



Sawyer County
County Multi-Dwelling Development
Committee Meeting
Thursday, September 24, 2026 @ 2:00 PM
Sawyer County Board Room

AGENDA

1. ZOOM INFORMATION

- a. To view or participate in the virtual meeting from a computer, iPad, or Android device please go to <https://us06web.zoom.us/j/81751856211>. You can also use the dial in at 1-312-626-6799 with the Webinar ID: 81751856211. Use *9 to Raise/lower hand and *6 to Unmute/mute. If additional assistance is needed please contact the County Clerk's Office at 715-634-4866 prior to the meeting

2. CALL TO ORDER AND ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. CERTIFICATION OF COMPLIANCE WITH THE OPEN MEETINGS LAW

5. MEETING AGENDA (DISCUSSION/ACTION)

6. PUBLIC COMMENTS

At this time, members of the public will be given the opportunity to address the Board. Please adhere to the following when addressing the Board:

- Comments will be limited to 3 minutes or less per individual.
- Comments should be directed to the Board as a whole and not directed to individual Board members.
- The Board cannot respond to your comments during this time.
- Please sign in and fill out a public comment sheet if you wish to speak and hand it to the County Clerk (please respect the signs and do not approach Board members at the table).

- a. At this time, members of the public will be given the opportunity to address the Committee.

Please adhere to the following when addressing the Board:

- Comments will be limited to 3 minutes or less per individual.
- Comments should be directed to the Committee as a whole and not directed to individual Committee members.
- The Committee cannot respond to your comments during this time.
- Please sign in and fill out a public comment sheet if you wish to speak on an item.

7. CONSIDER APPROVAL OF MINUTES FROM PREVIOUS MEETING

- a. Minutes of 6/12/25

8. RED LINE VERSION 6

- a. Version 6

9. PRESENTATION AND OVERVIEW OF TOWNS' ROLES IN COUNTY ZONING AND COORDINATION OF COMMUNICATIONS AND INFORMATION

- a. "To Play the Game"

10. PRESENTATION OF MDD AD HOC RECOMMENDATIONS BY MDD AD HOC COMMITTEE

11. PRESENTATION OF LEGAL COUNSEL'S ANALYSIS OF ZONING ADMINISTRATORS' VERSION 6 DRAFT RECOMMENDATIONS (BY REBECCA ROEKER)

- a. Legal Counsel Comments

12. DISCUSSION AND POSSIBLE ACTION TO AMEND MDD AD HOC RECOMMENDATIONS

13. DISCUSSION AND POSSIBLE ACTION ON NEXT STEPS AND MDD AD HOC COMMITTEE'S PRESENTATION OF RECOMMENDATIONS TO THE ZONING COMMITTEE

- a. MDD ad hoc letter to Zoning Committee July 2026

14. PUBLIC COMMENTS

15. AD-HOC COMMITTEE CHAIR COMMENTS

16. ADJOURNMENT

DISCLAIMER:

Copy sent via email to: County Clerk and News Media. Note: Any person wishing to attend whom, because of a disability, requires accommodation should call the Sawyer County Clerk's Office (715.634.4866) at least 24 hours before the scheduled meeting so appropriate arrangements can be made.

Mission Statement: The Sawyer County Board of Supervisors will strive to provide excellent services and responsible leadership to protect and enhance Sawyer County citizens, businesses, and resources, while preserving our unique heritage.

**MINUTES OF PUBLIC HEARING
County Multi-Dwelling Development
June 12, 2025**

Voting Members

Dale Olson – Meteor - Chairman
Benjamin Kurtzweil Hayward - Vice Chairman
Robert Langham – Sand Lake
Mike Badow – Lenroot
Steve Beining – Draper
Jim Strandlund – Round Lake
Laura Rusk – Hunter
Sarah Delaney – Spider Lake
Ron Kinsley – Radisson
James Bassett – Couderay
Benjamin Kurtzweil – Hayward
Tom Housel – Winter
Bond Sutton – Bass Lake
Pete Baribeau – Edgewater

Non-Voting Members

Jay Kozlowski, Zoning & Conservation Administrator
Kathy Marks, Deputy Zoning Administrator
Mike Markgren, Interim Sawyer County Administrator
Ron Buckholtz – Meadowbrook

1) Call to Order

Olson calls to Order the meeting of the Multi-Dwelling Development Committee to order at 1pm in the Sawyer County Courthouse, 10610 Main St. Hayward, Wisconsin.

2) Roll Call

Roll Call finds Voting Members present: Olson, Kurtzweil, Langham, Badow, Beining – absent, Strandlund – Absent, Rusk, Delaney, Kinsley, Bassett, Housel – absent, Sutton, and Baribeau – Absent. Non-Voting members present are Kozlowski, Marks, Markgren and Buckholtz. We have a forum.

3) Pledge of Allegiance.

4) Certification of Compliance with Open Meetings Law.

This meeting has been published with the news media outlets as required by State statutes.

5) Meeting agenda.

Discussion held. Motion by Langham to approve the June 12, 2025 agenda, second by Sutton. All in favor.

6) Public Comment:

Jean Accola, Stone Lake comments. Discussion held. Linda Zillmer, Town of Edgewater property owner comments. No other comments.

8) Approval of Minutes from the May 1, 2025 meeting.

