

APPLICATION/PETITION FOR REZONE – Burnett County, WI

FEE: \$300.00

APPLICATION #: MAP-22- 03

COMMITTEE MEETING DATE: April 5 2022

DATE RECEIVED: 2/23/2022 CURRENT ZONING DISTRICT: F-1

PARCEL # (24 digits): 07-024-2-39-14-31-4 04-000-011000

PROPOSED ZONING DISTRICT: A-2

RECEIVED STAMP (BELOW):

TAX ID #: 16300



ACTION TAKEN BY LAND USE AND INFORMATION COMMITTEE:

- APPROVED
- DENIED

MEETING DATE: 4/5/2022

ACTION TAKEN BY COUNTY BOARD OF SUPERVISORS:

- APPROVED
- DENIED

MEETING DATE: _____

ACTION TAKEN BY TOWN BOARD OF SUPERVISORS, TOWN OF _____

- APPROVED
- DENIED

MEETING DATE: _____

MAP UPDATED BY: _____ DATE: _____

ZONING STAFF ONLY ABOVE THIS LINE

Applicant Complete All Remaining Sections Below

Part A:

Property Owner's Name: ML Holst LLC

Applicant's Name: Morris Holst

Applicant's Mailing Address: 852 138th St Amery WI: 54001
City State Zip

Applicant's Telephone Number: 715/821-2150

Applicant's Email: morry.holst@gmail.com

If staff has a question about this application, how do you prefer to be contacted? Check one below:

- Letter
- Phone
- Email

Legal Description: SE SE EX E 871' of North 100'

Lot #: _____ CSM Vol. _____ Pg. _____ OR

Lot #: _____ Block #: _____ Subdivision Name: _____ OR

Gov't Lot #: _____ OR SE 1/4 SE 1/4

Section #: 31 Town #: 39 N Range #: 14 W Town of: Rusk

Attach additional page if needed for lengthy description OR attach a copy of the deed OR attach tax system property page.

Real Estate Burnett County Property Listing

Today's Date: 2/7/2022

Property Status: **Current**

Created On: 3/28/2006 6:27:15 PM

Description Updated: 3/5/2007

Tax ID:	16300
PIN:	07-024-2-39-14-31-4 04-000-011000
Legacy PIN:	024313102500
Map ID:	
Municipality:	(024) TOWN OF RUSK
STR:	S31 T39N R14W
Description:	SE SE EX E 871' OF N 100'
Recorded Acres:	38.000
Calculated Acres:	0.000
Lottery Claims:	0
First Dollar:	No
ESN:	

Tax Districts Updated: 3/28/2006

1	STATE
07	COUNTY
024	TOWN OF RUSK
655474	SCHL-SPOONER
001700	TECH COLLEGE
659060	SPOONER FIRE

Recorded Documents Updated: 3/28/2006

CONVERSION	
Date Recorded:	669 632/87

Ownership Updated: 3/28/2006

ROSANNE SMITH PLAINFIELD IL

Billing Address:	Mailing Address:
ROSANNE SMITH	ROSANNE SMITH
20828 W PEPPERTREE CT	20828 W PEPPERTREE CT
PLAINFIELD IL 60544	PLAINFIELD IL 60544

Site Address * indicates Private Road

N/A

Property Assessment Updated: 8/30/2006

2022 Assessment Detail

Code	Acres	Land	Imp.
G6-PRODUCTIVE FOREST	38.000	68,400	0

2-Year Comparison

	2021	2022	Change
Land:	68,400	68,400	0.0%
Improved:	0	0	0.0%
Total:	68,400	68,400	0.0%

Property History

N/A

Rezone Parcel

Parcel # (24 digits): 070242391431404000011000

Tax ID # (1-5 digits): 16300

Lot Area: Appx. 1,644,032 ft² and 38 acres

Property Site Address #: No current address

From F1 Zoning District to A2 Zoning District

If this proposed Zoning Amendment is approved, the above described property will be used for:
Subdivide into 3 lots each to be more than 10 Acres

Part B: Attach construction plans/survey map detailing the following: Plans/map shall be drawn with a scale preferably at 1"=20' or multiples of 10', scale shall not exceed 1"=50', unless approval from Zoning Administrator for a different scale is allowed. Note scale used on the plans/map. Plans/maps shall be on letter or legal size paper with North being at the top of the page (Make sure all items below are shown):

