to increase cellular and broadband coverage areas should include a statement regarding collaboration with the Red Cliff Tribe. Without their support this will not be possible. He questioned the use of the word "Personages". Meierotto provided an explanation. Discussion on Bugher's comments was held.

Tribovich felt we should delete the goal relating to supporting the economic viability of farms and the CAFO comments since this is addressed by the county.

Sam Atkins felt that industrial farming is not compatible with eco-tourism. People come to the Town of Russell because of our wildness and the natural elements. These elements need to be protected as best as possible for the future. Discussion followed about if our regulators (WI-DNR) do or do not do an

adequate job of regulating water quality standards.

Tessa Levens wanted the statement regarding small farms being supported to remain in the plan. A rewording may be in order regarding small farms and some statement regarding CAFO's not being welcome in the Town. Discussion followed about if or if not a CAFO would work in the Town. Levens and Atkins stated the WI-DNR is now more of a political organization than regulatory agency.

Ann Bowker stated the CAFO statement is important because we do not want one in the Town. She stated current CAFOs in the state are polluting the water and there are a lot of problems with them around the state.

Ricardo Bowker stated he does not feel big government is responsible for our community. We, as residents, must do the best job we can to protect our homeland.

Mark Bugher discussed water quality problems around the state, specifically Milwaukee, caused by torrential downpours overflowing sewage treatment facilities into Lake Michigan and no one says let's limit residential development since sewage is going in the lake. The legislative process and courts are regulating water quality. Discussion followed and others disagreed with Bugher's statement as it relates to CAFO's. He again stated he felt the WI-DNR has done a good job of protecting water quality over the years.

Tessa Levens reviewed the role the Town had on zoning issues that require a Town Board Recommendation. There is a place to indicate if the request conforms or does not conform with the Town's Comprehensive Plan. Discussion followed about the process and what the statement regarding CAFO's means.

Tribovich stated the support for small farms goal should focus on the good things regarding farms the Town should support. He felt the Town Board can adequately address the things that should not be supported. Dave Good stated the issue is not specifically that CAFO's are not wanted. Are 1,000 animals not allowed but 990 animals are o.k.? Probably not. Discussion followed.

Discussion about the suggestions regarding eco-tourism were reviewed.

Tessa Levens spoke about the Bolder Pointe proposed development to grow development in the Town. She felt other developments very similar to this by Terry Peters and Wayne Nelson have yielded no construction or development other than being bought and sold. The Wayne Nelson Peterson Hill development plan which has a pit has not had a lot developed as has the Terry Peterson development which once had a pit. She felt lots do not get developed by gravel pits. The Bolder Pointe site has a permit for a pit, therefore lots combined with a gravel pit do not work. None of these other developments have generated revenues for the Town. The overriding goal of the Comprehensive Plan is to "Preserve the Rural Characteristic of our Township". She also does not want to see housing developed on the hillside, or air space invaded. She spoke about concerns Steve Oberle had regarding "air shed" which is similar to view shed but refers to noise and light. She felt a lodge, cabins, bike and ski trails, quiet sports, would be more appropriate developemnt. If you want to try this concept out, close the gravel pit on Peterson Hill and get the lots developed before we approve more of these things that do not work in our Township. She felt "large scars" have been developed in the Town and now potentially another site will be scared. She felt the reclassification of the Bolder Point land on our future land use map is not appropriate at this time.

Sam Atkins concurred with what Tessa Levens said and expressed concern about the current noise from the Bolder Pointe site. People will not want to build an expensive house with noise going on below them. Discussion followed regarding his property classification on the future land use map.

Ann Bowker also agreed with Tessa Levens comments. She discussed what had or had not happened regarding the land on Peterson Hill owned by Wayne Nelson and others. Tribovich asked that the discussion focus on the Comprehensive Plan, not specific developments by individuals. These development requests will be addressed when they come before the Town Board.

Discussion regarding the change on the future land use map of the classification of lands on Blueberry Road by Frog Bay Road was held. These are Bayfield County Forest lands not subject to development at this time.

Good stated that no other comments have been received other than the letter from Bolder Pointe discussed tonight.

Possible Action on Matters Discussed During the Public Hearing by the Town Board – A motion was made by Bugher and seconded by Sullivan to refer the comments from the public hearing back to the Plan Commission to possibly consider for inclusion in the proposed revision to the Plan. The motion carried.

A public hearing was recessed at 6:47 p.m. with a motion to adjourn at 7:00 p.m. and if anyone appears prior to 7:00 p.m. to reconvene and hear their input. Moved by Meierotto and seconded by Bugher for the Town Board and moved by Levens and seconded by Bowker for the Plan Commission. Both motions carried.

Minutes Respectfully Submitted by:

David L. Good – Clerk/Treasurer

Haukaas Law Office, S.C.

Superior Representation

101 Main Street West, Suite 201
Ashland, Wisconsin 54806

Attorney Craig Haukaas

(715) 685-1001

Attorney Vincent Kurta

October 17, 2016

Larry Meierotto
Chairman, Planning Commission
Town of Russell
90555 Old County K
Bayfield WI 54814

RE: Bolder Point LLC request for reclassification

Dear Mr. Meierotto:

As you know, this office represents Bolder Point LLC and I am its registered agent. In follow-up to our previous discussion with officials from the Town of Russell, please accept our request to be placed on the agenda for the next Planning Commission meeting. The purpose of this request is to seek to have a portion of Bolder Point's lands reclassified as Rural - Moderate Residential, reclassified from Forest - Limited Residential.

