

Kris Glenn Mayberry, Sawyer County Clerk  
Sawyer County Courthouse  
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October 6, 2015

Agenda  
Land, Water, and Forest Resources Committee meeting  
Wednesday, October 7, 2015, 8:30 a.m.  
Assembly Room, Sawyer County Courthouse

01. Meeting agenda
02. Minutes of September 9, 2015 meeting
03. Audience recognition
04. 2015 Sawyer County Land Sale and over-the-county land purchase
05. Event dates
06. Register of Deeds Office report
07. Land Records and County Surveyor Department report, including:
  - 3 DEP Lidar grant application to United States Geological Survey
  - Town of Winter request for County contribution toward expense of assessor's plat (Conner's Lake)
08. Forestry Department report, including:
  - recreational trails report
  - County
  - DNR forestry reports
09. Zoning and Conservation Department report, including:
  - resolution supporting repeal of statutory provisions enacted in State budget concerning shoreland zoning standards
  - department policy regarding size of boathouses
  - NRCS report
  - DNR report
  - LCO report
10. Monthly expense vouchers
11. Other matters for discussion only
12. Proposal to purchase S1/2SE1/4 of Section 15, T 38 N, R 8 W (approximately 80 acres) in Town of Couderay for inclusion in Sawyer County Forest [The Committee may convene into **closed session**, pursuant to section 19.85(1)(e), Wisconsin Statutes, to discuss negotiations for the purchase of the property, and may announce or take action on matters discussed in the closed session upon reconvening into open session at the end of the closed session.]

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Kris Mayberry  
Sawyer County Clerk

minutes of the meeting of the Land, Water, and Forest Resources Committee  
Sawyer County Board of Supervisors  
September 9, 2015; Assembly Room; Sawyer County Courthouse

members present: Dean Pearson (Acting Chair), Bruce Paulsen, Brian Bisonette

also present: Don Mrotek (Sawyer County Snowmobile and ATV Alliance), Dick Dewhurst (Town of Hayward Planning Commission), Terrell Boettcher (Sawyer County Record), County Board member Warren Johnson, Register of Deeds Paula Chisser, County Forest Administrator Greg Peterson, County Surveyor and Land Records Department Director Dan Pleoger, County Board Chair Hal Helwig, County Treasurer Dianne Ince, County Administrator Tom Hoff, County Clerk Kris Mayberry

Motion by Paulsen, 2<sup>nd</sup> by Bisonette, to approve the meeting agenda. Motion carried.

Motion by Paulsen, 2<sup>nd</sup> by Bisonette, to approve the August 12, 2015 meeting minutes. Motion carried.

County Clerk Kris Mayberry presented for the Committee's review a proposed 2015 Sawyer County Land Sale. Bids for purchase of parcels of real estate from the list would be due October 2, 2015. Motion by Paulsen, 2<sup>nd</sup> by Bisonette, to approve the list. Motion carried.

Register of Deeds Paula Chisser presented a department report, including that the 1<sup>st</sup> electronic document was received for recording in the Register of Deeds Office.

County Surveyor and Land Records Department Director Dan Pleoger provided a written department report (copy in meeting file).

County Forest Administrator Greg Peterson provided a written department report (copy in meeting file), including his recommendation to approve the bid of \$4,100 from Select Excavation for the Sissabagama Trail 31 bridge repair project (as the low bid received for the project). Motion by Bisonette, 2<sup>nd</sup> by Paulsen, to approve the recommendation. Motion carried.

County Forest Administrator Greg Peterson presented information about the Great Lakes Timber Professionals Association event entitled "Log a Load for Kids" being hosted this year in Sawyer County during the 1<sup>st</sup> week in October. Administrator Peterson requested approval for the direct sale of 150 cords of timber to Rich Good as part of a demonstration project (introducing participating children to forestry science, history, and modern-day harvesting practices); and that the proceeds from the sale are donated as a charitable donation to Children's Miracle Network affiliated hospitals to be used in treating ill and injured children. Motion by Pearson, 2<sup>nd</sup> by Paulsen, to approve the recommendation. Motion carried.

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C.Bd

The Committee determined to refer the option for the County to purchase the South Half of the Southeast Quarter (S1/2SE1/4) of Section 15, Township 38 North, Range 8 West (approximately 80 acres located in the Town of Couderay) to the closed session at the end of the meeting to discuss negotiations and terms for the purchase. The parcel of real estate has been used as an essential access into the Couderay Block of the Sawyer County Forest. The list price for the parcel is \$122,560.