- Property lines, road right-of-ways, and road centerlines including distances to property lines, road right-of-ways, and road centerlines for all existing and proposed structures on the parcel
- Show area to be used for the proposed request
- All existing uses on parcels within 300 ft of the parcel for this request
- All existing zoning districts within 300 ft of the parcel for this request
- Vegetation proposed to be removed or disturbed
- Ordinary High Water Mark (OHWM) and distances to it from all existing and proposed structures; must show all within 200 ft of structures
- Floodplain and wetland boundaries and distances to them from all existing and proposed structures; must show all within 200 ft of structures
- Dimensions, locations and setbacks of all existing and proposed structures including all decks/porches/walkways/etc; must show dimensions for ALL items
- Sanitary system, drainfield, and well with distances to property lines, OHWM, wetlands, floodplains, existing and proposed buildings
- Location and extent of filling/grading
- Location and type of erosion control measures
- Existing and proposed utilities and utility easements
- Any other construction related to your project
- North arrow

No current plans for construction

Part C: Provide names and addresses of all property owners within 300' of the parcel proposed to be rezoned.

This must include all parcels (including vacant parcels) that are within 300' of the parcel proposed to be rezoned, including those across the road. Address for the owner would be their mailing address (where they get their mail) in many cases this may not be the site address. Attach additional sheets if necessary.

- ① Stark Trust, 15543 W Holly Lake Ln, Stone Lake, WI 54876
Tax ID: 16301
- ② Martin & Leanne Shutt, W6446 Ojibwa Rd, Spooner, WI 54801
Tax ID: 16297 & 16298
- ③ LMMS LLC, W6446 Ojibwa Rd, Spooner, WI 54801
Tax ID: 16299
- ④ Bruce & Katherine Klassen, 601 Wilson St, Chippewa Falls, WI 54729
Tax ID: 33450
- ⑤ Indies FLP Trust, 132 N Indies Dr, Marathon, FL 33050-3703
Tax ID: 2976
- ⑥ Chad Benzer, 2224 122nd St, New Richmond, WI 54017
Tax ID: 16312 & 16313
- ⑦ Rosanne Smith 20828 W Peppertree Ct Plainfield IL 60544
Tax ID: 2993
- ⑧ Town of Rust Clerk
- ⑨ County Board Supervisor District 10 - Gary Lundberg

Part D: Signature and date

(If applicant and owner are different then both need to sign the application.)

THIS APPLICATION CONSTITUTES NOTICE THAT ALL IMPROVEMENTS ARE SUBJECT TO ACCESS AND/OR REVIEW BY THE LOCAL MUNICIPALITY'S TAX ASSESSOR FOR THE PURPOSE OF TAX ASSESSMENT

I hereby petition the Burnett County Land Use and Information Committee for an amendment to the Burnett County Ordinance and/or map to effect a change in the Zoning classification. I certify that the information I have provided in this application is true and accurate. I agree to permit County officials charged with administering county ordinances or other authorized persons to have access to the above-described premises at any reasonable time for the purpose of inspection. I understand that the petition application fee is non-refundable, regardless if the petition is approved or denied. I understand that the fee for this petition application is only for the petition request, and if permits are required for the project, those will require separate fees. I understand that partial or incomplete applications will be returned to the applicant resulting in the application being removed from the hearing agenda, and the submittal deadlines will restart.

Signed Man Hdot (Applicant) 2-18-22 (Date)

Signed _____ (Owner) _____ (Date)

(If applicant and owner are different, then both need to sign the application.)

Towne, Jason

From: Morris Holst <morry.holst@gmail.com>
Sent: Friday, March 11, 2022 12:48 PM
To: Towne, Jason
Subject: Re: Rusk Rezone - Smith parcel
Attachments: Beaver Dam Rd Deed_000144.pdf

Jason,

We just closed on this so I have attached a copy of the deed. It should be getting recorded today or early next week. Please let me know if this is OK or if you need something else. I went to Rusk Township's meeting last night. They did not seem to have any objections but really didn't OK it either as they had not heard anything from the county about it. Hopefully, they will be able to give the zoning committee feedback when needed.

Thanks,

Morry

On Fri, Mar 11, 2022 at 11:59 AM Towne, Jason <jtowne@burnettcounty.org> wrote:

Morry,

Do you have a signed purchase agreement showing you have a vested interest in this parcel? Just want that to show you can apply for the rezone. You can black out the purchase price.