The legal description for the property in question is as follows:

Section 35, T51N, R4W Town of Russell

1. NE ¼
2. NE¼ NW¼

Please let us know when we can appear to make this request. Thank you for your time.

Sincerely,



Craig Haukaas

C: Bolder Point LLC

CH/ew

AGENDA

Bayfield County Planning and Zoning Committee

Public Hearing and Public Meeting

Thursday, November 17, 2016

4:00 P.M.

Board Room, County Courthouse, Washburn, WI

Committee Members: Bill Bussey, Dennis Pocernich, Brett Rondeau, Jeff Silbert and Fred Strand

1. Call To Order of Public Hearing:

2. Roll Call:

3. Affidavit of Publication:

4. Public Comment – [3 minutes per citizen]

5. Minutes of Previous Meeting(s): (October 20, 2016)

6. Review of Meeting Format – (Hand-Out Slips to Audience)

7. Public Hearing: (open for public comment)

- A. Franklin & Lee Swan (Washburn) – multiple principal structures on a parcel (consisting on an existing residence and a new residence)
- B. James & Jane Bucy (Clover) – develop existing home-based business into a full-time business (sewing and stitchwork)
- C. Ryan & Patti Larson (Kelly) – racetrack (consisting of existing dirt bike track)

8. Adjournment of Public Hearing:

9. Call To Order of Planning and Zoning Committee Meeting:

10. Roll Call:

11. Previous Business:

(Oct) A. Jamie & Abigail Klema (Barksdale) – rezone two parcels from R-1 to Ag-1 (**tabled 10/20/16**)

12. New Business: (public comments at discretion of Committee)

- A. Franklin & Lee Swan (Washburn) – multiple principal structures on a parcel (consisting on an existing residence and a new residence)
 - B. James & Jane Bucy (Clover) – develop existing home-based business into a full-time business (sewing and stitchwork)
 - C. Ryan & Patti Larson (Kelly) – racetrack (consisting of existing dirt bike track)
- Agenda Review and Alteration**
- D. Bayfield County Forestry/Jason Bodine (Bayview) - trailhead (mountain bike, cross-country ski and parking)
 - E. Bayfield Regional Conservancy Inc (Russell) – trailhead (non-motorized use and parking)
 - F. Committee Members discussion(s) regarding matters of the P & Z Dept.

Note: Any aggrieved party may appeal the Planning and Zoning Committee's decision to the Board of Adjustment within **30-days** of the final decision.

13. Monthly Report / Budget and Revenue

14. Adjournment

Robert D. Schierman, Director
Bayfield County Planning and Zoning Department

Any person wishing to attend who, because of a disability, requires special accommodations, should contact the Planning and Zoning office at 373-6138, at least 24 hours before the scheduled meeting time, so appropriate arrangements can be made.

Please Note: Receiving approval from the Planning and Zoning Committee does not authorize the beginning of construction or land use; you must first obtain land use application/permit card(s) from the Planning and Zoning Department.

LIST ADJACENT PROPERTY OWNERS ON THIS FORM:

Provide **names** and **full addresses** of the owners of all property abutting the applicant's property.
(Note: Applicant is **solely** responsible for obtaining **accurate**, current names and addresses.)

Attach separate sheet **only if** additional space is needed.

(1) <u>Casay Behrendt</u> <u>Mary Jo Sullivan</u> <u>P.O. Box 72</u> <u>Waterloo, WI 53594</u>	(2) <u>CFS LLC</u> <u>5285 Edsall Rd.</u> <u>Minnetrsta, MN 55364</u>	(3) <u>Bayfield</u> <u>P.O. Box 4</u> <u>Bayfield</u>
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(4) _____ (5) _____ (6) _____

(7) _____ (8) _____ (9) _____

(10) _____ (11) _____ (12) _____

Have you consulted with an AZA and/or Zoning Dept. prior to applying for permit? Yes ()

All Structures involved with this application will require an individual land use application

Robert Durfee
ROBERT DURFEE - PRES
Property Owner's Signature
(All owners' must sign)

Agent's Signature

Agent's Address

P.O. Box 410
Bayfield, WI 54814
Property Owner's Mailing Address

Date _____

Website Available
www.bayfieldcounty.org/zoning.asp

TOWN BOARD RECOMMENDATION – CLASS B (aka: TBA)

When Town Board has completed this form, please mail to:

Bayfield County Planning and Zoning Department
 P.O. Box 58 – Washburn, WI 54891
 Phone – (715) 373-6138
 Fax – (715) 373-0114
 e-mail: zoning@bayfieldcounty.org

Web Site available:
 www.bayfieldcounty.org/147

Date Zoning Received

Applicants must give this (Pink) form to the Planning and Zoning Department with their application.
 Zoning Dept. must send form and copy of application to the Town Clerk. (It is requested that Board of Adjustment public hearing(s) and agenda item(s) receive Town Board's position **prior** to consideration of application.)
THIS FORM MUST BE GIVEN TO TOWN CLERK – BY ZONING DEPT.