Motion by Kinsley to approve the May 1, 2025 minutes, second by Langham. All in favor. Olson speaks of the redline version #5. Please see website at sawyercountygov.org for audio/video information.

9) Updates Redline Draft Version.

Olson moves to the Redline Version. Discussion held regarding Density, State definitions. Kozlowski goes over the changes. Discussion held. Definitions are gone through by Committee

a) Dwelling Unit

Discussion held. Motion by Sutton to approve the definition of Dwelling Unit, Second by Kurtzweil. Discussion held. Kurtzweil amends motion for dwelling not to include primitive rural

b) Lot.

Discussion held. Linda Zillmer, Edgewater property owner and Birchwood resident speaks. Discussion held. Motion to change one dwelling to “a bulding”, second by Sutton. Discussion held. All in favor.

c) Resort.

Discussion held. Motion by Kurtzweil to accept the definition of “Resort” but strike “on the same lot” and rescind. Motion by Kurtzweil to change “on the same lot” to or “on the same lot or contiguous lots”. Second by Rusk. No discussion held. All in favor.

d) Motels. Short-Term Rentals, Tourist Rooming House, Bed and Breakfast Establishment

Discussion held. Motion (17.1) by Kurtzweil to add year-round back in to the 17.1 Section. Second by Rusk. All in favor. Change RR-1 to C-1. Discussion held.

e) RR-1 and RR-2

Discussion held for Section 17.2 and 17.3 CUP. Motion by Kurtzweil to not have in RR-1 and RR-2 CUP, to have year-round dwellings under limited uses for the R-1 district. Second by Langham. Discussion held. No discussion. All in favor.

5 minute break at 2:20pm. Reconvene at 2:30pm.

Discussion held. Motion by Kurtzweil to knock out the multi-family dwelling under RR-1 and RR-2 as a Conditional Use permit. Second by Langham. Discussion held. All in favor.

f) 18.0 Dimensional Requirements

Discussion held. To leave multi-dwelling and two family dwellings. Minimum shoreland low dimension. Double the lot area & width, either shoreland or non-shoreland back into the district. Minimum lot area & width. Olson suggests as is. Any new resorts would be the same wording. If legal says you can't prohibit two family dwellings within the shoreline district, then we will go back to shoreline district and say that for each dwelling unit you need minimum the lot area and width. Those would have to both double. Kurtzweil make motion to approve that wording, second by Rusk. All in favor. Motion by Kurtzweil to have any new resorts also have to meet these shoreline density requirements that we just stated with needing double the area and width for each dwelling unit. Second by Rusk. All in favor.

g) Habitable Living Area

Discussion held. Linda Zillmer, Edgewater property owner, Birchwood resident, speaks. Discussion continues. Everyone agrees. All in favor.

h) Public Coments

Linda Zillmer, Edgewater property owner and Birchwood resident speaks.

i) Approval of Redline

Kozlowski should have version. 6 mid-week. Motion to send to legal by Kurtzweil to send version 6, so that we can go over our changes that we've done today, in version 6 to review again before approval. Second by Olson. No discussion. All in favor.

j) Zoning Administrator Comments.& AD-Hoc Chair Comments.

Discussion held. Olson and Kurtzweil. Thanks everyone for the hard work and participation in attendance.

16) Adjourned at 3:55pm

“Clean” Version of MDD Ad-Hoc Amendments V6

(29) DWELLING: Any building that contains one or 2 DWELLING UNITS.

(31) DWELLING UNIT: A structure or that part of a structure which is used or intended to be used as a home, residence or sleeping place by one person or by 2 or more persons maintaining a common household, to the exclusion of all others.

(57) LOT: A parcel of land occupied or capable of being occupied by a BUILDING or one DWELLING and the ACCESSORY STRUCTURE(S) or uses customarily incidental to it, including such open spaces as are required by this ordinance.

(71) MULTIFAMILY DWELLING: an apartment building, rowhouse, town house, condominium or modular home, as defined in Wis. Stat. 101.71 (6), that does not exceed 35 feet in height or 3 stories and that consists of 3 or more attached dwelling units the initial construction of which is begun on or after January 1, 1993. MULTIFAMILY DWELLING does not include a facility licensed under Wis Stat. ch. 50.

(85) RESORT: A resort is a for-profit business holding a Seller’s Permit and licensed by the Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP), which provides rental to the public of DWELLING UNITS contained in one or more permanent buildings used primarily for recreational use on the same LOT or contiguous LOTs. This includes rentals of Condominium Units within the same Condominium Plat.

(# NEW) MOTEL / HOTEL: a place where sleeping accommodations are offered for pay to transients, in 5 or more rooms, and all related rooms, buildings and areas.

(# NEW) ROOMING HOUSE: a one- and two-family DWELLING that offers overnight sleeping accommodation to an individual that is not a tourist or transient. A “Boarding House” means a ROOMING HOUSE.

(# NEW) TOURIST ROOMING HOUSE: all lodging places and tourist cabins and cottages, including SHORT TERM RENTAL, other than hotels and motels, in which sleeping accommodations are offered for pay to tourists or transients. It does not include private boarding or ROOMING HOUSE not accommodating tourists or transients, or BED & BREAKFAST ESTABLISHMENT regulated under Wis. Admin. Code Ch. ATCP 73.

