

# TOWN BOARD RECOMMENDATION – REZONE (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: (Stamp Here)

Applicants must give this (Pink) form to the Planning and Zoning Department with their application. Planning and Zoning Dept. must send form and copy of application to the Town Clerk. (It is requested that Board of Adjustment & Zoning Committee public hearing(s) and agenda item(s) receive Town Board's position prior to consideration of application.)

THIS FORM MUST BE MAILED TO TOWN CLERK – BY ZONING DEPT.

Property Owner Frank L + Brenda S Draft Contractor Self

Property Address [Redacted] Authorized Agent Courtney Bryant

Telephone 256-962-0567 Agent's Telephone 256-962-0376

Written Authorization Attached: Yes (  ) No (  )  
*cdraft@gmail.com*

Accurate Legal Description involved in this request (specify only the property involved with this application)

NW 1/4 of SE 1/4, Section 20, Township 50 N., Range 07 W. Town of Clover

Govt. Lot — Lot — Block — Subdivision — CSM# —

Volume 1022 Page 834 of Deeds Tax I.D.# 35671 Acreage 23.02

Additional Legal Description: —

Applicant: (State what you are asking for) Zoning District: Ag-1 Lakes Classification: —

Future Campground/Resort / Rezone from Ag-1 to R-RB

We, the Town Board, TOWN OF \_\_\_\_\_, do hereby recommend to

Table

Approval

Disapproval

Have you reviewed this for Compatibility with the Comprehensive and/or Land Use Plan: This question applies to Planning & Zoning Committee Applications only; it does not apply to Board of Adjustment Applications  Yes  No

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.

Created: July 2018

Signed:

Chairman: \_\_\_\_\_

Supervisor: \_\_\_\_\_

Supervisor: \_\_\_\_\_

Supervisor: \_\_\_\_\_

Clerk: \_\_\_\_\_

Date: \_\_\_\_\_



11/13/2022

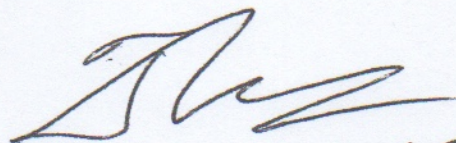
TO WHOMEVER IT MAY CONCERN:

COURTNEY DRAFT BRYANT, DAUGHTER OF  
FRANK L & BRENDA S. DRAFT, LOCATED  
© 14755 TOUVE ROAD; HERBSTER, WI 54844  
HAS AUTHORITY & PERMISSION TO MAKE  
ANY DECISIONS PERTAINING TO TAX ID \*  
PARCELS & REAL ESTATE:

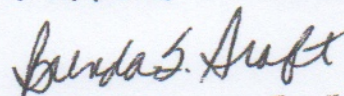
\* TAX ID NOS:

11709	35.00	ACRES
11727	39.00	ACRES
35672	15.971	ACRES
11731	30.000	ACRES
35671	22.72	ACRES

\* REF. BAYFIELD COUNTY LAND RECORDS & GIS 1.3



FRANK L. DRAFT



BRENDA S. DRAFT

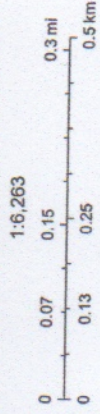


# Bayfield County, WI



4/20/2023, 1:49:49 PM

- Override 1
- Wellands
- Rivers
- Lakes
- Meander Lines
- Approximate Parcel Boundary
- Section Lines
- Municipal Boundary
- All Roads
- Town
- Survey Maps
- UnRecorded Map
- Recorded Map
- Corner Tie Sheets
- Section Corner Monument on File
- Building Footprint 2009-2015
- Changed
- Demolished
- Existing
- New
- Driveways
- Buildings