Property Owner Bayfield Regional Conservancy, Inc. Contractor _____
 Property Address North Pikes Creek property Authorized Agent _____
1/2 In Compton Rd. and Hauger Rd. Agent's Telephone _____
 Telephone 715-779-5263 Written Authorization Attached: Yes _____

Accurate Legal Description involved in this request (specify **only** the property involved with this application)
SW 1/4 of NE 1/4, Section 33, Township S1 N., Range 4 W. Town of Russell

Govt. Lot _____ Lot _____ Block _____ Subdivision _____
 Volume _____ Page _____ of Deeds Tax I.D.# PIN: 04-046-2-S1-04-33-1 Acreage 03-000-12600

Additional Legal Description: _____

Applicant: (State what you are asking for) Zoning District: F1-Forest/Lakes Classification
 We are requesting a Bayfield County trailhead permit for a proposed off of Compton Road on our property. This property is open to the public for non-motorized uses. A parking area/trailhead is desired so visitors can park safely off of the road when visiting the property. We will be applying for a driveway permit from the town of Russell.

We, the Town Board, TOWN OF _____, do hereby

Table **Approval** **Disapproval**

Have you reviewed this for Compatibility with the Comprehensive and/or Land Use Plan: This guideline applies to Planning & Zoning Committee Applications only; it **does not apply** to Board of Adjustment Applications **Yes**

Township: (In detail clearly state Town Board's reason for recommendation of tabling, approval or disapproval)

** THE FOLLOWING **MUST** BE INCLUDED WITH THIS FORM:

1. The Tabled, Approval or Disapproval box checked
2. The Town's reasoning for the tabling, approval or disapproval
3. The **Pink** form returned to Zoning Department **not a copy or fax**

**** NOTE:**

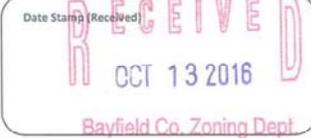
Receiving Town Board approval, **does not** allow the start of construction or business, you **must** first obtain your permit card(s) from the Planning and Zoning Department.

Revised: April 2015

Signed: _____
 Chairman: _____
 Supervisor: _____
 Supervisor: _____
 Supervisor: _____
 Clerk: _____
 Date: _____

SUBMIT: COMPLETED APPLICATION, TAX STATEMENT AND FEE TO:
 Bayfield County
 Planning and Zoning Depart.
 PO Box 58
 Washburn, WI 54891
 (715) 373-6138

APPLICATION FOR PERMIT
 BAYFIELD COUNTY, WISCONSIN



Permit #:	
Date:	
Amount Paid:	
Refund:	

INSTRUCTIONS: No permits will be issued until all fees are paid. Checks are made payable to: Bayfield County Zoning Department.
 DO NOT START CONSTRUCTION UNTIL ALL PERMITS HAVE BEEN ISSUED TO APPLICANT.

TYPE OF PERMIT REQUESTED →		<input type="checkbox"/> LAND USE	<input type="checkbox"/> SANITARY	<input type="checkbox"/> PRIVY	<input type="checkbox"/> CONDITIONAL USE	<input checked="" type="checkbox"/> SPECIAL USE	<input type="checkbox"/> B.O.A.	<input type="checkbox"/> OTHER
Owner's Name:		Mailing Address:		City/State/Zip:		Telephone:		
Bayfield Regional Conservancy		P.O. Box 410		Bayfield, WI 54814		715-779-5263		
Address of Property:		City/State/Zip:		Telephone:		Cell Phone:		
1 mile E of Compton Rd; approx. south of 13		Town of Russell, Wisconsin						
Contractor:		Contractor Phone:		Plumber:		Plumber Phone:		
Authorized Agent: (Person Signing Application on behalf of Owner(s))		Agent Phone:		Agent Mailing Address (include City/State/Zip):		Written Authorization Attached <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No N/A		
PROJECT LOCATION	Legal Description: (Use Tax Statement)	PIN: (23 digits)		Recorded Document: (i.e. Property Ownership)				
SW 1/4, NE 1/4		04-046-2-51-04-33-1 03-600-10000		Volume 1132 Page(s) 547				
Gov't Lot	Lot(s)	CSM	Vol & Page	Lot(s) No.	Block(s) No.	Subdivision:		
Section 33, Township 51 N, Range 4 W		Town of: Russell		Lot Size		Acreage 40		

<input type="checkbox"/> Shoreland	<input type="checkbox"/> Is Property/Land within 300 feet of River, Stream (incl. Intermittent) Creek or Landward side of Floodplain? NO if yes--continue →	Distance Structure is from Shoreline: _____ feet	Is Property in Floodplain Zone? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Are Wetlands Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	<input type="checkbox"/> Is Property/Land within 1000 feet of Lake, Pond or Flowage? NO if yes--continue →	Distance Structure is from Shoreline: _____ feet		
<input checked="" type="checkbox"/> Non-Shoreland	A wetland delineation was completed. DNR has been consulted and a wetland permit (general or individual) is not required.			