(# NEW) SHORT TERM RENTAL: a residential DWELLING that is offered for rent or fee for fewer than thirty (30) consecutive days.

(# NEW) BED & BREAKFAST ESTABLISHMENT: any place of lodging that satisfies all of the following: (a) Provides 8 or fewer rooms for rent to no more than a total of 20 tourists or transients. (b) Provides no meals other than breakfast and provides the breakfast only to renters of the place. (c) Is the owner’s personal residence. (d) Is occupied by the owner at the time of rental. (e) Was originally built and occupied as a

single-family residence, or, prior to use as a place of lodging, was converted to use and occupied as a single-family residence

6.10 MOTELS

Motels shall be constructed or located on a lot or area that meets the following dimensional requirements. It shall be the base minimum parcel size and lot width of the zone district in which it will be located plus 5,000 square feet of area for every unit over one; and any additional area required by Wisconsin Administrative Code. For example, a proposed 10-unit motel in the non-shorelands of a C-1 Zone District would require 20,000 sq. ft with a minimum lot width of 100' plus 45,000 sq. ft (9 x 5,000 sq. ft). This would equal 65,000 square feet or 1.49 acres. The motel shall meet all minimum setback requirements.

17.1 Residential One District

A) Permitted Uses

1) One-family and two-family YEAR ROUND dwellings.

Note: Add 10,000 sq./ft for each additional DWELLING UNIT over 1 pursuant to Section 18.0 of the Sawyer County Zoning Ordinance.

B) Uses Authorized by Conditional Use

1) MULTIFAMILY DWELLING: an apartment building, rowhouse, town house, condominium or modular home, as defined in Wis. Stat. 101.71 (6), that does not exceed 35 feet in height or 3 stories and that consists of 3 or more attached dwelling units the initial construction of which is begun on or after January 1, 1993.

MULTIFAMILY DWELLING does not include a facility licensed under Wis Stat. ch. 50.

Note: MULTIFAMILY DWELLING is prohibited within the SHORELAND District. Add 10,000 sq./ft for each additional DWELLING UNIT over 1 pursuant to Section 18.0 of the Sawyer County Zoning Ordinance.

17.2 RR-1: Residential/Recreational One District

A) Permitted Uses

1) One-family and two-family dwellings.

Note: each additional DWELLING UNIT over 1 requires additional lot area pursuant to Section 18.0 of the Sawyer County Zoning Ordinance

B) Uses Authorized by Conditional Use

17.3 RR-2: Residential/Recreational Two District

A) Permitted Uses

1) One-family and two-family dwellings.

Note: each additional DWELLING UNIT over 1 requires additional lot area pursuant to Section 18.0 of the Sawyer County Zoning Ordinance

B) Uses Authorized by Conditional Use

17) Resorts

17.6 C-1: Commercial One District This district is intended to provide for the orderly and attractive grouping, at appropriate locations, of retail stores, shops, offices, and similar commercial establishments.

A) Permitted Uses -- Facilities such as, but not limited to the following:

13) Motels. See Section 6.10 for dimensional requirements

17.11 PUD: Planned Unit Development District

The PUD District is intended to provide for large-scale residential and/or commercial uses only. This district shall have no definite boundaries until such as approved by the County Board on the recommendation of the Zoning Committee in accordance with the procedures prescribed for zoning amendments by Section 59.69 of the Wisconsin Statutes. Plans for the proposed development shall be submitted in duplicate, and shall show the location, size, and proposed use of all structures and land included in the areas involved. The plans may provide for a combination of single and MULTIFAMILY DWELLING(S) as well as related commercial uses, provided the plans include that:

SECTION 18.0 DIMENSIONAL REQUIREMENTS

		R-1	RR-1	RR-2	A-1	A-2	C-1	I-1	F-1
18.1	Building Height Limit*	35	35	35	35	35	35	60	35
18.2	Required Lot Area (sq./ft) (PER EACH DWELLING UNIT)								
	With public sewer	10,000**	10,000	10,000	5 acres	5 acres	10,000	1 acre	5 acres
	Without public sewer	20,000**	20,000	20,000	5 acres	5 acres	20,000	1 acre	5 acres
18.3	Minimum Lot Width								
	With public sewer	75	75	75	300	300	75	200	300
	Without public sewer	100***	100***	100***	300	300	100	200	300
18.4(a)	Yard Required								

	Front	30	30	30	50	50	10	50	30
	Rear	40	40	40	50	50	20	50	40
	Side:								
	Principal Building	10	10	10	20	20	10	20	10
		30	30	30	50	50	10	50	30
	Accessory Building	5	5	5	10	10/50	5	10	5
18.4(b)	Yard Required [See NOTE (1) below]								
	Side-Principal Building	10							
18.5	Floor Area, Residence (sq./ft) [See NOTE (2) below]								
	1 Bedroom	500	500	500	500	500	500	500	500
	2 Bedrooms	600	600	600	600	600	600	600	600
	3 Bedrooms	700	700	700	700	700	700	700	700
18.6	Minimum Residence Width [See NOTE (2) below]	20'	20'	20'	14'	14'	14'	----	20'
18.7	Minimum Lot Depth (Added July 20, 1995)								
	With public sewer	---	---	---			---		
	Without public sewer	200	200	200			200		

****Minimum for one-family**, add 10,000 sq./ft for each additional unit over one plus any additional area required by applicable Wisconsin Administrative Code A-2 Dimensional Requirements.

