



- Natural Resources
- Setbacks
- Water Quality
- Sanitation

Normal Building – Room 205  
104 S. Eyder Avenue  
Phillips, WI 54555  
Phone: (715) 339-3272  
Fax: (715) 339-5295  
zonedep@co.price.wi.us

Notice of Public Hearing  
Before  
The Price County Land Use & UW-Extension Committee

TO ALL INTERESTED PARTIES:

A public hearing will be held on October 20, 2016 for the purpose of hearing evidence regarding conditional use permits:

- 9:00 a.m. Conditional Use permit filed by Brad Carlsen for the purpose of operating a vehicle and equipment repair shop on property located within the NW1/4 SE1/4, Section 25, Township 38N, Range 1W, Town of Flambeau (W7409 Mink Springs Road).
- 9:05 a.m. Conditional Use permit filed by Ray and Dawn Schroeder for the purpose of operating an equine assisted psychotherapy business on property located within the SE1/4 SW1/4, Section 25, Township 36N, Range 1E, Town of Hackett (N5405 County Road A).

\*All times are approximate.

The meeting will take place at the UW-Extension Office, Conference Rooms A & B Normal Building, Phillips, WI.

All persons interested in presenting evidence are welcome to attend.

PRICE COUNTY LAND USE & UW-EXTENSION COMMITTEE.

Robert Kopisch  
Kay Pluemer  
Jim Hintz  
Bruce Jilka  
James Adolph

pc: The Price County Review



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 Phone: (715) 339-3272  
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October 3, 2016

This is notification that Brad Carlsen has applied for a Conditional Use permit for the purpose of operating a vehicle and equipment repair shop on property located within the NW1/4 SE1/4, Section 25, Township 38N, Range 1W, Town of Flambeau (W7409 Mink Springs Road). You may review the application in our office between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday or online at: <http://www.co.price.wi.us>.

The Price County Land Use & UW-Extension Committee welcomes all opinions on the proposed use. Opinions may be sent to our office on or before Wednesday October 19, 2016 or you may give your opinion and/or testimony at the public hearing being held on Thursday October 20, 2016 at 9:00 a.m. The Notice of Public Hearing is enclosed.

Sincerely,

Amanda McMeekin,  
 Assistant Zoning Administrator

Pc: Town Clerk (Certified)  
 County Board Supervisor  
 WI DNR

----- (clip and mail if you wish to protest or comment) -----

Regarding – Brad Carlsen – Conditional Use permit for the purpose of operating a vehicle and equipment repair shop on property located within the NW1/4 SE1/4, Section 25, Township 38N, Range 1W, Town of Flambeau (W7409 Mink Springs Road).

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Signed \_\_\_\_\_ Date \_\_\_\_\_

## Price County Conditional Use Permit Application

- This application shall be fully completed and submitted with the \$170 fee before the Zoning Department will begin to process your application. Incomplete applications will be returned to you.
- Completed applications must be received by the 1<sup>st</sup> working day of the month in order to schedule a public hearing on your proposal at the Zoning Meeting to be held the following month.
- You should contact the Town Board Chairman of where you're proposing a conditional use to determine if there is a need to discuss your proposal at a Town Board Meeting.
- The Zoning Department will publish a notice in the newspaper and notify all landowners within 300 feet of the property you're proposing a conditional use as to what you're proposing and where a public hearing will be conducted on your proposal. It's advisable that you contact adjacent landowners in advance of the hearing to inform them of your intentions to help clarify any concerns.

Applicant's name: Brad Carlsen Phone number: 715-339-6423

Applicant's address: W7409 Mink Springs Rd. Phillips Wi. 54555

Owner(s) of property: (as listed on the deed) Brad and Mindi Carlsen

Address of property: W7409 Mink Springs Rd. Phillips Wi. 54555

Zoning District: (circle one) A-1 RR-1 ~~RF-1~~ RB-R CI-I CI-C CI-1 RF-C C-1

Legal description: Government Lot \_\_\_ or NW 1/4 SE 1/4, Section 25, Township 38 North,  
Range 1 East / West (circle one), Town of Flambeau.  
Lot \_\_\_ of the \_\_\_\_\_ Subdivision

Section 530.35(c)(5) of the Price County Zoning Ordinance provides the authority for this application to be submitted for the proposed conditional use.