Value at Time of Completion * include donated time & material	Project	# of Stories and/or basement	Use	# of bedrooms	What Type of Sewer/Sanitary System Is on the property?	Water
\$ 6,500	<input type="checkbox"/> New Construction	<input type="checkbox"/> 1-Story	<input type="checkbox"/> Seasonal	<input type="checkbox"/> 1	<input type="checkbox"/> Municipal/City	<input type="checkbox"/> City
	<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> 1-Story + Loft	<input checked="" type="checkbox"/> Year Round	<input type="checkbox"/> 2	<input type="checkbox"/> (New) Sanitary Specify Type: _____	<input type="checkbox"/> Well
	<input type="checkbox"/> Conversion	<input type="checkbox"/> 2-Story	<input type="checkbox"/> _____	<input type="checkbox"/> 3	<input type="checkbox"/> Sanitary (Exists) Specify Type: _____	<input type="checkbox"/> _____
	<input type="checkbox"/> Relocate (existing bldg)	<input type="checkbox"/> Basement	<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input type="checkbox"/> Privy (Pit) or Vaulted (min 200 gallon)	<input type="checkbox"/> _____
	<input type="checkbox"/> Run a Business on Property	<input type="checkbox"/> No Basement	<input type="checkbox"/> _____	<input type="checkbox"/> None	<input type="checkbox"/> Portable (w/service contract)	<input type="checkbox"/> _____
	<input checked="" type="checkbox"/> Trailhead Parking Area	<input type="checkbox"/> Foundation	<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input type="checkbox"/> Compost Toilet	<input type="checkbox"/> _____
	<input checked="" type="checkbox"/> None	<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input checked="" type="checkbox"/> None	<input type="checkbox"/> _____	

Existing Structure: (if permit being applied for is relevant to it)	Length:	Width:	Height:
Proposed Construction:	Length: 80'	Width: 43'	Height:

Proposed Use	✓	Proposed Structure	Dimensions	Square Footage
<input type="checkbox"/> Residential Use	<input type="checkbox"/>	Principal Structure (first structure on property)	(X)	
	<input type="checkbox"/>	Residence (i.e. cabin, hunting shack, etc.)	(X)	
	<input type="checkbox"/>	with Loft	(X)	
	<input type="checkbox"/>	with a Porch	(X)	
	<input type="checkbox"/>	with (2 nd) Porch	(X)	
	<input type="checkbox"/>	with a Deck	(X)	
<input type="checkbox"/> Commercial Use	<input type="checkbox"/>	with (2 nd) Deck	(X)	
	<input type="checkbox"/>	with Attached Garage	(X)	
<input type="checkbox"/> Municipal Use	<input type="checkbox"/>	Bunkhouse w/ (<input type="checkbox"/> sanitary, or <input type="checkbox"/> sleeping quarters, or <input type="checkbox"/> cooking & food prep facilities)	(X)	
	<input type="checkbox"/>	Mobile Home (manufactured date) _____	(X)	
	<input type="checkbox"/>	Addition/Alteration (specify) _____	(X)	
	<input type="checkbox"/>	Accessory Building (specify) _____	(X)	
	<input type="checkbox"/>	Accessory Building Addition/Alteration (specify) _____	(X)	
	<input type="checkbox"/>	Special Use: (explain) _____	(X)	
	<input type="checkbox"/>	Conditional Use: (explain) _____	(X)	
	<input checked="" type="checkbox"/>	Other: (explain) Trailhead	(80 X 43)	~3500'

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 Bayfield County in determining whether to issue a permit. I (we) further accept liability which may be a result of Bayfield 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.

Owner(s): Robert Dufey Date 10-12-16
 (If there are Multiple Owners listed on the Deed All Owners must sign or letter(s) of authorization must accompany this application)

Authorized Agent: _____ Date _____
 (If you are signing on behalf of the owner(s) a letter of authorization must accompany this application)

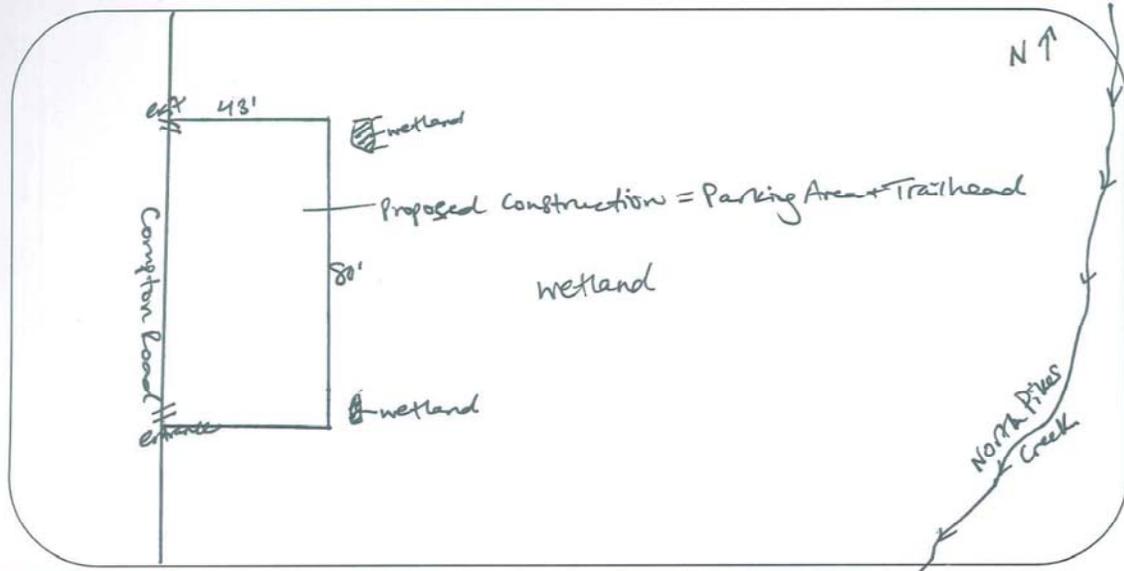
Address to send permit _____
 Attach Copy of Tax Statement
 If you recently purchased the property send your Recorded Deed