Sawyer County Zoning Shoreland-Wetland Protection Ordinance

3.4 PROHIBITED USES. NR 115.04(4) Any use not listed in sections 3.31, 3.32 or 3.33 is prohibited, unless the wetland or portion of the wetland has been rezoned by amendment of this ordinance in accordance with section 3.5 of this ordinance and s. 59.69(5)(e), Wis. Stats.

3.41 MULTIFAMILY DWELLING

3.42 TWO-FAMILY DWELLING

5.1 PURPOSE

(3) Resorts, including rentals of Condominium Units within the same Condominium Plat, must have 100 feet of frontage for each dwelling unit.

Section 16.02 – Definitions

(# new) MULTIFAMILY DWELLING: an apartment building, rowhouse, town house, condominium or manufactured building, as defined in Wis. Stat. 101.71 (6), that does not exceed 35 feet in height or 3 stories and that consists of 3 or more attached dwelling units the initial construction of which is begun on or after January 1, 1993.

MULTIFAMILY DWELLING does not include a facility licensed under Wis Stat. ch. 50.

“Redline” Version of MDD Ad-Hoc Amendments V6

(29) DWELLING: ~~A~~Any building ~~designed or used exclusively as the living quarters for that contains one or more families, including manufactured homes which meet the dimensional requirements as originally designed~~2 DWELLING UNITS.

(30) DWELLING, MULTI-FAMILY: ~~A dwelling or group of dwellings on one plot containing separate living quarters for two or more families but which may have joint services and/or facilities.~~

(31) DWELLING UNIT: ~~A building or portion thereof with rooms arranged, designed, used or intended to be used for one family. Guesthouses with kitchen and bathroom facilities; and any accessory structures with a HABITABLE LIVING AREA are considered to be dwelling units. Houseboats and watercraft on land shall not be used as DWELLINGS or DWELLING UNITS. Only one dwelling unit is allowed per Lot.~~

(31) DWELLING UNIT: A structure or that part of a structure which is used or intended to be used as a home, residence or sleeping place by one person or by 2 or more persons maintaining a common household, to the exclusion of all others.

(57) LOT: A parcel of land occupied or capable of being occupied by ~~one Building~~a BUILDING or ~~one Dwelling Unit~~DWELLING and the ~~Accessory Buildings~~ACCESSORY STRUCTURE(S) or uses customarily incidental to it, including such open spaces as are required by this ordinance.

(71) MULTI-DWELLING DEVELOPMENT: ~~Development, regardless of form of ownership consisting of three or more DWELLING UNITS, condominium, resort, hotel or motel units or other units/structures intended for residential or long or short-term rental uses, all of which are to be located on the same LOT.~~

(71) MULTIFAMILY DWELLING: an apartment building, rowhouse, town house, condominium or modular home, as defined in Wis. Stat. 101.71 (6), that does not exceed 35 feet in height or 3 stories and that consists of 3 or more attached dwelling units the initial construction of which is begun on or after January 1, 1993.
MULTIFAMILY DWELLING does not include a facility licensed under Wis Stat. ch. 50.

(85) RESORT: A resort is a for-profit business holding a Seller's Permit and licensed by the Wisconsin Department of ~~Health and Family Services,~~Agriculture, Trade, and Consumer Protection (DATCP), which provides rental to the public of DWELLING UNITS contained in one or more permanent buildings used primarily for recreational use. on the same LOT or contiguous LOTs. This includes rentals of Condominium Units within the same Condominium Plat.

(# NEW) MOTEL / HOTEL: a place where sleeping accommodations are offered for pay to transients, in 5 or more rooms, and all related rooms, buildings and areas.

(# NEW) ROOMING HOUSE: a one- and two-family DWELLING that offers overnight sleeping accommodation to an individual that is not a tourist or transient. A “Boarding House” means a ROOMING HOUSE.

(# NEW) TOURIST ROOMING HOUSE: all lodging places and tourist cabins and cottages, including SHORT TERM RENTAL, other than hotels and motels, in which sleeping accommodations are offered for pay to tourists or transients. It does not include private boarding or ROOMING HOUSE not accommodating tourists or transients, or BED & BREAKFAST ESTABLISHMENT regulated under Wis. Admin. Code Ch. ATCP 73.

(# NEW) SHORT TERM RENTAL: a residential DWELLING that is offered for rent or fee for fewer than thirty (30) consecutive days.

(# NEW) BED & BREAKFAST ESTABLISHMENT: any place of lodging that satisfies all of the following: (a) Provides 8 or fewer rooms for rent to no more than a total of 20 tourists or transients. (b) Provides no meals other than breakfast and provides the breakfast only to renters of the place. (c) Is the owner’s personal residence. (d) Is occupied by the owner at the time of rental. (e) Was originally built and occupied as a single-family residence, or, prior to use as a place of lodging, was converted to use and occupied as a single-family residence

6.10 MOTELS

Motels shall be constructed or located on a lot or area that meets the following dimensional requirements. It shall be the base minimum parcel size and lot width of the zone district in which it will be located plus 5,000 square feet of area for every unit over one; and any additional area required by Wisconsin Administrative Code. For example, a proposed 10-unit motel in the non-shorelands of ~~an RRa C-1~~ Zone District would require 20,000 sq. ft with a minimum lot width of 100' plus 45,000 sq. ft (9 x 5,000 sq. ft). This would equal 65,000 square feet or 1.49 acres. The motel shall meet all minimum setback requirements.

