

Bayfield County

2005 Land Auction

Saturday, August 6, 2005
10:00 a.m.

Washburn High School
310 West 5th Street
Washburn, Wisconsin

Lulich
AUCTION &
REALTY, INC.
Robyn Lulich, Broker
1-888-853-0642

2005 Bayfield County Land Auction

About this Guide

Thank you for requesting the Bayfield County Land Auction Catalog! It has been prepared to help you with your consideration of properties in Bayfield County. Terms and conditions, a list of properties by township and descriptions, and visual property plots are among the contained information.

We emphasize the following points:

Bayfield County acquired the parcels placed on auction through tax foreclosure proceedings, cases where the owners have failed to pay the real estate taxes on the property for a number of years.

Under Section 75.69 of the Wisconsin Statutes such lands may not be sold, “..unless the sale and appraised value of such real estate has first been advertised by publication of a Class 3 notice, under Ch. 985. Any County may accept the bid most advantageous to it **BUT EVERY BID LESS THAN THE APPRAISED VALUE OF THE PROPERTY SHALL BE REJECTED.**” (It is this statutory provision, which requires the County to set the appraised value of each parcel it sells as the minimum price for the parcel.)

- Most of the parcels described in this catalog have been acquired by the County through tax foreclosure proceedings. The County normally acquires clear title to parcels acquired in such proceedings, but **some parcels may still be subject to easements, mineral rights reservations, adverse possession claims, or occasionally – if there has been a defect in the tax foreclosure proceedings – other liens or encumbrances.** The Bayfield County Corporation Counsel checks the land records for each parcel to determine that the County is, in fact, the current owner of record, but it is not cost-efficient for the County to check for preexisting easements, reservations, claims or encumbrances. For this reason, the **County does not warrant title to the parcels it sells, and all conveyances are by quit claim deed. If you want to be certain of the status of the title to any parcel being sold, you should have an attorney or title company conduct an examination of the pertinent records for you.**
- **Lulich Auction and Realty, Inc., Robyn Lulich, Broker, and Bayfield County make no warranty or guarantee, expressed or implied, as to the accuracy of the information contained in this catalog or in any other printed material. Although obtained from sources deemed reliable, all measurements, sizes or amounts stated are approximate and applicable building, use or zoning restrictions are provided only to assist buyers in their investigation of the property.**
- **Buyers should investigate the condition of property and explore all applicable regulations prior to sale date. Zoning classifications may be unique to each municipality or governing entity. Contact the County Zoning Administrator or Local Zoning Officer for more information.**
- **PLEASE READ THE TERMS AND CONDITIONS CAREFULLY. (SEE PAGE 2.)**

Plat books are available for \$26.95 (includes shipping) from:
Bayfield County Clerk's Office • P.O. Box 878, Courthouse • Washburn, WI 54891
(715) 373-6100

For additional information, please contact Lulich Auction & Realty, Inc., at (888) 853-0642, call the County toll-free at (800) 223-2166, visit the County Web site at www.bayfieldcounty.org or e-mail the County at landauction@bayfieldcounty.org.

Robyn Lulich, Wisconsin Real Estate Broker, Lulich Auction & Realty, Inc.
Registered Wisconsin Auctioneers: David M. Lulich #698 and David A. Lulich #697.

2005 Bayfield County Land Auction

Terms & Conditions

Lulich Auction and Realty, Inc., Robyn Lulich, Broker; Registered Wisconsin Auctioneers, David M. Lulich #698 and David A. Lulich #697 and Bayfield County make no warranties concerning any property offered for sale. Property is being sold in its existing condition, as-is, subject to the following terms and conditions.

1. Minimum bid: In accordance with Section 75.69 of the Wisconsin Statutes all bids under the stated minimum price will be rejected.
2. **TERMS: Earnest money in the amount of 10 percent of the purchase price shall be due on the day of sale; payable in cash, cashier's check or certified funds. Personal and company checks accepted with proper credentials presented to Auction Clerk. Balance funds shall be payable to and held in the Lulich Auction and Realty, Inc., Trust Account.**
3. Closing on all properties must be completed on or before **October 6, 2005**. Legal possession of property shall be granted upon closing. Occupancy shall be granted upon closing unless otherwise agreed to in writing by the parties.
4. The seller will convey property to purchaser by Quit Claim Deed. **(Seller is not obligated to provide a warranty deed for the transaction, nor is the seller providing an abstract or title insurance.)** Sample deed available at registration.
5. **Upon becoming the successful bidder, and on the day of sale, a complete "Purchase Agreement" will be executed by the purchaser, which will specify the sale price, earnest money deposit and other terms of sale and closing as specified herein.**
6. Purchaser will be granted 60 days from the date of sale to file written notice with the Bayfield County Clerk that the County does not have merchantable title to the property to be conveyed. The County, at its sole election and prior to the specified closing date, shall have the right to:
 - a. Provide evidence of merchantable title to the purchaser.
 - b. Extend the closing date, (for a period not to exceed 90 days) to enable the County to provide evidence of merchantable title. Further extensions shall not be made without the purchaser's consent.
 - c. Declare the Purchase agreement "null and void" and return the earnest money without deduction or penalty, and extinguish all claims to the property which were held by the purchaser.
7. Real estate taxes, as will be established by the local tax assessor, will accrue from January 1, 2006.
8. If the purchaser shall fail to comply with any of the Terms and Conditions hereof, the Seller, by mailing notice in writing, may terminate the Purchase Agreement. The earnest money deposit shall be retained by the Seller and Broker as provided for in the "Offer to Purchase." Sample "Offer to Purchase" available at registration.
9. Representations or statements regarding the property made by any representative of the Seller shall not be binding on the Seller or considered as ground for any claim for adjustment in, or rescission of, the resulting Purchase Agreement. The purchaser expressly waives any claim for adjustment or rescission based upon any such representation or statement. Narrative descriptions contained in this catalog are excerpts from the Bayfield County Forestry Cruise Reports, and Bayfield County Zoning Department.
10. **All properties will be sold subject to all easements, zoning ordinances, or Government regulations.** Mineral rights, if held by the County of Bayfield, will be transferred with the Quit Claim Deed. Buyer further agrees that within one year from the date of closing, and no later than one year, that the Buyer shall cause any type of well, known to be on the property or which may be discovered on the property, to be either improved or abandoned in a manner complying with all State and/or local regulations as set forth in Chapter NR112 of the Wisconsin Administrative Code. The provision shall be included in all Purchase Agreements and shall survive the closing of the transaction.
11. **Purchaser agrees not to cut or remove any wood or timber located on the purchased property, nor construct any buildings, roads or other improvements thereon, nor in any way alter the condition of said real estate until payment has been made in full and a deed issued to the Purchaser pursuant to this contract.**
12. **Sale numbers containing multiple parcels may be offered individually or combined in any manner that reflects the best return to the owner, regardless of how it was advertised.**
13. Any announcements made the day of sale, including but not limited to: the withdrawal of parcels identified, the addition of parcels, encumbrances to any property offered, or modifications to the terms and conditions stated herein, take precedence over any printed material.