### Please answer these questions to help explain your proposal

1. Proposed Conditional Use: (Attach additional sheets if necessary. Describe the main activities and equipment to be used.)

Shop will be used to maintain and repair equipment and vehicles primarily for local  
City, Townships, Fire Department, and Electric Cooperative.

Hand, electric, and pneumatic tools will be used.

2. Hours of operation. As needed for repairs
3. Number of employees. None
4. Will your proposal increase the percentage of impervious surface upon the property in which the conditional use is being proposed. Yes  No  If yes, please quantify the amount of impervious surface to be created and mitigation measures to be implemented to reduce erosion potential to adjoining property. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
5. Will your proposal have an adverse effect on public health? Yes  No  If yes, please explain. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
6. Will your proposal have an adverse effect the established character and quality of the area? Yes  No  If yes, please explain. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
7. Will your proposal have an adverse effect on any existing public roadway in your community? Yes  No  If yes, please explain the volume of traffic you anticipate. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
8. Will your proposal create harmful or nuisance effects that include noise, dust, smoke, odor, or other factors? Yes  No  If yes, please explain. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
9. Will your proposal involve any excavation on the respective property? Yes  No  If yes, please attach a topographical map with 1 ft. contours indicating pre-construction and post-construction drainage patterns and the erosion control measures to be implemented during construction.

**Plot Plan**

A plot plan **shall** be submitted with **all** conditional use permit applications. **Use the last page of this application to draw your plot plan.** The plot plan should be drawn to scale (indicate scale on map) and include items whether existing or proposed as follows:

1. All structures on the property upon which the conditional use is being proposed. (Indicate the length, width, and height of each structure.)
2. The well, septic system (including tanks and drainfield), and garbage/recycling containers.
3. All public roads, private driveways and parking areas.
4. Wetlands, floodplains, and ordinary highwater mark of any navigable lake, river, or stream.
5. Property boundary. If parcel is >5 acres in area, draw the items listed above at a scale that is discernable and simply indicate the distance to the boundary lines.

I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I give permission for staff of the Price County Zoning Department to enter onto the property on which the conditional use is being proposed by this application during daylight hours to collect information relative to my proposal. I further agree to withdraw this application if substantive false or incorrect information has been included. I also understand that the \$170 fee is nonrefundable once a public hearing has been conducted on my proposal.

<u>Brad Carlsen</u> Notarized Signature of Applicant or Agent		Subscribed and sworn to before me
<u>9-2-2016</u> Date		This <u>2nd</u> day of <u>Sept</u> , 20 <u>16</u> <u>Linda L. Hertig</u> , Notary Public My Commission Expires <u>3-29-2020</u>

Office use only

Conditions of approval:

- 1.
- 2.
- 3.
- 4.