Don Mrotek (Sawyer County Snowmobile & ATV Alliance) provided a report, including the results of the State of Wisconsin's annual grant funding for ATV and snowmobile trail projects and Representative Edming's participation in a trail ride on the Tuscobia Trail.

County Forest Administrator Greg Peterson reported that Forester Roy Zubrod submitted his resignation to take a position with the State of Wisconsin. Director Peterson will be working with County Administrator Tom Hoff to fill the vacant Forester position.

Zoning and Conservation Department Director Dale Olson presented a written department report (copy in meeting file), including an increase conservation funding by the State of Wisconsin; the fall tour scheduled for Friday, September 11<sup>th</sup>; a proposal for revisions to the shoreland land use permit fee schedule; a report on County-owned dams; the Wisconsin Department of Natural Resources (DNR) representatives proposal to remove the Totagatic Dam in the Washburn County Town of Frog Creek; and the proposal by the State of Wisconsin to sell parcels of State-owned property throughout the State, including those on the Big Island in Nelson Lake.

The Committee reviewed the monthly department expense vouchers. Motion by Paulsen, 2<sup>nd</sup> by Bisonette, to approve the vouchers. Motion carried.

Minutes  
Motion by Pearson, 2<sup>nd</sup> by Paulsen, to convene into **closed session**, pursuant to section 19.85(1)(e), Wisconsin Statutes, to discuss negotiations for the purchase of the property noted above. Motion carried. By unanimous voice vote.

[Minutes of closed session are kept in a confidential file in the County Clerk's Office.]

Motion by Paulsen, 2<sup>nd</sup> by Bisonette, to reconvene into open session. Motion carried.

Motion by Paulsen, 2<sup>nd</sup> by Bisonette, to adjourn the meeting. Motion carried.

minutes prepared by Sawyer County Clerk Kris Mayberry

## Kris Mayberry

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**From:** Dan Pleoger  
**Sent:** Monday, September 28, 2015 8:35 AM  
**To:** Kris Mayberry  
**Subject:** RE: County meeting notice update attached

Kris,

Please add "3DEP Lidar Grant Application to USGS" to the Land Records portion of the agenda. I think a decision will be made before the meeting, but it should be on the agenda.

Thanks,

Dan

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**From:** Kris Mayberry  
**Sent:** Monday, September 28, 2015 8:03 AM  
**To:** 1 Sawyer County Record ([rkohler@sawycountyrecord.net](mailto:rkohler@sawycountyrecord.net)); 2 Sawyer County Gazette; ([sklohn@cheqnet.net](mailto:sklohn@cheqnet.net)); 4 WHSM ([radio@whsm.com](mailto:radio@whsm.com)); 5 WOJB ([frontdesk@wojb.org](mailto:frontdesk@wojb.org)); [hlibrary@hayward.nwls.lib.wi.us](mailto:hlibrary@hayward.nwls.lib.wi.us); [villageofwinter\\_clerk@yahoo.com](mailto:villageofwinter_clerk@yahoo.com)  
**Cc:** Bill Voight; Brian Bisonette; Bruce Paulsen; Dale Schleeter; Dale Thompson; Dean Pearson; Fred Zietlow; Hal Helwig; Iras Humphreys; James Bassett; Kathy McCoy; Ronald Kinsley; Tom Duffy; Tweed Shuman; Warren Johnson; Warren Johnson; Bruce Poquette; Claudia Burgan; Craig Faulstich; Dale Olson; Dan Pleoger; David Dokkestul; Dianne Ince; Eric Nilson; Gary Gedart; John Yackel; Greg Peterson; Kris Mayberry; Lori Laberee; MARK KELSEY; Mike Coleson; Patricia Sanchez; Paul Grahovac; Paula Chisser; Renee Brown; Sandy Okamoto; Sherrie Shelton; Tim Hagberg; Tom Hoff  
**Subject:** County meeting notice update attached

In order to comply with the "best effort" requirements of the open meeting law I need any and all agendas and agenda items this morning.