17.1 Residential One District

A) Permitted Uses

1) One-~~family~~ and two-family ~~year-round~~ YEAR ROUND dwellings.

Note: Add 10,000 sq./ft for each additional DWELLING UNIT over 1 pursuant to Section 18.0 of the Sawyer County Zoning Ordinance.

B) Uses Authorized by Conditional Use

~~1) Multi-family (3 or more) dwelling units.~~

1) MULTIFAMILY DWELLING: an apartment building, rowhouse, town house, condominium or modular home, as defined in Wis. Stat. 101.71 (6), that does not exceed 35 feet in height or 3 stories and that consists of 3 or more attached dwelling units the initial construction of which is begun on or after January 1, 1993.

MULTIFAMILY DWELLING does not include a facility licensed under Wis Stat. ch. 50.
Note: MULTIFAMILY DWELLING is prohibited within the SHORELAND District. Add

10,000 sq./ft for each additional DWELLING UNIT over 1 pursuant to Section 18.0 of the Sawyer County Zoning Ordinance.

17.2 RR-1: Residential/Recreational One District

A) Permitted Uses

1) One-family and two-family dwellings.

Note: each additional DWELLING UNIT over 1 requires additional lot area pursuant to Section 18.0 of the Sawyer County Zoning Ordinance

B) Uses Authorized by Conditional Use

~~15) MULTI-DWELLING DEVELOPMENT (i.e. **new** condominium, hotel, motel or resort, or other development which is the same general scale and character). (Does not include the conversion of existing properties to a condominium ownership, existing resorts, motels, hotels or any other existing multi dwelling development unless more rental/dwelling units are being proposed by plat or other means that would be in addition to the existing rental/dwelling units.)~~

17.3 RR-2: Residential/Recreational Two District

A) Permitted Uses

1) One-family and two-family dwellings.

Note: each additional DWELLING UNIT over 1 requires additional lot area pursuant to Section 18.0 of the Sawyer County Zoning Ordinance

B) Uses Authorized by Conditional Use

~~16) MULTI-DWELLING DEVELOPMENT or other similar development including a condominium, hotel, motel or resort, or other development, which in the opinion of the County Zoning Committee, are of the same general scale and character. Does not include conversions of existing properties to a different form of ownership (i.e., to condominium ownership) unless DWELLING UNITS are being proposed by plat or other means that would be in addition to the existing rental/DWELLING UNITS. Does not include existing MULTI-DWELLING DEVELOPMENTS unless creating additional DWELLING UNITS.~~

17) Resorts

17.6 C-1: Commercial One District This district is intended to provide for the orderly and attractive grouping, at appropriate locations, of retail stores, shops, offices, and similar commercial establishments.

A) Permitted Uses -- Facilities such as, but not limited to the following:

13) Motels. See Section 6.10 for dimensional requirements

17.11 PUD: Planned Unit Development District

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Statutes. Plans for the proposed development shall be submitted in duplicate, and shall show the location, size, and proposed use of all structures and land included in the areas involved. The plans may provide for a combination of single and ~~multi-family development~~MULTIFAMILY DWELLING(S) as well as related commercial uses, provided the plans include that:

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	Accessory Building	5	5	5	10	10/50	5	10	5
18.4(b)	Yard Required [See NOTE								

	(1) below]								
	Side-Principal Building	10							
18.5	Floor Area, Residence (sq./ft) [See NOTE (2) below								
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18.7	Minimum Lot Depth (Added July 20, 1995)								
	With public sewer	---	---	---			---		
	Without public sewer	200	200	200			200		

****Minimum for one-family**, add 510,000 sq./ft for each additional unit over one plus any additional area required by applicable Wisconsin Administrative Code A-2 Dimensional Requirements ~~(Added July 20, 1995)~~.

Sawyer County Zoning Shoreland-Wetland Protection Ordinance

3.4 PROHIBITED USES. NR 115.04(4) Any use not listed in sections 3.31, 3.32 or 3.33 is prohibited, unless the wetland or portion of the wetland has been rezoned by amendment of this ordinance in accordance with section 3.5 of this ordinance and s. 59.69(5)(e), Wis. Stats.

3.41 MULTIFAMILY DWELLING

3.42 TWO-FAMILY DWELLING

5.1 PURPOSE

(3) Resorts, including rentals of Condominium Units within the same Condominium Plat, must have 100 feet of frontage for each dwelling unit.

Section 16.02 – Definitions

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MULTIFAMILY DWELLING does not include a facility licensed under Wis Stat. ch. 50.



To Play the Game - You Need to Know the Rules

Town-County Relationships In Zoning Administration

It is understandable that each municipality would want to plan for and determine uses of land within its jurisdiction. It is also commonly recognized that each community is strongly influenced by uses of land in neighboring communities and throughout their region. This is true for economic development, environmental quality and fiscal issues. For example, a new industrial park may provide employment opportunities for a number of neighboring communities. It may also result in discharges of pollutants to air or waters and increased costs for highways or schools as new workers move to those same neighboring communities. It is also true that land use activities acceptable in some communities or even necessary for modern society (such as power generating stations or landfills) may not be welcome in every community.