Bayfield



# Real Estate Bayfield County Property Listing

Today's Date: 2/1/2023

Property Status: Current

Created On: 3/1/2010 7:47:07 AM

## Description Updated: 9/20/2021

**Tax ID:** 35671  
**PIN:** 04-014-2-50-07-20-4 02-000-30000  
 Legacy PIN:  
 Map ID:  
**Municipality:** (014) TOWN OF CLOVER  
**STR:** S20 T50N R07W  
**Description:** NW SE LESS V.212 P.414 & LESS THAT PART LYING S OF TOUVE RD DESC IN DOC 2021R- 590624  
**Recorded Acres:** 0.000  
**Calculated Acres:** 0.000  
**Lottery Claims:** 0  
**First Dollar:** No  
**Zoning:** (AG-1) Agricultural-1  
**ESN:** 109

## Tax Districts Updated: 3/1/2010

1 STATE  
 04 COUNTY  
 014 TOWN OF CLOVER  
 044522 SCHL-SOUTHSHORE  
 001700 TECHNICAL COLLEGE

## Recorded Documents Updated: 3/1/2010

**WARRANTY DEED**  
 Date Recorded: 8/30/2021 2021R-590624  
**QUIT CLAIM DEED**  
 Date Recorded: 7/28/2009 2009R-527934 1022-806

## Ownership Updated: 9/20/2021

**FRANK L & BRENDA S DRAFT** HERBSTER WI

**Billing Address:** FRANK L & BRENDA S DRAFT  
 14755 TOUVE RD  
 HERBSTER WI 54844  
**Mailing Address:** FRANK L & BRENDA S DRAFT  
 14755 TOUVE RD  
 HERBSTER WI 54844

## Site Address \* indicates Private Road

N/A

## Property Assessment Updated: 6/11/2021

2022 Assessment Detail			
Code	Acres	Land	Imp.
G4-AGRICULTURAL	23.000	3,100	0
2-Year Comparison			
	2021	2022	Change
<b>Land:</b>	3,100	3,100	0.0%
<b>Improved:</b>	0	0	0.0%
<b>Total:</b>	3,100	3,100	0.0%

## Property History

Parent Properties	Tax ID
<a href="#">04-014-2-50-07-20-4 02-000-10000</a>	<a href="#">11729</a>

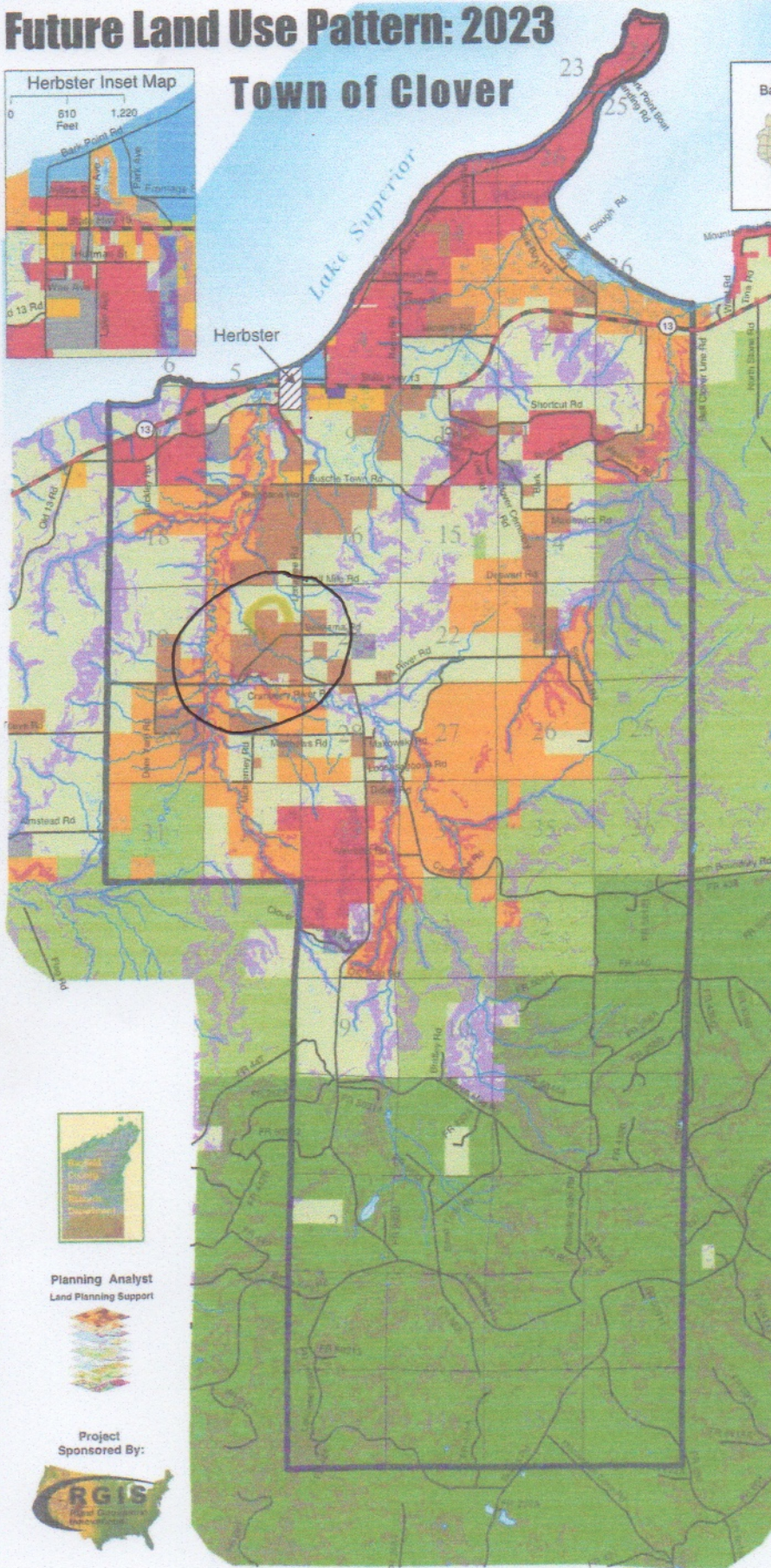
**HISTORY** [Expand All History](#) White=Current Parcels Pink=Retired Parcels