APPLICANT - PLEASE COMPLETE PLOT PLAN ON REVERSE SIDE



In the box below: **Draw or Sketch your Property** (regardless of what you are applying for)

- (1) Show Location of: Proposed Construction
- (2) Show / Indicate: North (N) on Plot Plan
- (3) Show Location of (*): (* Driveway and (* Frontage Road (Name Frontage Road)
- (4) Show: All Existing Structures on your Property
- (5) Show: (* Well (W); (* Septic Tank (ST); (* Drain Field (DF); (* Holding Tank (HT) and/or (* Privy (P)
- (6) Show any (*): (* Lake; (* River; (* Stream/Creek; or (* Pond
- (7) Show any (*): (* Wetlands; or (* Slopes over 20%



Please complete (1) - (7) above (prior to continuing)

Changes in plans must be approved by the Planning & Zoning Dept.

- (8) Setbacks: (measured to the closest point)

Description	Measurement	Description	Measurement
Setback from the Centerline of Platted Road	no more than 10 feet	Setback from the Lake (ordinary high-water mark)	— Feet
Setback from the Established Right-of-Way	no more than 30 Feet	Setback from the River, Stream, Creek	71,060 Feet
		Setback from the Bank or Bluff	71,000 Feet
Setback from the North Lot Line	7150 Feet		
Setback from the South Lot Line	7750 Feet	Setback from Wetland	730 Feet
Setback from the West Lot Line	~ 30 Feet	20% Slope Area on property	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Setback from the East Lot Line	71,000 Feet	Elevation of Floodplain	— Feet
Setback to Septic Tank or Holding Tank	— Feet	Setback to Well	— Feet
Setback to Drain Field	— Feet		
Setback to Privy (Portable, Composting)	— Feet		

Prior to the placement or construction of a structure within ten (10) 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 ten (10) feet but less than thirty (30) 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.

- (9) Stake or Mark Proposed Location(s) of New Construction, Septic Tank (ST), Drain field (DF), Holding Tank (HT), Privy (P), and Well (W).

NOTICE: All Land Use Permits Expire One (1) Year from the Date of Issuance if Construction or Use has not begun.
 For The Construction Of New One & Two Family Dwelling: All Municipalities Are Required To Enforce The Uniform Dwelling Code.
 The local Town, Village, City, State or Federal agencies may also require permits.