The Zoning Committee approved / denied this application on \_\_\_\_\_

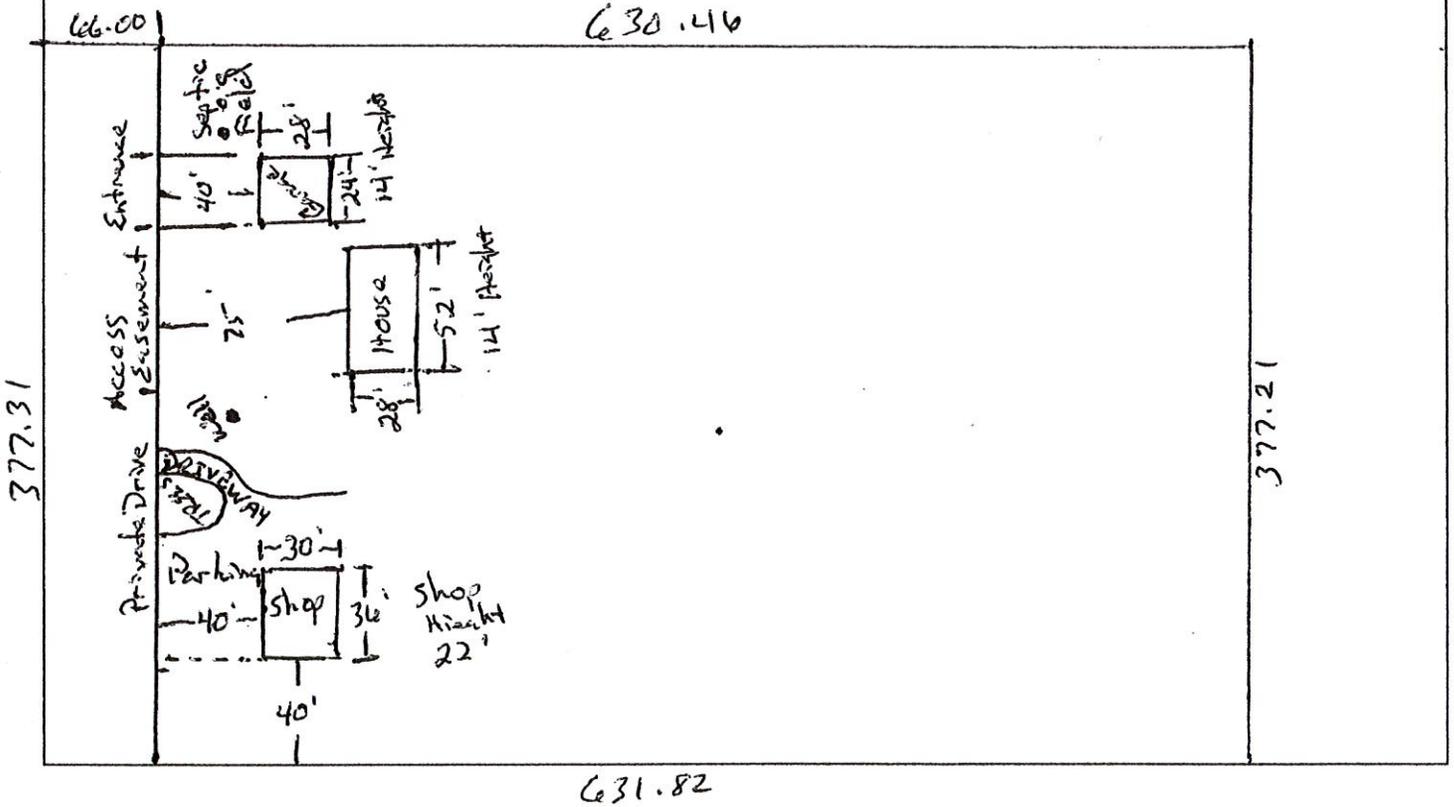
\_\_\_\_\_  
Signature of Zoning Administrator