**Tax ID:** [11729](#) **Pin:** [04-014-2-50-07-20-4 02-000-10000](#) **Leg. Pin:** [014105807000](#)  
 35671 This Parcel ↑ Parents ↓ Children



# Future Land Use Pattern: 2023

## Town of Clover



### Map Description

This map displays the desired future land use pattern for the Town of Clover out 20 years to 2023. The Town of Clover Land Use Planning Committee delineated and adopted the initial pattern on September 28, 2002, and the Town of Clover Plan Commission adopted this revised pattern on August 16, 2003.

The initial map was the final result of a four month future land use allocation process conducted by the Planning Committee, UWEX and LICGF.

### Legend

- Land Use Class**
- Residential
  - Commercial
  - Industrial
  - Municipal/Institutional
  - Recreational
  - Agricultural
  - State Conservancy
  - Private Forest
  - County Forest
  - Federal Forest
- Other Map Features**
- Lakes
  - Rivers
  - Wetlands
  - Slopes > 12.5%
  - State Highway
  - Town Road
  - Sections

### Sources

Future land uses derived using ownership parcels from the Bayfield County Land Records Department.

Parcels originally attributed with current land uses. Current land uses derived from a windshield survey conducted by the Planning Committee in March 2002.

Future land uses allocated by the Planning Committee using PLACE-IT software created by UW-Madison, LICGF.

Initial map created by Douglas Miskowiak on October 8, 2002 using ArcMap 8.2.

Map revised in September 2003 by Bayfield County Land Records Department based on information provided by the Town of Clover Plan Commission.

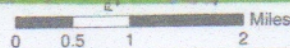
Brown is Agricultural.  
Red is Residential (R-RB)  
4/25/22  
KAK



Planning Analyst  
Land Planning Support



Project Sponsored By:





- \* Support measures to ensure adequate and effective ambulance and associated emergency services within the Town.
- \* Support measures to provide adequate public meeting facilities through the use of the fire hall and gymnasium.
- \* Support measures which will adequately and effectively provide for proper disposal of household waste and recyclables.
- \* Support measures which will adequately provide for that portion of effective law enforcement residing at the Town level.