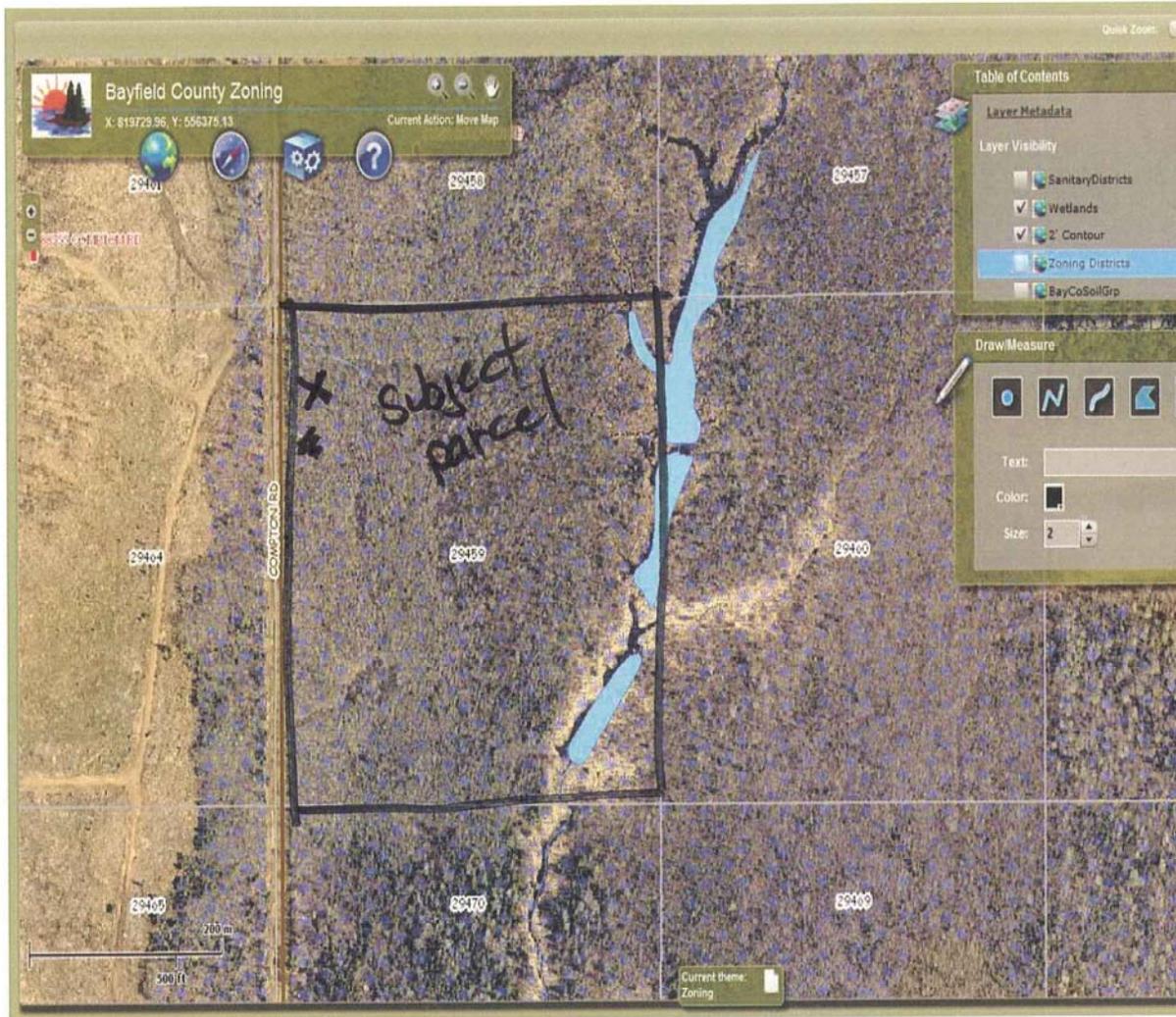
Issuance Information (County Use Only)		Sanitary Number: _____	# of bedrooms: _____	Sanitary Date: _____
Permit Denied (Date): _____		Reason for Denial: _____		
Permit #: _____		Permit Date: _____		
Is Parcel a Sub-Standard Lot	<input type="checkbox"/> Yes (Deed of Record) <input type="checkbox"/> No	Mitigation Required	<input type="checkbox"/> Yes <input type="checkbox"/> No	Affidavit Required
Is Parcel in Common Ownership	<input type="checkbox"/> Yes (Fused/Contiguous Lot(s)) <input type="checkbox"/> No	Mitigation Attached	<input type="checkbox"/> Yes <input type="checkbox"/> No	Affidavit 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.)		Previously Granted by Variance (B.O.A.)		
<input type="checkbox"/> Yes <input type="checkbox"/> No Case #: _____		<input type="checkbox"/> Yes <input type="checkbox"/> No Case #: _____		
Was Parcel Legally Created	<input type="checkbox"/> Yes <input type="checkbox"/> No _____	Were Property Lines Represented by Owner	<input type="checkbox"/> Yes _____ <input type="checkbox"/> No _____	
Was Proposed Building Site Delineated	<input type="checkbox"/> Yes <input type="checkbox"/> No _____	Was Property Surveyed	<input type="checkbox"/> Yes _____ <input type="checkbox"/> No _____	
Inspection Record:		Zoning District ()		
		Lakes Classification ()		
Date of Inspection: _____	Inspected by: _____	Date of Re-Inspection: _____		
Condition(s): Town, Committee or Board Conditions Attached? <input type="checkbox"/> Yes <input type="checkbox"/> No (If No they need to be attached.)				
Signature of Inspector: _____				Date of Approval: _____
Hold For Sanitary: <input type="checkbox"/> _____	Hold For TBA: <input type="checkbox"/> _____	Hold For Affidavit: <input type="checkbox"/> _____	Hold For Fees: <input type="checkbox"/> _____	<input type="checkbox"/> _____