The State legislature has adopted a system of zoning for unincorporated rural areas that recognizes both a need for some local town control of land uses and a more regional county-wide approach that balances potentially competing interests of neighboring towns. The strategy, known as county-wide comprehensive zoning, provides a balance of powers between a county and its towns (s. 59.69, Stats.).

General zoning is a regulatory land use plan implementation tool. It divides lands within a jurisdiction into zoning districts by adoption of a zoning map. Within each district some land uses are permitted in every location as a matter of right (permitted uses). Another class of land uses must be custom tailored to a particular site by modifying their location, design or operational characteristics (conditional uses also

called special exceptions). In both cases the general strategy is to assign land use activities to areas with compatible environmental features, adjacent land uses and public infrastructure. The zoning ordinance text designates permitted and conditional uses and describes dimensional and other development standards that apply in each district. Dimensional standards may be relaxed in special cases by a zoning board of adjustment/appeals through a variance procedure and disagreements about administrative orders or ordinance interpretation may be resolved by the same body through administrative appeals.

Town and county roles under county-wide comprehensive zoning

This discussion concerns county-wide comprehensive zoning adopted under the authority of s. 59.69, Stats. Towns do not have a similar role in county adoption of state mandated shoreland or floodplain zoning or other types of land regulations though they may have political influence if they exercise it effectively. Generally, towns are an “approving agency” under county administered land division (subdivision) regulations.

Ordinance adoption

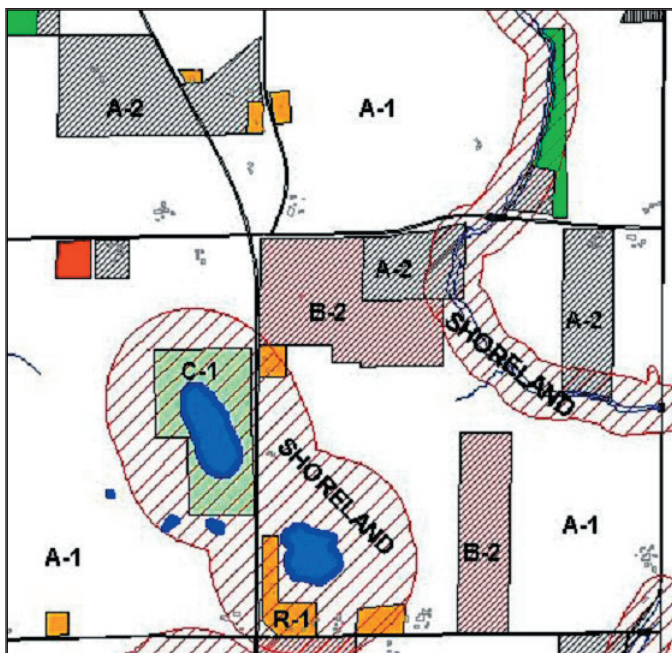
The town board must have initially approved a general county zoning ordinance for it to be effective in the town (s. 59.69(5)(c), Stats.). Failing that approval, the town remains unzoned except for regulations administered by the county related to shorelands, wetlands, floodplains and similar programs not requiring town approval or adoption.

Ordinance amendment

Some towns may not understand or do not effectively exercise their prerogatives regarding amendment of county zoning provisions. Chief among these is legal standing for the town board to seek changes to the regulations to accommodate unique circumstances, updated planning or changing conditions. The town board of any town in which the county ordinance is in effect may petition the county for an amendment to the zoning map or ordinance text (s. 59.69(5)(e)(1), Stats.).

Towns also have significant powers in reacting to ordinance changes proposed by landowners and the county. It may be useful, from a town’s perspective, to view this process as consisting of two stages.

The first stage involves development and referral of a proposed amendment to the county board for action (s. 59.69(5)(e)(3), Stats.). A copy of the public notice announcing the county zoning agency’s hearing on an amendment must be provided by registered mail to the clerk of an affected town at



Map courtesy of Kevin Struck, Growth Management Educator,
UW-Extension Sheboygan/Washington Counties

least 10 days prior to the hearing. If the town board files a resolution with the agency disapproving the petition within 10 days after the hearing (a 20-day extension is possible), the agency must modify the petition in response to the town comments or must recommend disapproval to the county board.

The second stage of ordinance amendment involves town reaction to amendments recently adopted by the county (s. 59.69(5)(e)(6), Stats.). Once the county board adopts a zoning amendment, a copy of the ordinance or notification of adoption must be forwarded to the clerks of affected towns. A majority of affected town boards may prevent a general amendment from taking effect by filing a disapproving resolution with the county clerk. A single town may veto a zone change (map amendment) that affects only the town.

Town withdrawal from county zoning

Once under county zoning, a town may not withdraw unless the county adopts a comprehensive revision (s. 59.69(5)(d), Stats.). A comprehensive revision is “a complete rewriting of an existing zoning ordinance which changes numerous zoning provisions and alters or adds zoning districts” accomplished by a single ordinance. The revision ordinance may allow the existing ordinance to remain in effect in a town for up to one year. If the town board fails to approve the comprehensive revision within a year, neither the existing ordinance nor the comprehensive revision will be in force in that town.