♣ **Goal: Support diverse recreational opportunities in the Town of Clover**

*Objectives*

- \* Support development of a small ball diamond.
- \* Support development of a fishing pier.
- \* Support continuing operation, maintenance, and improvement of existing Town campground.
- \* Support programs to improve motorized trails, to minimize erosion and to maximize safety.
- \* Support creation of a non-motorized recreational trail in the Town of Clover.
- \* Preserve public access to Lake Superior and its tributaries.
- \* Oppose additional development of resorts, marinas, and golf courses.

**3.7.4 Agriculture, Natural and Cultural Resources Element**

♣ **Goal: Preserve and protect farmland and agricultural activities in the town.**

*Objectives*

- \* Support and promote diverse agricultural activities and growth.
- \* Identify and designate the town's farmland areas for preservation.
- \* Encourage development outside the listed prime farmland areas.
- \* Promote erosion control through soil conservation.

♣ **Goal: Preserve and protect the diverse natural, historical and cultural resources in the town.**

*Objectives*

- \* Encourage the efficient management of the town's natural resources.
- \* Encourage the retention and development of cultural resources that contribute to the town's rural northwoods character.
- \* Encourage the retention of the historic resources of the town.

♣ **Goal: Maintain the existing quality of life and unique rural character of the Town of Clover.**

*Objectives*

- \* New development should not adversely affect the value of property or livability of neighboring properties.
- \* Designate areas desirable for development as well as non-desirable areas for development.
- \* Minimize scattered development and conflicting land uses without discouraging development.
- \* Encourage building design that fit into our natural landscape.
- \* Scale development on lakeshore to fit natural surroundings.
- \* Maintain and restore barns and other historic structures.

Town of Clover  
Comprehensive Plan  
(through 2023)  
4/25/23  
KAK



♣ **Goal: Restore and protect the shorelines of Lake Superior, Bark Bay Slough and the Bark and Cranberry Rivers and their tributaries in the Town of Clover.**

*Objectives*

- \* Prevent or limit developments in sensitive environmental areas such as wetlands, water drainage areas and filtering areas.
- \* Limit removal of natural vegetation.
- \* Ensure that any road development is consistent with the best erosion practices.
- \* Support efforts to protect and improve wetlands and surface areas.
- \* Develop appropriate provisions for building design, setbacks, size of development, etc., on or near surface waters and wetlands.
- \* Adopt erosion control standards for construction sites.

♣ **Goal: Maintain the scenic and aesthetic beauty of the Town of Clover.**

*Objectives*

- \* Develop sign and exterior lighting ordinances for the Town of Clover.
- \* Use setbacks and vegetative screenings to preserve the rural appearance of our roads and highway.
- \* Encourage sensitive forestry practices, especially near scenic corridors and within close proximity of wetlands, streams and lakeshore.
- \* Identify and clearly designate wetlands, scenic open spaces, prime forest areas and historic sites and develop plans to preserve them.

♣ **Goal: Support diverse recreational opportunities in the Town of Clover.**

*Objectives*

- \* Support development of a small ball diamond.
- \* Support development of a fishing pier.
- \* Support continuing operation and maintenance and improvement of existing town campground.
- \* Support programs to improve motorized trails to minimize erosion and to maximize safety.
- \* Support creation of non-motorized recreational trail in the Town of Clover.
- \* Preserve public access to Lake Superior and its tributaries.
- \* Oppose additional development of resorts, marinas and golf courses.

**3.7.5 Economic Development Element**

♣ **Goal: Support business development that is compatible with the rural character of the town of Clover.**

*Objectives:*

- \* Provide appropriate infrastructure for all commercial property.
- \* Encourage home-based businesses requiring minimal availability of power, waste management, water use, and transportation logistics.
- \* Encourage diversity of business products and services. Avoid inappropriate duplication of existing businesses and business services
- \* Cluster businesses around available utilities; 3-phase power, sewer, water, telecommunications. Provide one or more commercial / industrial parks for business development.