Kris

Kris Mayberry  
Sawyer County Clerk  
715.634.4866

Resolution # -2015

To Repeal Statutory Provisions Enacted in the State of Wisconsin  
2015-2017 Budget Concerning Shoreland Zoning Standards (Act 55)

WHEREAS, the Joint Finance Committee for the State's 2015-2017 biennial budget process has passed paragraph 23 of Motion Number 520 which significantly changes the standards for regulation of structures in shoreland areas contrary to the local authority of individual counties in favor of a statewide one-size-fits-all approach; and

WHEREAS, the State of Wisconsin approved the Water Resources Act in 1966 which created Wisconsin Statutes 59.692 directing counties to zone by ordinance all shorelands in unincorporated areas with the rules set forth in NR115 intended to be minimum standards and not maximums, recognizing that not all waters of the State were the same; and

WHEREAS, Sawyer County has been requiring buffer mitigation and signed Shoreland Vegetation Protection Area (SVPA) agreements since January 1, 2004, and adopted the Shoreland-Wetland Protection Ordinance on October 20, 2011, to protect property values, the County's wildlife and fisheries habitat, and the natural scenic beauty of Sawyer County's shorelands, and, at the same time, provided flexibility to property owners in development of their property; and

WHEREAS, Sawyer County has, pursuant to Wisconsin law and by majority vote, provided additional protections of our surface water resources through the 4-tiered Sawyer County Lakes Classification System, which is more restrictive than the minimum provisions in NR115, and

WHEREAS, Act 55 represents the removal of existing, effective county shoreland zoning regulations of the last 45 years proven to protect waterways from the known detriments of developing along the shoreline, including but not limited to runoff from impervious surfaces, water quality and visual impact; and

WHEREAS, Act 55 prohibits the County from requiring approval, or a fee, or mitigating impacts when property owners conduct maintenance, repair, replacement, restoration, rebuilding or remodeling of all or any part of a nonconforming structure within the same footprint, leading to unchecked development along our shorelines which will cause irreparable harm, resulting in a drop in property values which in turn will damage the economy of our County.

NOW, THEREFORE BE IT RESOLVED, the Sawyer County Board of Supervisors does hereby respectfully support the repeal of Act 55 and the restoration of the Counties ability to customize shoreline zoning regulations through local control.

BE IT FURTHER RESOLVED, that, if deemed necessary to amend shoreland zoning regulations, it be done by way of stand-alone legislation in regular legislative session with meetings, hearings, public input, and deliberation, rather than as part of the budget process.

BE IT FURTHER RESOLVED THAT, the Sawyer County Board of Supervisors directs the County Clerk to distribute a copy of this resolution to the State of Wisconsin, the Wisconsin Counties Association, all members of the Wisconsin Senate and Wisconsin Assembly, and each County in the State of Wisconsin.

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Motion by Paulsen, 2<sup>nd</sup> by Bisonette, to adjourn the meeting. Motion carried.

minutes prepared by Sawyer County Clerk Kris Mayberry



## Sawyer County Forestry Department

Sawyer County Courthouse

10610 Main Street, Suite 100

Hayward, WI 54843

Phone: (715) 634-4846

Fax: (715) 638-3234

### Land Purchase Proposal S1/2 SE1/4, Section 15, T38N R8W, Town of Couderay.

Current owner is Northwoods ATP, L.P. property is being offered for sale through Steigerwaldt Land Services.

List price is \$182,000 for 118.73 acre tract. Tract comprises 3 individual parcels, averaging \$1533/ acre. Sawyer County purchase proposal would include only two of the three tracts for total acreage of 78.73 acres.

Based on average price per acre of entire tract for sale asking price for 78.73 acres would be \$120,693.

#### Timber Value Appraisal

14 acres of Red Pine plantation

Timber Value = \$2990/acre

Total = \$14,860

64 acres of Aspen 30 years old

Timber Value = \$820/acre

Total = \$52,480

Total timber value on 78.73 acres = \$67,340

Red pine plantation ready for harvest now estimate sale value = \$17,411

Aspen stand ready for harvest in 10-15 years.