SALE #1 TOWN OF BARNES

Blackhawk's Addition of Potawatomi, Lots 65 & 66

Zoning: Residential-1 (R-1) • Minimum bid: \$1,000
 Road access on Raven Lane. Development possible with proper township and county zoning permits. Potawatomi Property Owners Association rules and covenants apply to all proposed uses.
 Parcel #004-1244-08 (new PID #040013616000)



SALE #2 TOWN OF BARNES

Cherokee Addition to Potawatomi, Lot 41

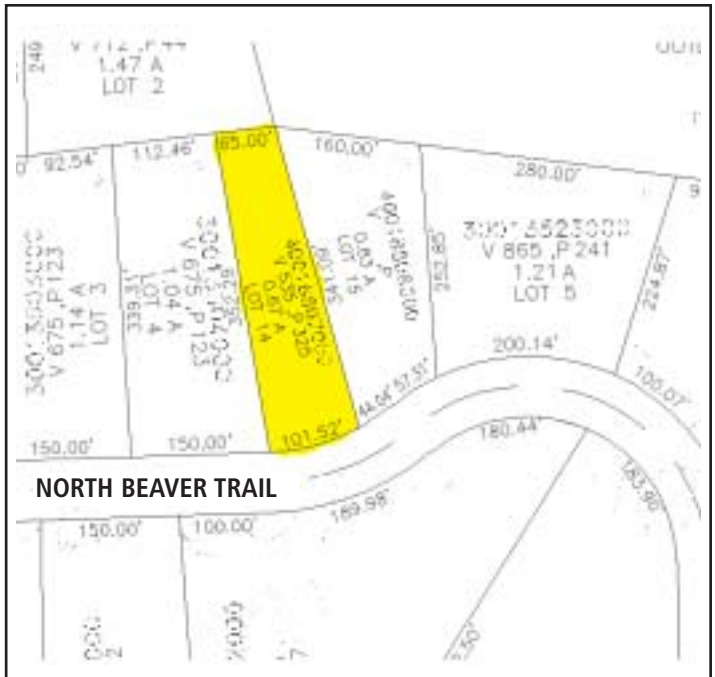
Zoning: Residential-1 (R-1) • Minimum bid: \$500
 Road access on Lynx Road. Development possible with proper township and county zoning permits. Potawatomi Property Owners Association rules and covenants apply to all proposed uses.
 Parcel #004-1250-01 (new PID #40014640000)



SALE #3 TOWN OF BARNES

Cree Addition to Potawatomi, Lot 2

Zoning: Residential-1 (R-1) • Minimum bid: \$1,000
 Frontage on Ole Lake. Road access on Wilderness Court. Shoreland zoning regulations apply as a Class 3 Lake. Potawatomi Property Owners Association rules and covenants apply to all proposed uses.
 Parcel #004-1259-08 (new PID #10015402000)



SALE #4 TOWN OF BARNES

Grayfox's Addition to Potawatomi, Lot 14

Zoning: Residential-1 (R-1) • Minimum bid: \$500
 Road access on North Beaver Trail. This lot is substandard, special county zoning authorization is required for its development. Potawatomi Property Owners Association rules and covenants apply to all proposed uses.
 Parcel #004-1266-04 (new PID #40018807000)



SALE #5 TOWN OF BARNES

Grayfox's Addition to Potawatomi, Lots 63-65

Zoning: Residential-1 (R-1) • Minimum bid: \$1,500
 Road access on Badger Trail. Development possible with proper township and county zoning permits. Potawatomi Property Owners Association rules and covenants apply to all proposed uses.

Parcel #004-1268-01, 1268-02, 1268-03
 (new PID #40018822000, 40048821000, 40018820000)

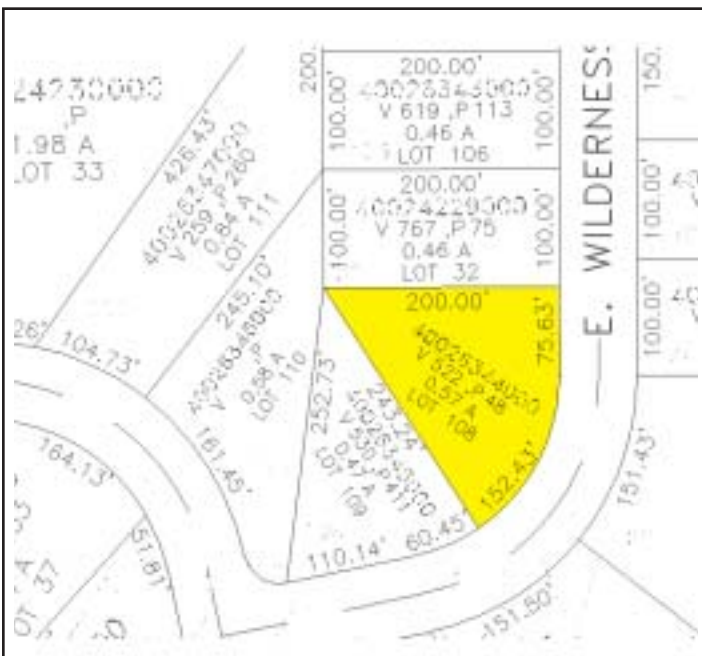


SALE #6 TOWN OF BARNES

Potawatomi Estates, Lots 47 & 48

Zoning: Residential-1 (R-1) • Minimum bid: \$500
 Road access on George Lake Road. Development possible with proper township and county zoning permits. Potawatomi Property Owners Association rules and covenants apply to all proposed uses.