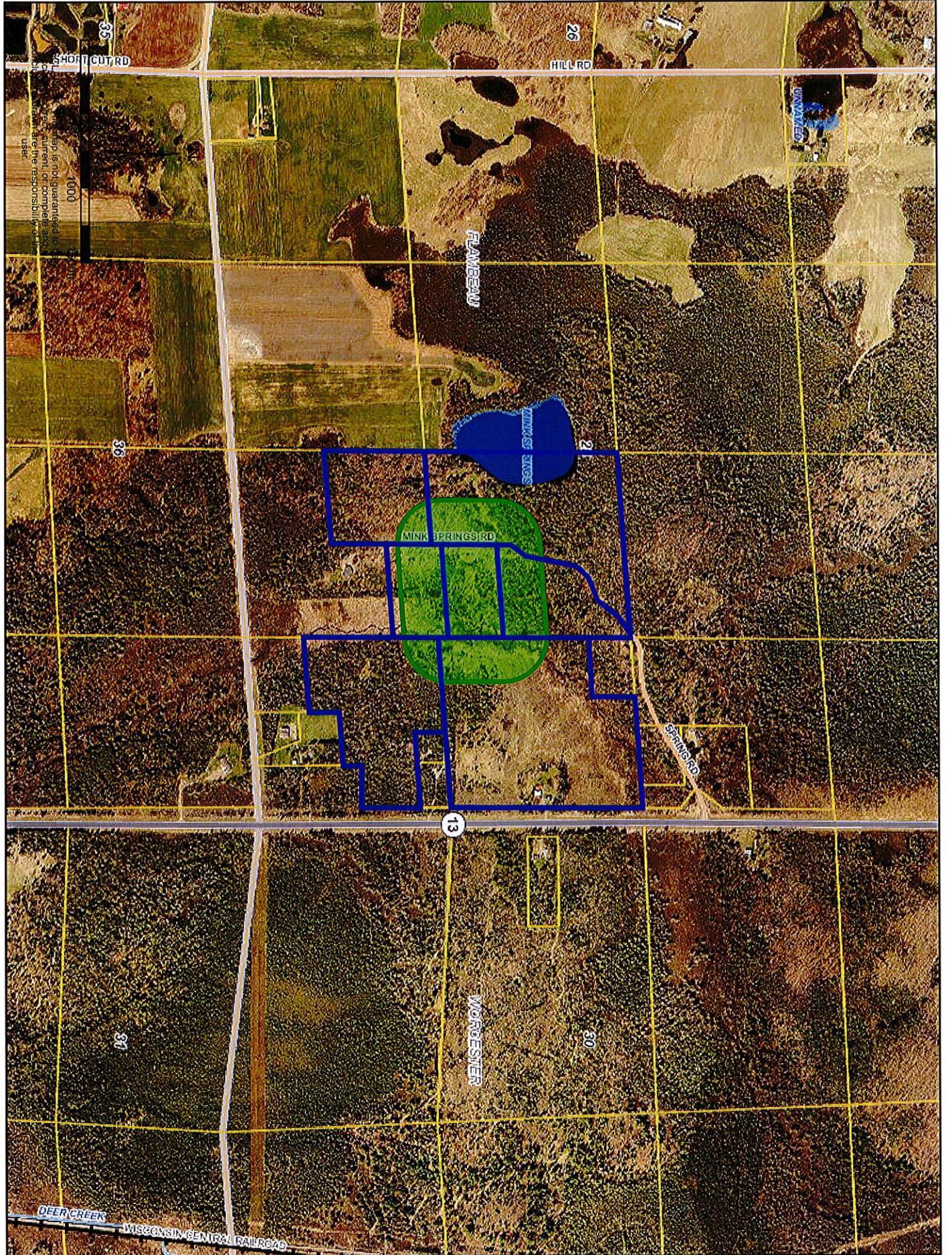
\_\_\_\_\_  
Date

# Plot Plan

Property Line: 1" = 100'Ft

Building Scale: 1" = 75'Ft.





DIANA M KARPINSKI If est  
N10261 STATE HIGHWAY 13  
PHILLIPS, WI 54555

ANTHONY C SANDERS JR  
W7395 SPRING RD  
PHILLIPS, WI 54555

BRADLEY J & MINDI L CARLSEN  
W7409 MINK SPRINGS RD  
PHILLIPS, WI 54555

JOHN & AMY SEACRIST  
6236 WINDCHESTER DR  
ROCKFORD, IL 61109

TERRY LEE & KAY SUE BELAN  
W7411 MINK SPRINGS RD  
PHILLIPS, WI 54555-0154

BRIAN A & SHEILA R ROUSH  
W7425 MINK SPRINGS RD  
PHILLIPS, WI 54555

JEFFREY B FOYTEK  
N10197 STATE HIGHWAY 13  
PHILLIPS, WI 54555

Theresa Blue  
Town of Flambeau  
W7522 State Hwy 70  
Fifield, WI 54524

Sheryl Slaby – Cty Board

WI DNR

WI DOT



- Natural Resources
- Setbacks
- Water Quality
- Sanitation

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 Phone: (715) 339-3272  
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 zonedep@co.price.wi.us