Appeals, conditional uses and variances

Most counties provide notification of pending appeals, conditional uses and variances to their towns. They often struggle to provide a timely response for petitioning property owners while allowing sufficient time for town plan commissions and/or town boards to meet to review petitions. One option is to extend the county review period. Another is town board delegation of authority in these matters to the town plan commission. This should not present a significant concern since one or more town board members are included on the commission. The town board could rescind commission authority if commission members were not sensitive to town board concerns. Greater impediments to effective town participation in these county decisions result from failure of some towns to appoint plan commissions or committees or from insufficient understanding of procedural and substantive requirements related to administrative appeals, conditional uses and variances (see the Zoning Board and Plan Commission Handbooks on our website).

Town zoning in counties comprehensively zoned

A town board may be granted village powers by electors at an annual or special town meeting (s. 60.62, Stats.). Subsequently, the town board may adopt zoning if: approved by the town meeting or in a referendum,

a plan commission is established, and the ordinance and any later amendments are approved by the county board. In such cases ordinance administration and enforcement are a town responsibility. These generally require a plan commission, zoning administrator, zoning board of appeals, municipal attorney and such facilities and funding as are necessary to support their functions.

A town without village powers may only exercise its role in county zoning in counties that are comprehensively zoned (s. 60.61, Stats.). It may not adopt its own zoning even with county approval.

Town zoning in counties not comprehensively zoned

A town in a county that is not comprehensively zoned must petition the county to adopt county-wide comprehensive zoning. If the county zoning agency does not develop a plan and ordinance within a year or if the county board fails to adopt the ordinance at its first meeting after the year has expired, the town may proceed to adopt, administer and enforce its own zoning (s. 60.61, Stats.).

Consequences of Comprehensive Community Planning Law

The State Comprehensive Community Planning Law (improperly labeled the Smart Growth law) does not change the basic authorities or relationships between counties and towns in adoption and administration of zoning. While the law encourages coordinated planning between jurisdictions and regional approaches to land use issues, it does not require consistency between plans. The most important requirement is that each jurisdiction's land use decisions must be consistent with its own comprehensive plan. Accordingly, it is possible (though not desirable) that a county and town may disagree about acceptable uses of particular lands within the town and that their respective plans will reflect this disagreement. Similarly, county and town plans may initially agree for a particular parcel. Subsequently the county may amend its plan to allow a zoning map amendment while the town may refuse to amend its plan and exercise its disapproval of the county amendment consistent with the town plan. While the planning law is not a panacea, an orderly and rational approach to resolving land use issues coupled with wide stakeholder and public participation in the process should promote coordination and consistency in planning and land use law administration.

"Clean" Version of MDD Ad-Hoc Amendments V6

(29) DWELLING: Any building that contains one or 2 DWELLING UNITS.

(31) DWELLING UNIT: A structure or that part of a structure which is used or intended to be used as a home, residence or sleeping place by one person or by 2 or more persons maintaining a common household, to the exclusion of all others.

(57) LOT: A parcel of land occupied or capable of being occupied by a BUILDING or one DWELLING and the ACCESSORY STRUCTURE(S) or uses customarily incidental to it, including such open spaces as are required by this ordinance.

(71) MULTIFAMILY DWELLING: an apartment building, rowhouse, town house, condominium or modular home, as defined in Wis. Stat. 101.71 (6), that does not exceed 35 feet in height or 3 stories and that consists of 3 or more attached dwelling units the initial construction of which is begun on or after January 1, 1993. MULTIFAMILY DWELLING does not include a facility licensed under Wis Stat. ch. 50.

(85) RESORT: A resort is a for-profit business ~~holding a Seller's Permit and~~ licensed by the Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP), which provides rental to the public of DWELLING UNITS contained in one or more permanent buildings used primarily for recreational use on the same LOT or contiguous LOTs. This includes rentals of Condominium Units within the same Condominium Plat.

(# NEW) MOTEL / HOTEL: a place where sleeping accommodations are offered for pay to transients, in 5 or more individually keyed rooms, and all related rooms, buildings and areas.

(# NEW) ROOMING HOUSE: a one- and two-family DWELLING that offers overnight sleeping accommodation to an individual that is not a tourist or transient. A "Boarding House" means a ROOMING HOUSE.

(# NEW) TOURIST ROOMING HOUSE: all lodging places and tourist cabins and cottages, including SHORT TERM RENTAL, other than hotels and motels, in which sleeping accommodations are offered for pay to tourists or transients. It does not include private boarding or ROOMING HOUSE not accommodating tourists or transients, or BED & BREAKFAST ESTABLISHMENT regulated under Wis. Admin. Code Ch. ATCP 73. For purposes of this chapter, TOURIST ROOMING HOUSE shall also include a rooming house and boarding house.

(# NEW) SHORT TERM RENTAL: a residential DWELLING that is offered for rent or fee for fewer than thirty (30) consecutive days.

(# NEW) BED & BREAKFAST ESTABLISHMENT: any place of lodging that satisfies all of the following: (a) Provides 8 or fewer rooms for rent to no more than a total of 20 tourists or transients. (b) Provides no meals other than breakfast and provides the breakfast only to renters of the place. (c) Is the owner's personal residence. (d) Is

Commented [RR1]: You may want to show the items that are being deleted from the current Ordinance.