Parcel #004-1310-02 (new PID #10026041000)



SALE #7 TOWN OF BARNES

Redcloud's Addition to Potawatomi, Lot 108

Zoning: Residential-1 (R-1) • Minimum bid: \$500
 Road access on E Wilderness Court. This lot is substandard, special county zoning authorization is required for its development.

Parcel #004-1316-05 (new PID #40026344000)



SALE #8 TOWN OF BARNES

Runningbear's Addition to Potawatomi, Lot 117

Zoning: Residential-1 (R-1) • Minimum bid: \$500
 Road access on two sides, Tall Timber Trail and Birch Tree Trail. This lot is substandard, special county zoning authorization is required for its development.

Parcel #004-1324-03 (new PID #30027045000)



SALE #9 TOWN OF BAYFIELD

Dalrymple Addition, Lots 1-5 & 11-14, Block 80

Zoning: Residential-Recreational Business (R-RB)

Minimum bid: \$2,500

Road access on State Hwy 13. Development possible with proper township and county zoning permits.

Parcel #006-1143-08, 1143-09, 1143-10, 1144-01
 (new PID #20015601200, 20015602200, 20015602300, 20015602400, 20015602500)



SALE #10 TOWN OF BAYFIELD

Dalrymple Addition, Lots 19 & 20, Block 80

Zoning: Residential-Recreational Business (R-RB)

Minimum bid: \$500

Road access possible with special township and adjoining parcel easements. This lot is substandard, special county zoning authorization is required for its development.

Parcel #006-1144-06, 1144-07
 (new PID #20015603000, 20015603100)



SALE #11 TOWN OF BAYFIELD

Par in SW NW, 6/50/03

Zoning: Residential-Recreational Business & Agricultural-1 (R-RB & A-1) • Minimum bid: \$5,000

Road access may be possible with special township and adjoining parcel easements. Development possible with proper township and county zoning permits.

Parcel #006-1000-07 (new PID #20300010000)



SALE #12 TOWN OF GRANDVIEW

Par in SW NW, 22/45/06

Zoning: Residential-4 (R-4) • Minimum bid: \$750

Road access on State Hwy 63. This lot is substandard, special county zoning authorization is required for its development.

Parcel #021-1129-08 (new PID #2030002000)

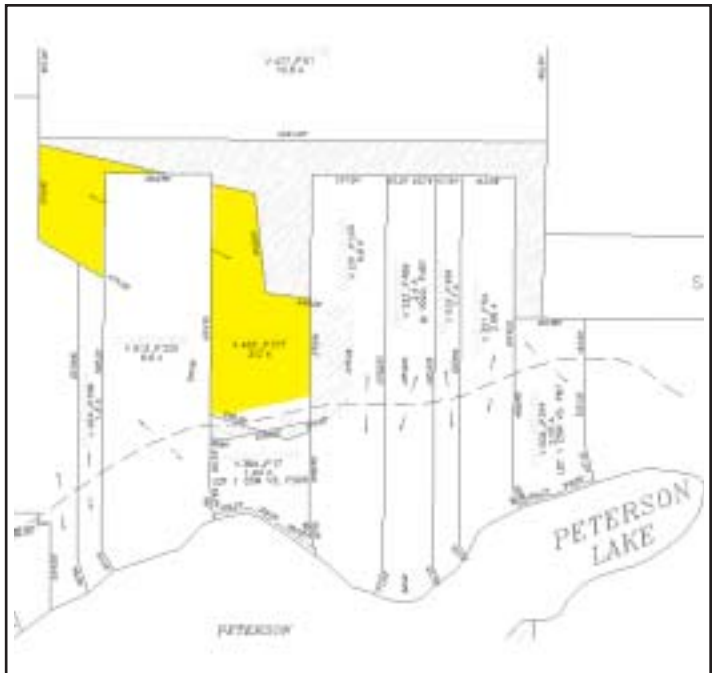


SALE #13 TOWN OF IRON RIVER

Par in SE, 7/47/08

Zoning: Residential-4 (R-4) • Minimum bid: \$500
 Road access may be possible with special adjacent landowner easements. This lot is substandard, special county zoning authorization is required for its development.

Parcel #024-1012-06 (new PID 0200001000)



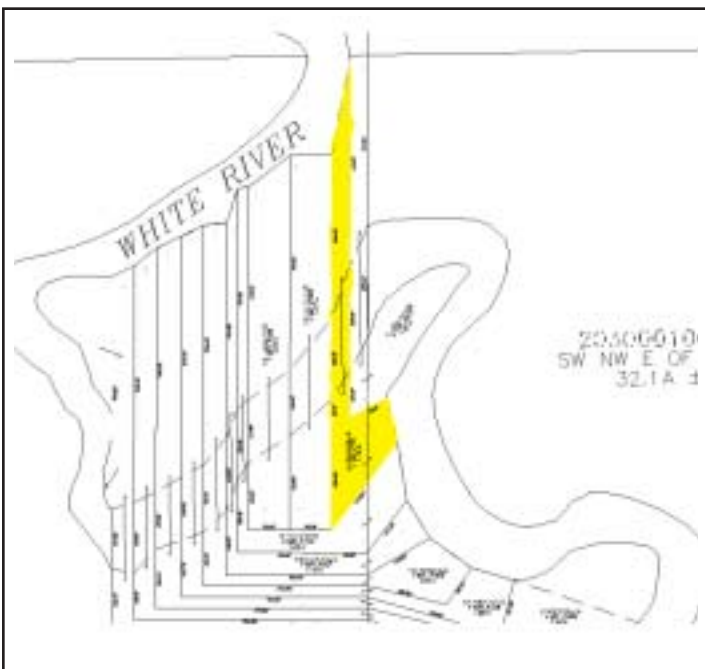
SALE #14 TOWN OF IRON RIVER

Par in SE NW, 16/47/08

Zoning: Residential-1 & Agricultural-1 (R-1 & A-1)
 Minimum bid: \$2,500

Road access from Wildwood Campground Road. This lot is substandard, special county zoning authorization is required for its development.