Rich Spatial Flex Viewer



<http://maps.bayfieldcounty.org/BayfieldFlexViewer/>

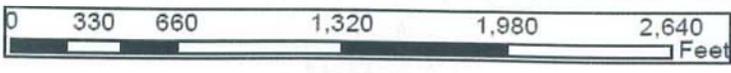
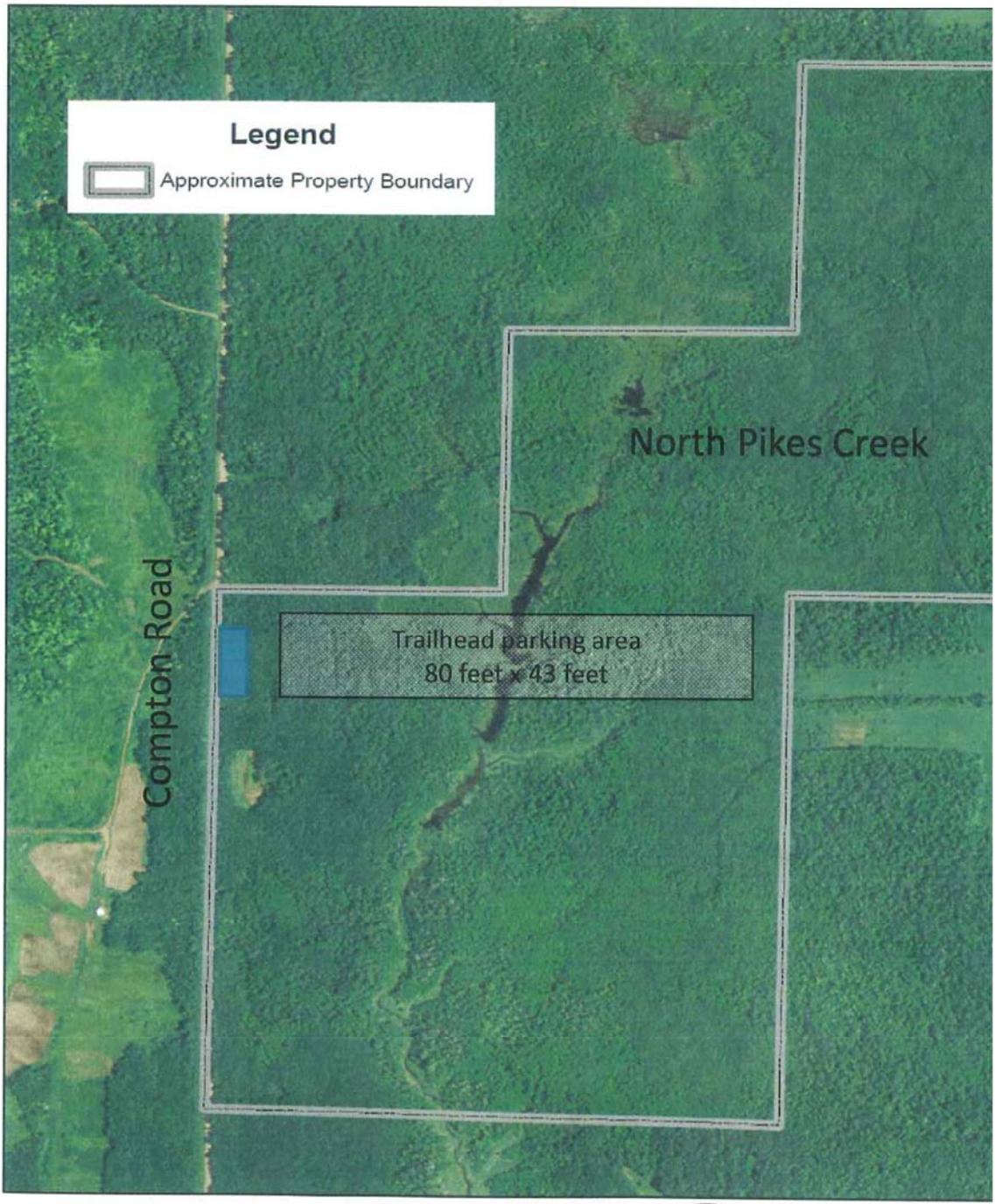
Rich Spatial Flex Viewer



<http://maps.bayfieldcounty.org/BayfieldFlexViewer/>

Plot Plan for North Pikes Creek Wetlands Community Forest Trailhead & Pa

**North Pikes Creek Wetland Community Forest
Owned by Bayfield Regional Conservancy
Portions of Sections 27, 33, and 34, T51N, R4W
Bayfield County, Wisconsin**



Bayfield Regional Conservancy



856 North 4th Street
Tomahawk, WI 54487
tel: 715-453-3274

11242N Gorski Road
Hayward, WI 54843
tel: 715-699-1401

213B North Front Street
Marquette, MI 49855
tel: 906-273-0661

www.steigerwaldt.com

FORESTLAND MGMT

INVESTMENT & ANALYSIS

APPRAISAL

RIGHT-OF-WAY

September 13, 2016

Ms. Erika Lang, Conservation Director
Bayfield Regional Conservancy
P.O. Box 410
Bayfield, WI 54814

Re: Wetland Delineation North Pikes Creek Site

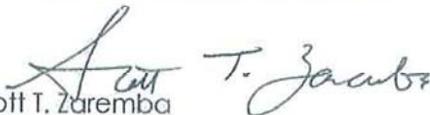
Dear Ms. Lang:

This letter transmits our wetland delineation of the North Pikes Creek Site located along Drive (Parking Area) near Bayfield, Wisconsin. Field work was completed on September northeastern corner of the property as well as a small area in the southeast corner were a wetland.

We appreciate the opportunity to provide you with this delineation. Please do not hesitate contact us if any questions arise.

Sincerely,

STEIGERWALDT LAND SERVICES, INC.


Scott T. Zaremba
Wetland Delineator

STZ/bij

Enclosure: Report

* WETLAND
DEZIN

Subject Property
Part of Sec. 27, 33, & 34, T51N-R4W
Bayfield Co., Wisconsin

Figure 5
Wetland Areas
2010 Photo Background

5



Map Disclaimer:

This map is intended to provide a visual representation of property and geographic features. It is not a legal survey but a de based on reasonably available information suitable for the intended purposes. This map shows the approximate relative location but was not prepared by a professional land surveyor. The use of this map is limited to applications consistent with the intent and and source data. It may not be sufficient or appropriate for legal, engineering, or surveying purposes. No guarantees or warrant map is not a survey of the actual boundary of any property this map depicts.