October 3, 2016

This is notification that Ray and Dawn Schroeder have applied for a Conditional Use permit for the purpose of operating an equine assisted psychotherapy business on property located within the SE1/4 SW1/4, Section 25, Township 36N, Range 1E, Town of Hackett (N5405 County Road A). You may review the application in our office between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday or online at: <http://www.co.price.wi.us>.

The Price County Land Use & UW-Extension Committee welcomes all opinions on the proposed use. Opinions may be sent to our office on or before Wednesday October 19, 2016 or you may give your opinion and/or testimony at the public hearing being held on Thursday October 20, 2016 at 9:05 a.m. The Notice of Public Hearing is enclosed.

Sincerely,

  
 Amanda McMeekin,  
 Assistant Zoning Administrator

Pc: Town Clerk (Certified)  
 County Board Supervisor  
 WI DNR

----- (clip and mail if you wish to protest or comment) -----

Regarding – Ray and Dawn Schroeder – Conditional Use permit for the purpose of operating an equine assisted psychotherapy business on property located within the SE1/4 SW1/4, Section 25, Township 36N, Range 1E, Town of Hackett (N5405 County Road A).

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Signed \_\_\_\_\_ Date \_\_\_\_\_

File # 10-356-016  
Computer # 016-1035-07-000

## Price County Conditional Use Permit Application

- This application shall be fully completed and submitted with the \$170 fee before the Zoning Department will begin to process your application. Incomplete applications will be returned to you.
- Completed applications must be received by the 1<sup>st</sup> working day of the month in order to schedule a public hearing on your proposal at the Zoning Meeting to be held the following month.
- You should contact the Town Board Chairman of where you're proposing a conditional use to determine if there is a need to discuss your proposal at a Town Board Meeting.
- The Zoning Department will publish a notice in the newspaper and notify all landowners within 300 feet of the property you're proposing a conditional use as to what you're proposing and where a public hearing will be conducted on your proposal. It's advisable that you contact adjacent landowners in advance of the hearing to inform them of your intentions to help clarify any concerns.

Applicant's name: Ray & Dawn Schroeder Phone number: 715-428-2082

Applicant's address: N 5405 Co Rd A, Prewstce, WI 54556

Owner(s) of property: (as listed on the deed) Raymond W & Dawn L Schroeder

Address of property: N 5405 Co Rd A, Prewstce, WI 54556

Zoning District: (circle one) A-1 RR-1 RF-1 RB-R CI-I CI-C CI-I RF-C C-1

Legal description: Government Lot \_\_\_ or SE 1/4 SW 1/4, Section 25, Township 36 North,  
Range 1 East / West (circle one), Town of Hackett.  
Lot \_\_\_ of the \_\_\_\_\_ Subdivision

Section 53038(3)(a) of the Price County Zoning Ordinance provides the authority for this application to be submitted for the proposed conditional use.

### Please answer these questions to help explain your proposal

1. Proposed Conditional Use: (Attach additional sheets if necessary. Describe the main activities and equipment to be used.)

Equine Assisted Psychotherapy - Using horses on the ground to work with people of all ages in healing of mental health issues such as anxiety, depression, PTSD, autism, communication, conflict resolution & relationship issues. Clients work one-on-one with horses & props such as cones, barrels, jump ropes, foam noodles, & hoola-hoops.