Parcel #024-1037-06 (new PID #20400004000)

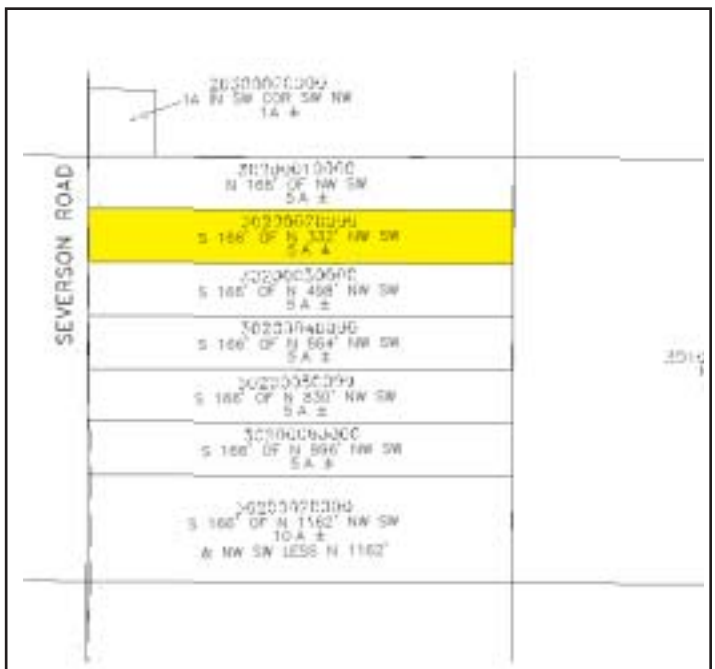


SALE #15 TOWN OF KELLY

Par in SW NW Sec. 20 & SE NE in V.180 P.73

Zoning: Forestry-1 (F-1) • Minimum bid: \$500
 Road access may be possible with adjacent landowner easements. This lot is substandard, shoreland/wetland zoning along with special county zoning authorization is required for its development.

Parcel #026-1037-02 (new PID #20300010000)

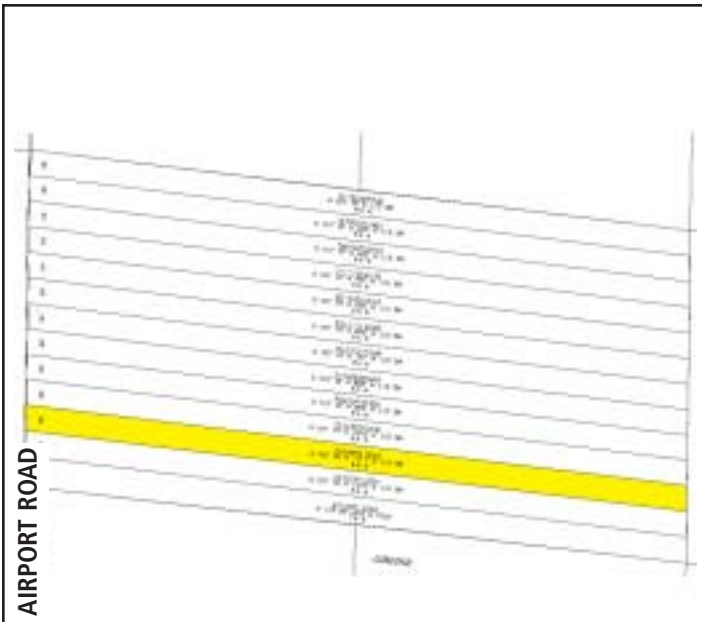


SALE #16 TOWN OF ORIENTA

S 166' N 332' NW SW, 11/49/09

Zoning: Forestry-1 (F-1) • Minimum bid: \$1,000
 Road access of Severson Road. This lot is substandard, special county zoning authorization is required for its development.

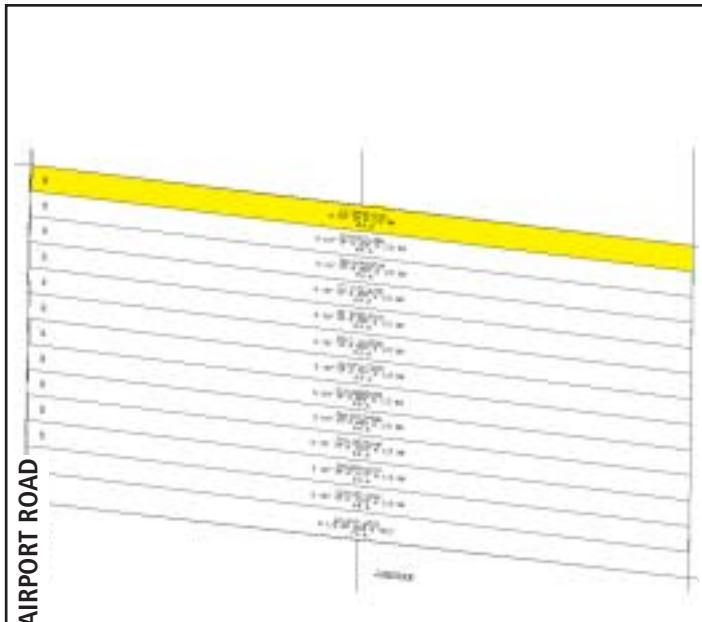
Parcel #036-1049-07 (new PID#30200020000)



AIRPORT ROAD

SALE #17 TOWN OF ORIENTA
S 101' N 1111' N1/2 SW, 12/49/09

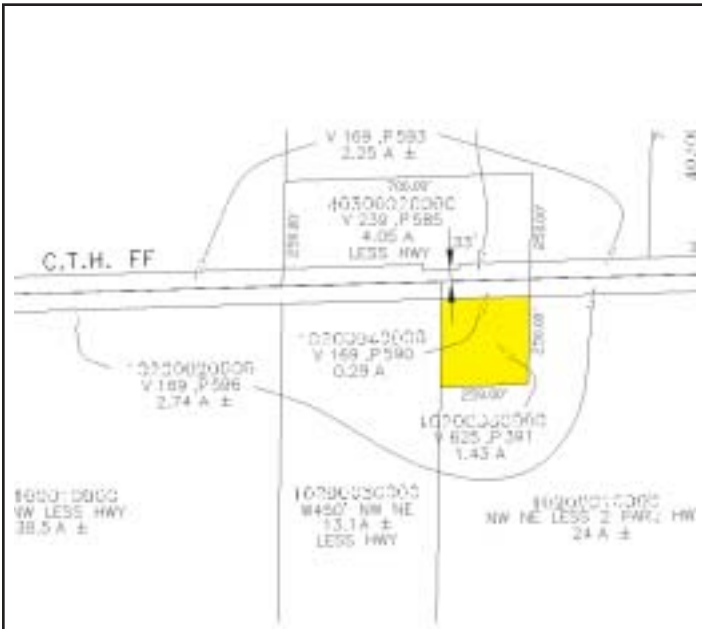
Zoning: Forestry-1 • Minimum bid: \$1,000
 Road access from Airport Road. This lot is substandard, special county zoning authorization is required for its development.
Parcel #036-1051-04 (new PID #30100011000)