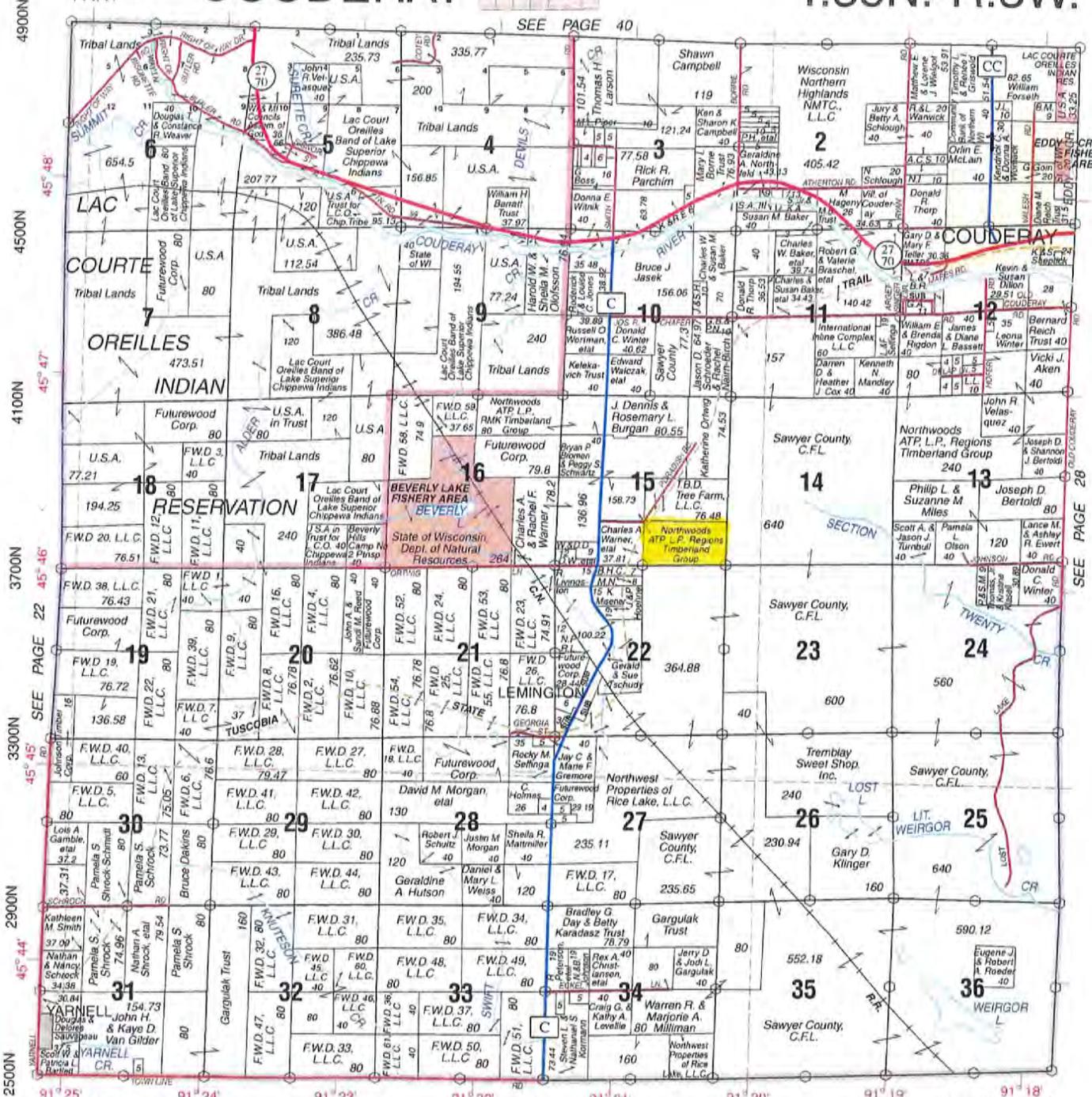
Purchase of the parcels provides 2,000 feet of road for primary access from western Weirgor block to town road, both for timber sale harvests as well as public access to 900+ acres of County Forest lands.



SOUTHWEST PART COUDERAY

T.38N.-R.8W.