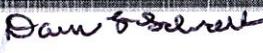
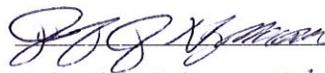
2. Hours of operation. 8:00 AM - 8:00 PM - depending on client availability
3. Number of employees. 2 / clients 10-15 week
4. Will your proposal increase the percentage of impervious surface upon the property in which the conditional use is being proposed. Yes  No  If yes, please quantify the amount of impervious surface to be created and mitigation measures to be implemented to reduce erosion potential to adjoining property. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
5. Will your proposal have an adverse effect on public health? Yes  No  If yes, please explain. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
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\_\_\_\_\_  
\_\_\_\_\_
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\_\_\_\_\_  
\_\_\_\_\_
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\_\_\_\_\_  
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3. All public roads, private driveways and parking areas.
4. Wetlands, floodplains, and ordinary highwater mark of any navigable lake, river, or stream.
5. Property boundary. If parcel is >5 acres in area, draw the items listed above at a scale that is discernable and simply indicate the distance to the boundary lines.

I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I give permission for staff of the Price County Zoning Department to enter onto the property on which the conditional use is being proposed by this application during daylight hours to collect information relative to my proposal. I further agree to withdraw this application if substantive false or incorrect information has been included. I also understand that the \$170 fee is nonrefundable once a public hearing has been conducted on my proposal.

 Notarized Signature of Applicant or Agent	 Subscribed and sworn to before me
Date <u>9-26-16</u>	This <u>26th</u> day of <u>SEPT.</u> , 20 <u>16</u>
	 Notary Public
	My Commission Expires <u>11/6/16</u>

Office use only

Conditions of approval:

- 1.
- 2.
- 3.
- 4.