AIRPORT ROAD

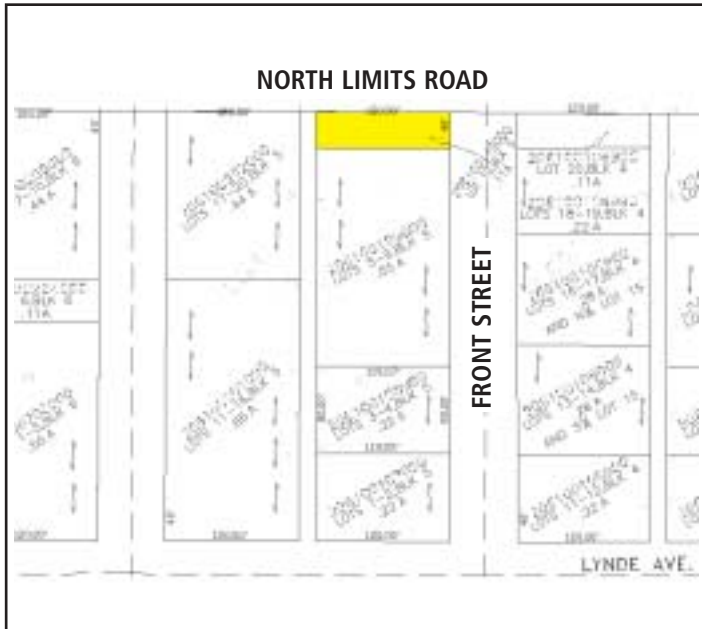
SALE #18 TOWN OF ORIENTA
N 101' of N1/2 SW, 12/49/09

Zoning: Forestry-1 • Minimum bid: \$1,000
 Road access from Airport Road. This lot is substandard, special county zoning authorization is required for its development.
Parcel #036-1051-05 (new PID #30100001000)



SALE #19 TOWN OF OULU
Par in NW NE, 19/48/09

Zoning: Agricultural-1 (A-1) • Minimum bid: \$750
 Road access from County Hwy FF. This lot is substandard, special county zoning authorization is required for its development.
Parcel #038-1038-07 (new PID #10200030000)

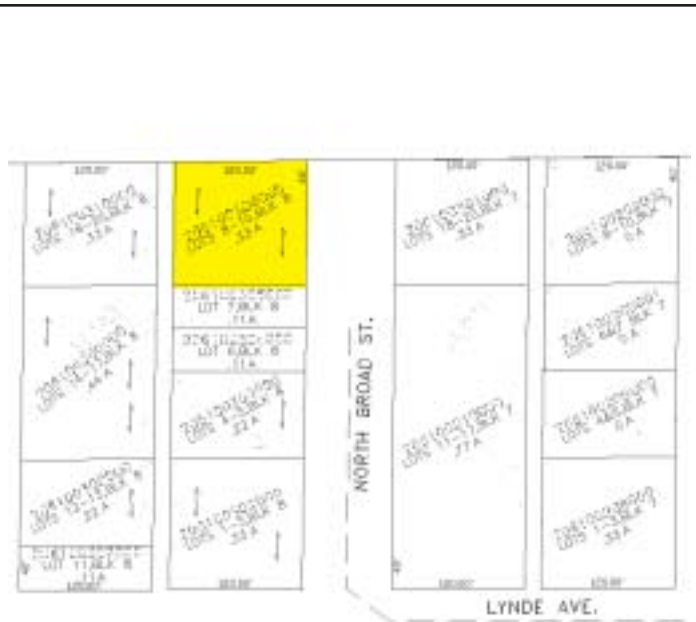


NORTH LIMITS ROAD

FRONT STREET

SALE #20 CITY OF BAYFIELD
Lot 10 Block 5

Minimum bid: \$500
 Parcel access on North Limits Road. Parcel is considered substandard, zoning issues entirely determined by the City of Bayfield.
Parcel #206-1001-10



SALE #21 CITY OF BAYFIELD

Lots 8-10, Block 8

Minimum bid: \$2,000

Parcel access through special City of Bayfield and adjoining property owner permits and easements. Zoning issues entirely determined by the City of Bayfield. Site size: 3 lots

Parcel #206-1003-06



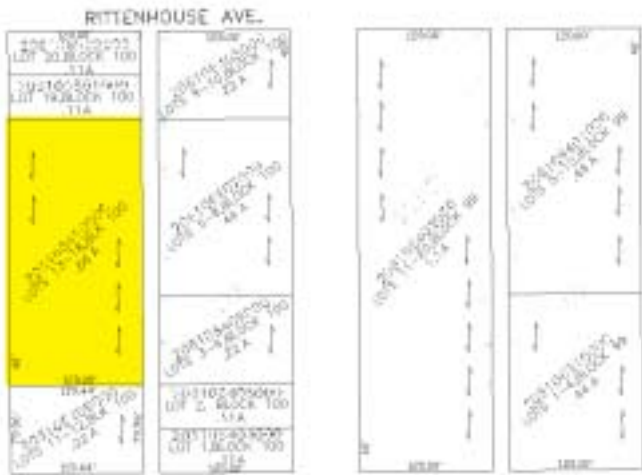
SALE #22 CITY OF BAYFIELD

Lot 5, Block 48

Minimum bid: \$500

Parcel is considered substandard. Parcel access through special City of Bayfield and adjoining property owner permits and easements. Zoning issues entirely determined by the City of Bayfield.