10/12/2016

STATEMENT RE

Real Estate Tax Statement

BAYFIELD COUNTY, WISCONSIN

Printed: 10/12/2016 1:34:51 PM

BAYFIELD REGIONAL CONSERVANCY INC,

Tax ID: 29459
Legacy PIN: 046105008000
PIN: 04-046-2-51-04-33-1 03-000-10000

Property Description

Site Address: N/A
Municipality: TOWN OF RUSSELL
Description: SWNE S33-T51N-R04W
SW NE IN V.1132 P.547 417 (PFCL 25 YRS-YR OF ENTRY 1986)
Document: 1132-547 2014R-556137
Acreage: 40.000

BAYFIELD REGIONAL CONSERVANCY INC
PO BOX 410
BAYFIELD WI 54814

2015 Assessments

Code	Acres	Land	Impr.	Total
X4 - EXEMPT OTHER	40.000	0	0	0
Total Values:	40.000	0	0	0
Estimated Fair Market Value:				0

Ownership

BAYFIELD REGIONAL CONSERVANCY INC PO BOX 410 BAYFIELD WI 54814

TAX RECORDS - KEY TO CODES

RE = Real Estate	SA = Special Assessments	PF = Private Forest
LC = Lottery Credit	SC = Special Charges	MFLO = Managed Forest Land Open
FD = First Dollar Credit	DU = Delinquent Utilities	MFLC = Managed Forest Land Closed

*** THERE ARE NO PRIOR DELINQUENT PAYMENTS DUE ***

2015 TAXES	GRE	(FD)	(LC)	RE	SA	SC	DU	PF	MFLO	MFLC	TOT
Tax Due:	0.00	(0.00)	(0.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Tax Paid:				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Balance:				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Tax ID 29459 Total Due For 2015 Tax: 0.00

*** THERE ARE NO TAXES DUE ON TAX ID 29459 ***

Bayfield County Treasurer
DANIEL ANDERSON, PO BOX 397
WASHBURN WI 54891
Phone: (715) 373-6131

Workshop for Local Land Use Officials

Wednesday, November 9, 2016

5:30 p.m. - 8:00 p.m.

Ashland City Hall
601 Main St. W
Ashland, WI 54806

About the Workshop

This workshop will provide an overview of the roles and responsibilities of local government officials involved in planning, zoning and land use decision-making.

Who Should Attend?

- New and experienced plan commissioners
- Elected officials representing towns, cities, villages and counties
- Community members interested in learning more about local land use decision-making

Agenda

5:30 pm - Role of the Plan Commission, Governing Body, and Other Officials

- Using and Amending the Comprehensive Plan
- Rezones
- Conditional Uses and Special Exceptions
- Site Plans and Development Review

7:00 pm - Procedural Responsibilities

- Open Meetings and Public Hearings
- Making and Recording Decisions
- Impartial Decision-Makers and Recusal
- Avoiding Legal Challenges



Workshop Organizers

Interested in learning more? Please contact one of our workshop organizers:

Rose Spieler-Sandberg
City of Ashland Planning, Zoning & Development
rspieler@coawi.org
715-682-7041

Robert Schierman
Bayfield County Planning & Zoning
RSchierman@bayfieldcounty.org
715-373-6138

Rebecca Roberts, Land Use Specialist
Center for Land Use Education
rebecca.roberts@uwsp.edu
715-346-4322



Center for Land Use Education
College of Natural Resources
University of Wisconsin - Stevens Point

UW
Extension
University of Wisconsin-Extension

An EEO/AA employer, University of Wisconsin Extension provides equal opportunities in employment and programming, including Title IX and ADA requirements.

Location

Ashland City Hall
 Council Chambers
 601 Main St. W
 Ashland, WI 54806



Directions: From Highway 2 (Lake Shore Drive) turn south on Chapple Ave, then take a left onto Main Street. City Hall will be on your left. Parking is available along 6th Avenue and behind City Hall.



Workshop Cost: \$15 (includes printed workshop materials and light refreshments)

Handbooks: The Plan Commission and Zoning Board Handbooks are available to assist understanding the roles and responsibilities of land use officials. They are not required to attend the workshop, but we do recommend that continuing officials have access to the appropriate handbook. Print copies are available for \$15 or they may be accessed for free from our website: www.uwsp.edu/cnr-ap/clue.

Registration

Please register online, by phone, email, or in person.

Online: <http://bit.ly/1RxprGF>

Phone: 715-346-3783

Email: landcenter@uwsp.edu

Mail: Center for Land Use Education
 800 Reserve Street
 Stevens Point, WI 54481

Registration Form ✂

Contact Name: _____

Address: _____

Town/City/Village/County: _____

City, State, Zip: _____

Telephone: _____

Email: _____

List Workshop Participants:	Workshop \$15	Plan Commission Handbook \$15	Zoning Board Handbook \$15	Total:
1.				
2.				
3.				
4.				
5.				
6.				
Total Amount Due:				\$

Method of payment: Please invoice Check enclosed (payable to Center for Land Use Education)