Thanks,

Jason

Jason Towne

Land Services Director

County Surveyor/Zoning Administrator/LIO

Burnett County, WI

7410 County Rd K #120

Siren, WI 54872

715.349.2109 x2611

jtowne@burnettcounty.org

Mapping Site: <http://burnettcowi.wgxtreme.com/>

County Site: <http://www.burnettcounty.com/>

--

Morry Holst

Broker/Owner

Woods & Water Real Estate, LLC

Cell: 715.821.2150

Office: 715.273.4567

www.woodsandwaterrealestate.com

E2:4H

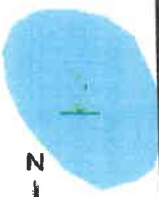
24897

31

RUSK

32

BEAVER DAM RD



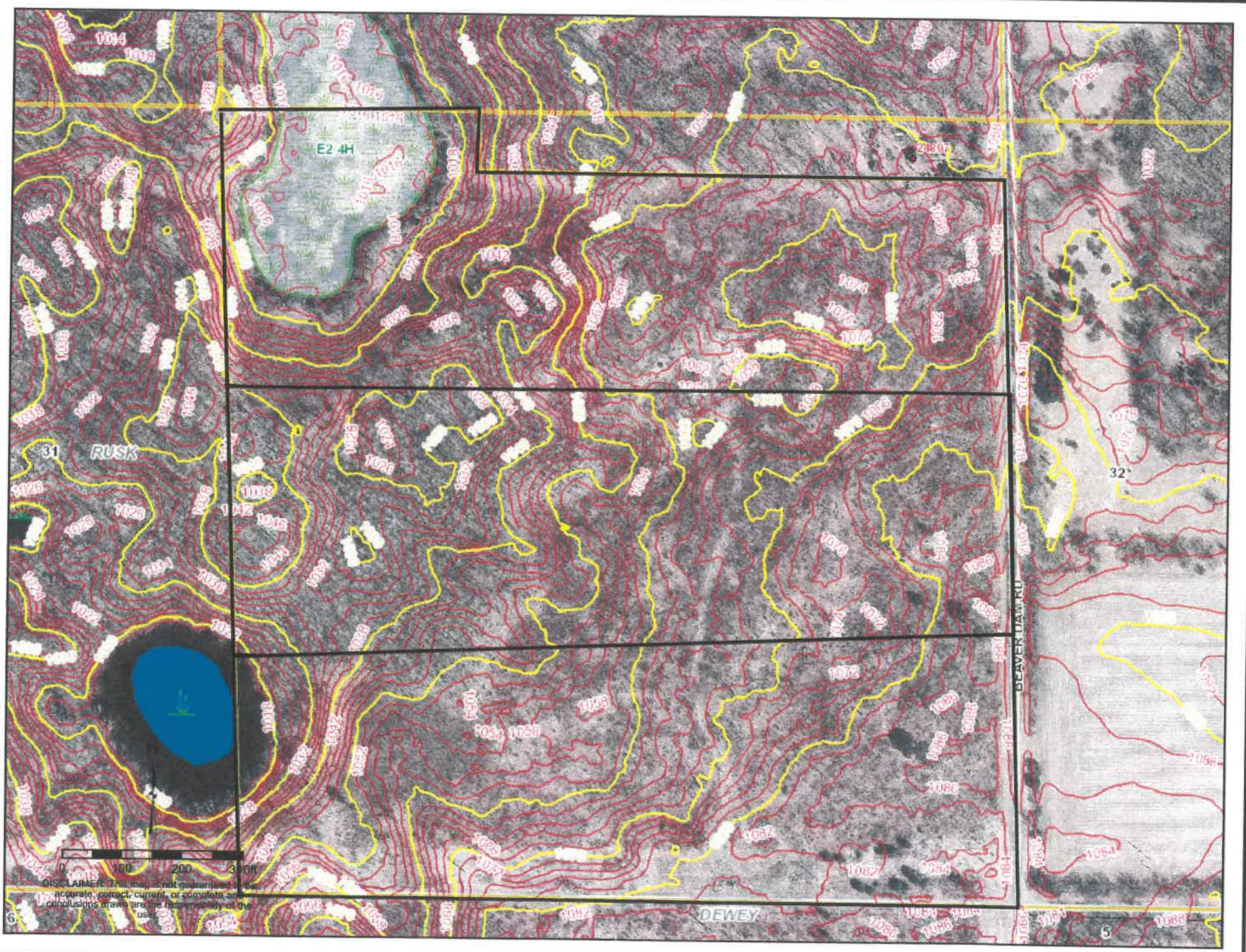
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