Parcel #206-1027-08



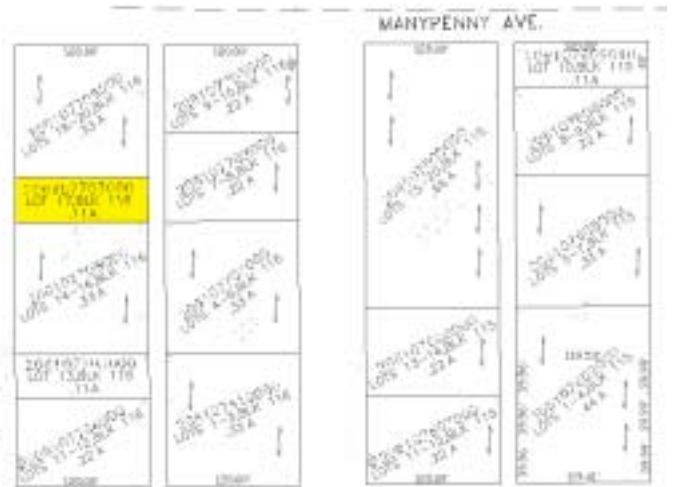
SALE #23 CITY OF BAYFIELD

Lots 13-18, Block 100

Minimum bid: \$2,500

Access to parcel through special City of Bayfield and adjoining Landowner permits and easements. Zoning issues entirely determined by the City of Bayfield. Site size: 6 lots

Parcel #206-1064-10



SALE #24 CITY OF BAYFIELD

Lot 17, Block 116

Minimum bid: \$1,000

Access to parcel through special City of Bayfield and adjoining landowner permits and easements. Parcel is considered substandard. Zoning issues entirely determined by the City of Bayfield.

Parcel #206-1077-07

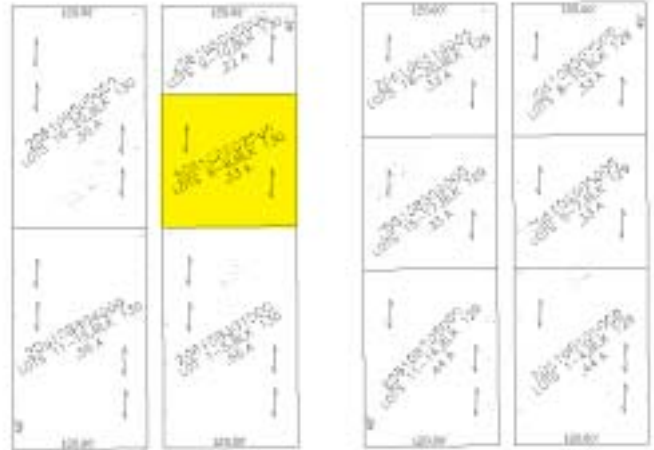


SALE #25 CITY OF BAYFIELD

Lots 1-5, Block 130

Minimum bid: \$5,000

Access to parcel through special City of Bayfield and adjoining landowner permits and easements. Parcel is considered substandard. Zoning issues entirely determined by the City of Bayfield. Site is adjacent to Parcel #26 and may be combined for a larger site. Site size: 5 lots
Parcel #206-1086-01

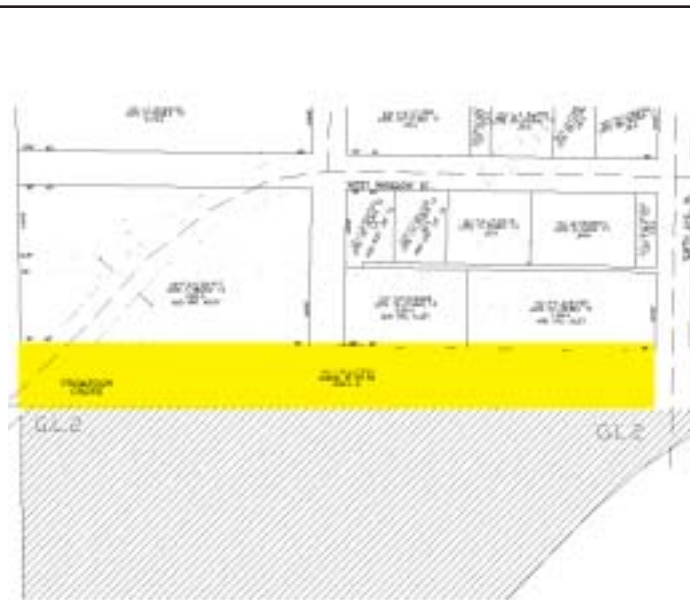


SALE #26 CITY OF BAYFIELD

Lots 6-8, Block 130

Minimum bid: \$3,000

Access to parcel through special City of Bayfield and adjoining landowner permits and easements. Zoning issues entirely determined by the City of Bayfield. Site is adjacent to Parcel #25 and may be combined for a larger site. Site size: 3 lots
Parcel #206-1086-02



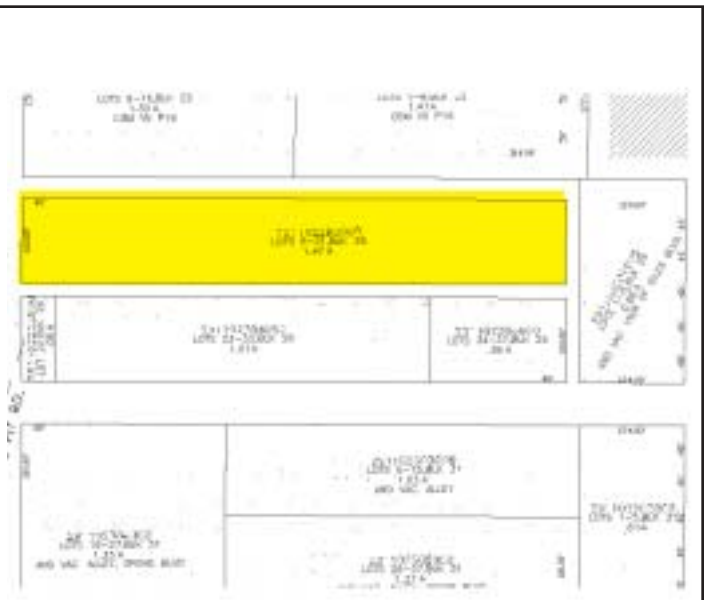
SALE #27 CITY OF WASHBURN

Par in SW NE 06/48/04

Minimum bid: \$1,000

Access to parcel from Tenth Avenue West. Parcel may have street encroachment issues. Zoning issues determined entirely by the City of Washburn.