SEE PAGE 40

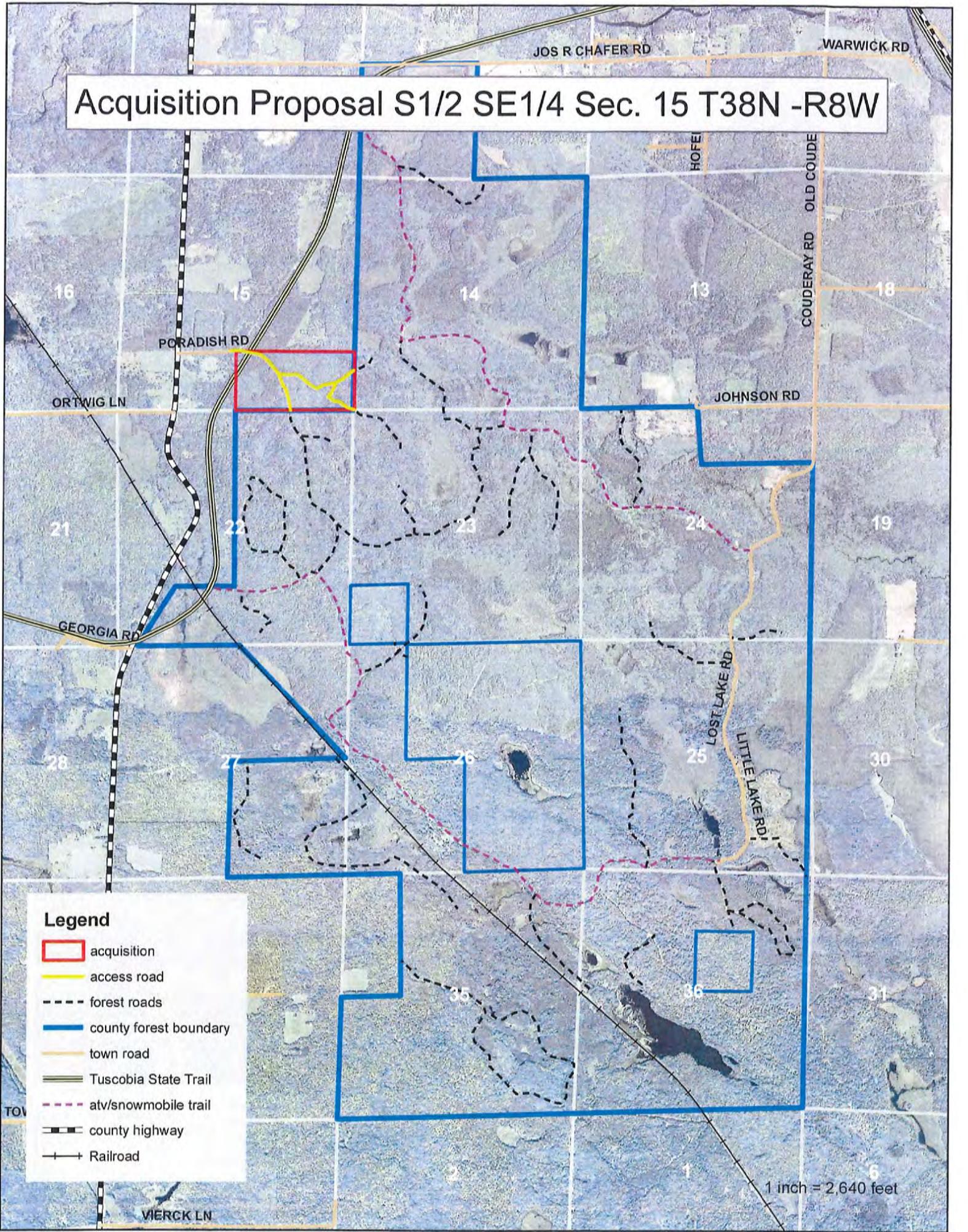


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SEE PAGE 10

14500W 14100W 13700W 13300W 12900W 12500W 12100W Sawyer County, WI

# Acquisition Proposal S1/2 SE1/4 Sec. 15 T38N -R8W



## Legend

-  acquisition
-  access road
-  forest roads
-  county forest boundary
-  town road
-  Tuscobia State Trail
-  atv/snowmobile trail
-  county highway
-  Railroad

1 inch = 2,640 feet

118.73 Acres

Sale 1513 - Northwoods ATP, L.P.



Tract(s) - 12714

T38-R3W-S15  
List Price - \$182,000



bing™

Image courtesy of USGS Earthstar Geographics. SIO © 2015 Microsoft Corporation

- A - Aspen
- FB - Balsam Fir
- G, OP, UB - Upland Non-Forest
- KEY, LB, M, SX - Lowland Non-Forest
- NH - Northern Hardwood
- O, OX - Scrub Oak/Mixed Oak
- PJ, PJP - Jack Pine
- PR, PRP - Red Pine
- ROW - Right-of-Way
- SB, SC, T - Swamp Conifer
- SH - Swamp Hardwood
- W - Water

**Map Disclaimer:**  
 This map is intended to provide a visual representation of property and geographic features. It is not a legal survey but a depiction of the property based on reasonably available information suitable for the intended purposes. This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. The use of this map is limited to applications consistent with the intent and accuracy of the map and source data. It may not be sufficient or appropriate for legal, engineering, or surveying purposes. No guarantees or warranties are expressed.



Sale Parcel      Other Available Parcels

0      0.125      0.25 Miles

June, 2015