6

DEWEY

5

Proposed three parcels



E2 4H

31 RUSK

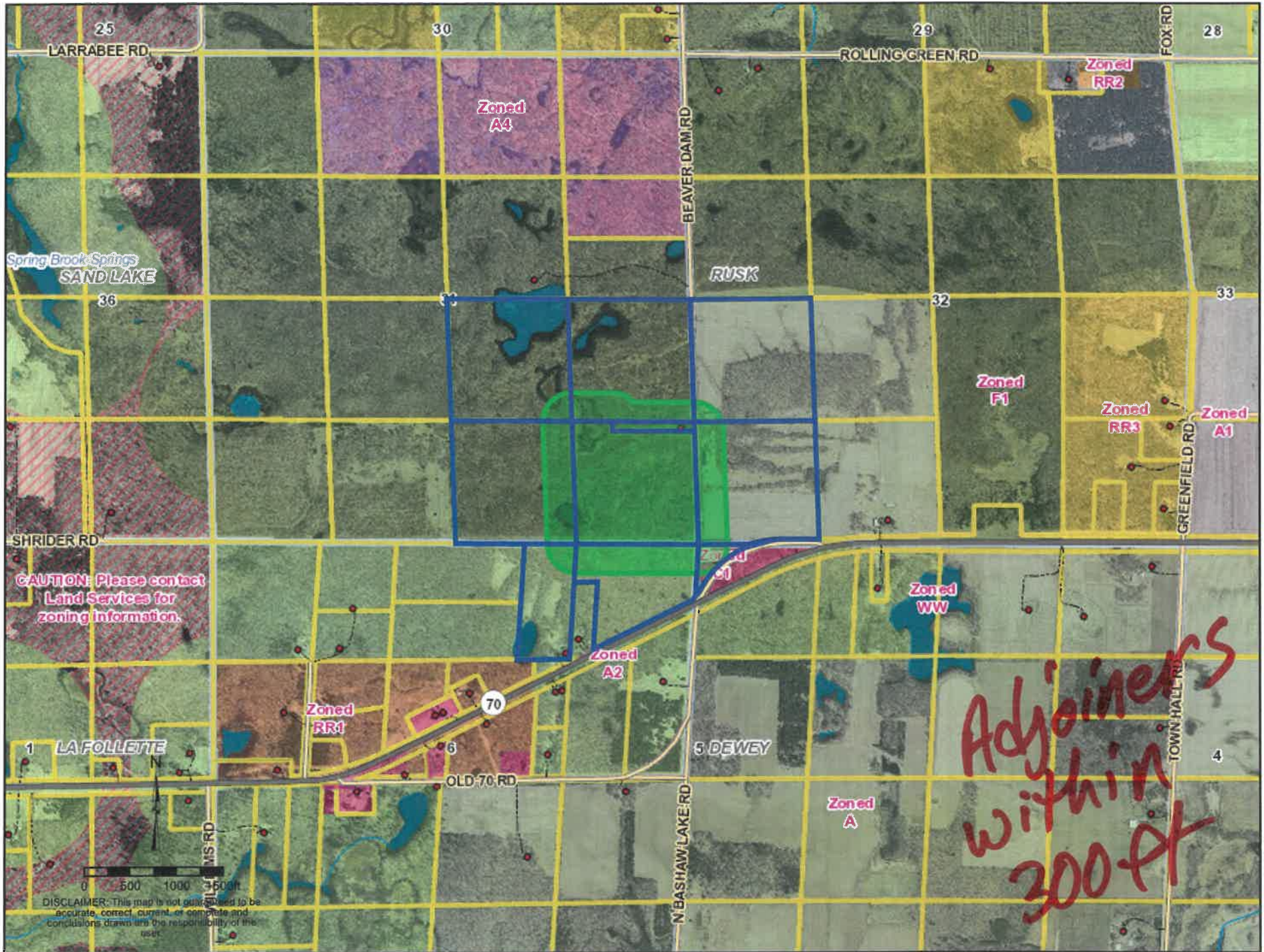
32

DEWEY

5



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



Adjoiners
within
300 ft