Parcel #291-1015-07



SALE #28 CITY OF WASHBURN

DuPont Park Add. Lots 6-21, Block 26

Minimum bid: \$5,000

Access to parcel from Gravel Pit Road but may require special City of Washburn and adjacent landowner easements. Zoning issues determined entirely by the City of Washburn. Site size: 16 lots

Parcel #291-1022-02



SALE #29 CITY OF WASHBURN
DuPont Park Add. Lots 34-37, Block 26

Minimum bid: \$2,500

Access to parcel will require special City of Washburn and adjacent landowner permits and easements. Zoning issues determined entirely by the City of Washburn. Site size: 4 lots

Parcel #291-1022-04



SALE #30 CITY OF WASHBURN
DuPont Park Add. Lots 16-27, Block 31 & Vacated Alley

Minimum bid: \$5,000

Access to parcel from Gravel Pit Road, and may require special City of Washburn and adjacent landowner permits and easements. Zoning issues determined entirely by the City of Washburn. Site size: 6 lots

Parcel #291-1023-04



SALE #31 CITY OF WASHBURN
Vaughn Div. Block 11

Minimum bid: \$500

Access to the parcel from E Seventh Street. Parcel may have road encroachment issues and may be considered substandard. Zoning issues decided entirely by the City of Washburn.

Parcel #291-1130-07



SALE #32 CITY OF WASHBURN
Washburn Real Estate & Inv. Co 1st Add.
Lots 2-4, Block 2, Less Hwy

Minimum bid: \$2,500

Access from Faulkner Road, just off State Hwy 13. Zoning issues decided entirely by the City of Washburn. Site size: 3 lots

Parcel #291-1132-07

SALE #33 TOWN PORT WING
Lot 12, Block 15, Port Wing Proper
 Zoning: Commercial (C) • Minimum bid: \$2,500
 Located on the corner of Okerstrom Street and Washington Avenue.
 Development may be possible with proper Town and Bayfield
 County Zoning Permits.
Parcel #042-1097-01

Acknowledgements

We wish to acknowledge the assistance and cooperation of the following committees and departments of Bayfield County.

- Bayfield County Clerk
- Corporate Counsel
- County Treasurer
- Development and Land Sales
- Forestry
- Land Records
- Real Property Lister
- Register of Deeds
- Tax Deed Clerk
- Zoning

Bayfield County Zoning Code

Sec. 13-1-26 Substandard Lots of Record.

- (a) **Substandard Lots of Record Prior to April 20, 1971.** A substandard lot of record in the Bayfield County Register of Deeds Office prior to April 20, 1971, which is not served by a public sanitary sewer and which is at least 10,000 sq. ft. in area, 65 ft. in width at the building line, and 65 ft. in width at the water line, or which is served by a public sanitary sewer and is at least 7500 sq. ft. in area, 50 ft. in width at the building line, and 50 ft. in width at the water line, may be used as a building site if it meets the following requirements:
- (1) The proposed use of the site is permitted in the zoning district in which it is located.
 - (2) All applicable setback requirements of this ordinance and all provisions of the Bayfield County Sanitary and Private Sewage Ordinance are complied with.
- (b) **Lots Rendered Substandard by Adoption of Sec. 13-1-32.** A lot of record in the Bayfield County Register of Deeds Office prior to December 12, 2000 which met all of the applicable size and dimensional requirements of this ordinance in effect immediately prior to such date, but which does not meet the applicable size and dimensional requirements in Sec. 13-1-32 may nonetheless be used as a building site upon the issuance of a zoning permit, if it meets the following requirements:
- (1) The proposed use of the site is permitted in the zoning district in which it is located.
 - (2) All applicable setback requirements of this ordinance and all provisions of the Bayfield County Sanitary and Private Sewage Ordinance are complied with.
- (c) **Other Substandard Lots.** A building permit for the improvement of a lot having lesser dimensions than those described in subsections (a) and (b) above shall be issued only after the granting of a variance by the Board of Adjustment.
- (d) **Common Ownership.** If a substandard lot is in common ownership with abutting lands, the contiguous lots shall be considered a single parcel under the terms of this ordinance, and such substandard lots shall not be transferable unless re-divided to conform to the provisions of this ordinance and the Bayfield County Subdivision Control Ordinance, provided that this provision shall not apply to lots described in subsection (b) above in common ownership of record with abutting lands prior to December 12, 2000.
 (Ord. of 12-12-00, §11)

Bayfield County Zoning Code

This Section is to divide the unincorporated areas of Bayfield County into districts within which the uses of land will be mutually compatible:

- (a) **R-1 Residential-1.** This district provides for permanent residential developments in unsewered neighborhood environments capable of being served with required services and utilities while, at the same time, being protected from traffic hazards and the intrusion of incompatible land uses.
- (b) **R-2 Residential-2.** This district is to require large lot residential development as a means of preserving the space characteristics of country living.
- (c) **R-3 Residential-3.** This district is to provide medium size lots for residential development as a means of preserving estate living.
- (d) **R-4 Residential-4.**
 - (1) This district provides for permanent residential developments in neighborhood environments with water and/or sewer as well as other services and utilities. Such developments should be protected from traffic hazards and the intrusion of incompatible land uses.
 - (2) Upon the installation of public sewer and/or water supply facilities in an existing unincorporated village, the area may be rezoned to the Residential-4 District.
 - (3) The Residential-4 District is not intended for and shall not be applied to areas outside existing unincorporated villages.
- (e) **R-RB Residential-Recreational Business.** This district is intended to provide for permanent or seasonal residential development and associated recreational value.
- (f) **F-1 Forestry-1.** This district is to provide continuation for forestry programs and to permit compatible recreational development. Permanent residences in this district shall require Town Board approval.
- (g) **F-2 Forestry-2.** This district is to provide for large contiguous tracts that may be used primarily for forestry programs.
- (h) **A-1 Agricultural-1.** This district is designed to provide areas for general agriculture and to prevent the encroachment of scattered commercial and industrial enterprises, and small lot residential development. Non-farm residences in this district shall require Town Board approval.
- (i) **A-2 Agricultural-2.** This district is to provide for large contiguous tracts that may remain in general agricultural use.
- (j) **C Commercial.** This district is intended to provide for the orderly and attractive grouping, at convenient locations, of retail stores, shops, offices, and establishments serving the daily needs of the area.
- (k) **I Industrial.** This district is intended to provide for any manufacturing or industrial operation, which on the basis of actual physical and operational characteristics, would not be detrimental to the surrounding area or to the County as a whole by reason of noise, dust, smoke, odor, traffic, physical appearance, or other similar factors, and subject to such regulatory controls as will reasonably insure compatibility in this respect. Any use determined to be objectionable by the Zoning Administrator or the Zoning Committee on the basis of the aforementioned grounds shall be denied, subject to appeal under Section 13-1-102.
- (l) **W Conservancy.** This district is intended to be used to prevent destruction or alteration of natural or manmade resources, which are considered to have valuable ecological or aesthetic assets. All efforts should be made in these areas to preserve the qualities for which they have been set aside.
- (m) **UVOD Unincorporated Village Overlay District.**
 - (1) The Unincorporated Village Overlay District is created to accommodate the land use patterns of those established unincorporated villages where, in order to insure development consistent with the intent of this Chapter, special provisions shall be applied.
 - (2) The Unincorporated Village Overlay District shall encompass the lands contained in the Villages of Drummond, Cornucopia, Iron River, Herbster, Grand View, and Port Wing as these boundaries are delineated on the orders creating these respective sanitary districts created under the provisions of Ch. 60.3, Wis. Stats. and on file at the Register of Deeds Office.
 - (3) This district shall also include the property occupied by the former Village of Cable, less Blocks 1, 2, 3, 4, 5, 10, 13, 14, 16, 17, 18 and 19.
- (n) **S-W Shoreland-Wetland.** The Shoreland-Wetland Overlay District is created to accomplish the objectives contained in Ch. NR 115, Wis. Adm. Code, and Title 13, Chapter 3 of this Code of Ordinances. This district, delineated on the final Wisconsin Wetlands Inventory Maps for Bayfield County, shall supersede all zoning districts previously mapped prior to the adoption of Title 13, Chapter 3.
- (c) **Lake Superior Lot Requirements.** Lots having frontage on Lake Superior and any improvements thereon shall be subject to the requirements applicable to lots on Class 1 lakes, except that if a lot has a bank or a bluff fronting the lake, the top of which is discernible due to evidence of erosion, (including but not limited to exposed rock), the required shoreline setback shall be 75 feet back from the top edge of the bank or bluff, and if a lot is located in an area of active or potential erosion designated on a map entitled Erosion Hazard Areas—Bayfield County, a greater setback may be required as determined by the Zoning Committee or its duly designated agent, based on projected shoreland recession rates.
- (d) **Lots on Rivers and Streams.** Lots adjoining or including rivers or streams shall meet the following or minimum requirements:

Lot Size	120,000 square feet
Lot Width	300 feet
Shoreline Setback	100 feet
Lot Depth	400 feet
Side Yard Setback	30 feet/ 60 feet total
Shoreline Vegetation Protection Area	75 feet
View Corridor	30 feet

Bayfield County Zoning Code

Sec. 13-1-60 Zoning District Dimensional Requirements.

Zoning District	Minimum Area	Minimum Frontage	Minimum Average Width	Minimum Side & Rear Yards	
				Principal Building	Accessory Building
R-RB, R-1	30,000 sq. ft.	150'	150'	10'	10'
F-1, R-2, A-1	4 ½ acres	300'	300'	75'	30'
R-3	2 acres	200'	200'	20'	20'
F-2, A-2	35 acres	1,200'	1,200'	75'	30'
I, C*	20,000 sq. ft.	100'	100'	5'	5'
R-4					
(a) Sewer/water	10,000 sq. ft.	75'	75'	10'	10'
(b) Sewer only	15,000 sq. ft.	75'	75'	10'	10'
(c) Water only	20,000 sq. ft.	100'	100'	10'	10'
			**		

Setback: See Section 13-1-23.

- * Commercial zoning districts within and utilizing the services of a sanitary district shall be permitted to apply R-4 Zoning District lot size standards. Commercial zoning districts not located within a sanitary district that involves a residence shall apply R-1 Zoning District lot size standards.
- ** The minimum road frontage on a cul-de-sac shall be fifty (50) feet in a R-1, R-3, R-4, R-RB, Commercial, or Industrial Zoning District.
- *** The radius of a cul-de-sac shall not be less than forty-five (45) feet in a F-1, R-2, A-1, R-3, F-2, A-2, Industrial, Commercial, or R-4 Zoning District.

Sec. 13-1-32 Inland Lake Classification and Shoreland Lot Development Requirements.

Lake Class	Class 1	Class 2	Class 3
Lot Size	30,000 sq. ft.	60,000 sq. ft.	120,000 sq. ft.
Lot Width	150 ft.	200 ft.	300 ft.
Lot Depth	200 ft.	300 ft.	400 ft.
Shoreline Setback	75 ft.	75 ft.	100 ft.
Shoreline Vegetation Protection Area	50 ft.	50 ft.	75 ft.
Side Yard Setback	10' min/ 40' min total	20' min/ 50' min total	30' min/ 60' total

(a) Classification of Inland Lakes.

- (1) To achieve the following objectives the inland lakes of Bayfield County are classified as set forth in paragraph (2) into the following classes:

Class 1 (Most Developed Lakes). Objectives: Preserve and enhance water quality to provide conditions for recreational use and aesthetics; retain existing natural shorelines and encourage restoration; acknowledge a mix of natural and developed shorelines; protect or restore a self-sustaining local ecosystem capable of supporting diverse native flora and fauna; promote peace and quiet; balance public and riparian interests in recreational uses.

Class 2 (Moderately Sensitive Lakes and Moderately Developed). Objectives: Preserve and enhance water quality to provide conditions for recreational use and aesthetics; balance the current level of development with the sensitivity of these lakes to maintain and protect water quality; maintain and restore natural shoreline aesthetics and encourage restoration; identify and protect current natural and undeveloped areas; promote peace and quiet; protect or restore a self-sustaining local ecosystem capable of supporting diverse native flora and fauna; balance public and riparian interests in recreational uses.

Class 3 (Most Sensitive Developed and Undeveloped Lakes). Objectives: Maintain and protect water quality; protect or restore the natural/wild appearance of shorelines and lands visible from the water; promote a quiet and peaceful experience; protect or restore a self-sustaining local ecosystem capable of supporting diverse native flora and fauna; discourage commercial use.