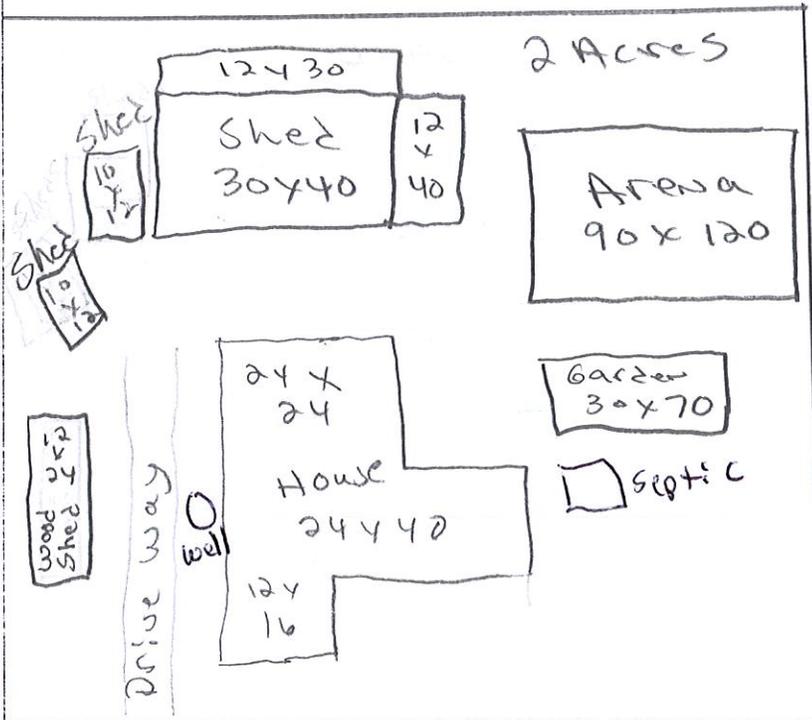
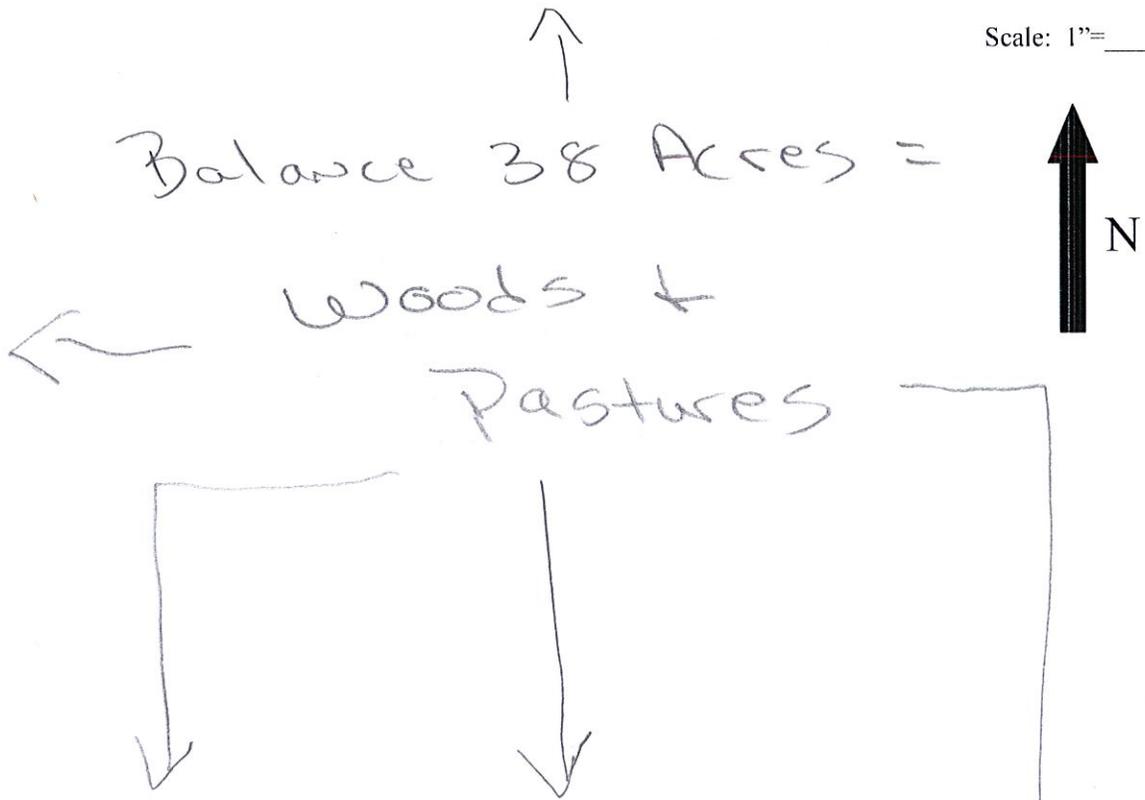
The Zoning Committee approved / denied this application on \_\_\_\_\_

\_\_\_\_\_  
Signature of Zoning Administrator

\_\_\_\_\_  
Date

Plot Plan

Scale: 1" = \_\_\_\_\_



Total 40 Acres





BLOMBERG ENTERPRISES LLC  
c/o JUSTIN P BLOMBERG  
PLYMOUTH, MI 48170

JUMP RIVER VENTURES LLC  
333 ANN ST  
PLYMOUTH, MI 48170

DUKE W & ANN MAIRE HARTMANN  
N5503 COUNTY RD A  
PRENTICE, WI 54556

KATHLEEN M KOSTERMAN  
N6436 COUNTY RD K  
PRENTICE, WI 54556

MARK D LAMMERS  
3520 CASTLEWOOD COURT  
FLOWER MOUND, TX 75022

PAUL R BLOMBERG  
1739 TOWN ST  
PRENTICE, WI 54556

RAYMOND W & DAWN L SCHROEDER  
N5405 COUNTY RD A  
PRENTICE, WI 54556

SCOTT A BEHNKE  
W5286 WHITBY RD  
PRENTICE, WI 54556

VANESSA L LUCAS  
106 W LIBERTY ST  
NEW LISBON, WI 53950

Wendy Orysen  
Town of Hackett  
N5766 Sams Ln  
Prentice, WI 54556

Ronald Heikkinen – Cty Board

WI DNR  
WI DOT