Commented [RR2]: So is the goal to only allow one Building or Dwelling (and the Accessory Structures) per Lot? If so, this needs to be tightened as the description of "occupied or capable of being occupied" is not enough to actually restrict to one. Also, there should be an actual statement in the Ordinance provisions stating only one building or dwelling is allowed on one lot.

Another option: add "for purposes of this Chapter, the terms "parcel" and tract may be used interchangeably with "lot".

Commented [RR2R2]: We discussed this point.

Commented [RR3]: Deviates from definition in Wis. Stat. s. 101.01(8a); may not be an issue.

Commented [RR4]: Not defined, and nowhere in Wis. Stat. Ch. 97 or any ATCP provision is "Seller's Permit" used.

Commented [RR4R2]: Discussed.

Commented [RR5]: This is begging for trickery - developers will simply carve out a slice of land to create a new "lot" so the parcels are not contiguous.

Commented [RR6]: This is a significant issue (as we have talked about).

Also, "Condominium Units" and "Condominium Plat" are not defined.

Commented [RR6R2]: Discussed

Commented [RR7]: Option: add distinction of individually keyed units. Not in the ATCP, but DATCP has stated they intend to amend to include the reference to individually keyed units for hotels and motels.

Commented [RR7R2]: Added

Commented [RR8]: Is this necessary? It is not defined in the Statutes or Admin Code, and only reference is in ATCP 134 and refers to housing a tourist or transient.

Commented [RR8R2]: Discussed

occupied by the owner at the time of rental. (e) Was originally built and occupied as a single-family residence, or, prior to use as a place of lodging, was converted to use and occupied as a single-family residence

6.10 MOTELS/HOTELS

Motels shall be constructed or located on a lot or area that meets the following dimensional requirements. It shall be the base minimum parcel size and lot width of the zone district in which it will be located plus 5,000 square feet of area for every unit over one; and any additional area required by Wisconsin Administrative Code. For example, a proposed 10-unit motel in the non-shorelands of a C-1 Zone District would require 20,000 sq. ft with a minimum lot width of 100' plus 45,000 sq. ft (9 x 5,000 sq. ft). This would equal 65,000 square feet or 1.49 acres. The motel shall meet all minimum setback requirements.

Commented [RR9]: Should include Hotels, as "Motels/Hotels" are defined as the same thing.

Commented [RR9R2]: Discussed

17.1 Residential One District

A) Permitted Uses

1) One-family and two-family YEAR ROUND dwellings.

Note: Add 10,000 sq./ft for each additional DWELLING UNIT over 1 pursuant to Section 18.0 of the Sawyer County Zoning Ordinance.

B) Uses Authorized by Conditional Use

1) MULTIFAMILY DWELLING: ~~an apartment building, rowhouse, town house, condominium or modular home, as defined in Wis. Stat. 101.71 (6), that does not exceed 35 feet in height or 3 stories and that consists of 3 or more attached dwelling units the initial construction of which is begun on or after January 1, 1993.~~

~~MULTIFAMILY DWELLING does not include a facility licensed under Wis Stat. ch. 50.~~

Note: MULTIFAMILY DWELLING is prohibited within the SHORELAND District. ~~Add 10,000 sq./ft for each additional DWELLING UNIT over 1~~ requires additional 10,000 square feet of lot area pursuant to Section 18.0 of the Sawyer County Zoning Ordinance.

17.2 RR-1: Residential/Recreational One District

A) Permitted Uses

1) One-family and two-family dwellings.

Note: each additional DWELLING UNIT over 1 requires additional lot area pursuant to Section 18.0 of the Sawyer County Zoning Ordinance

B) Uses Authorized by Conditional Use

17.3 RR-2: Residential/Recreational Two District

A) Permitted Uses

1) One-family and two-family dwellings.

Note: each additional DWELLING UNIT over 1 requires additional lot area pursuant to Section 18.0 of the Sawyer County Zoning Ordinance

B) Uses Authorized by Conditional Use

17) Resorts

17.6 C-1: Commercial One District This district is intended to provide for the orderly and attractive grouping, at appropriate locations, of retail stores, shops, offices, and similar commercial establishments.

A) Permitted Uses -- Facilities such as, but not limited to the following:

13) Motels. ~~See Section 6.10 for dimensional requirements~~

Commented [RR11]: Add as a "note" if needed.

17.11 PUD: Planned Unit Development District

The PUD District is intended to provide for large-scale residential and/or commercial uses only. This district shall have no definite boundaries until such as approved by the County Board on the recommendation of the Zoning Committee in accordance with the procedures prescribed for zoning amendments by Section 59.69 of the Wisconsin Statutes. Plans for the proposed development shall be submitted in duplicate, and shall show the location, size, and proposed use of all structures and land included in the areas involved. The plans may provide for a combination of single and MULTIFAMILY DWELLING(S) as well as related commercial uses, provided the plans include that:

SECTION 18.0 DIMENSIONAL REQUIREMENTS

		R-1	RR-1	RR-2	A-1	A-2	C-1	I-1	F-1
18.1	Building Height Limit*	35	35	35	35	35	35	60	35
18.2	Required Lot Area (sq./ft) (PER EACH DWELLING UNIT)								
	With public sewer	10,000**	10,000	10,000	5 acres	5 acres	10,000	1 acre	5 acres
	Without public sewer	20,000**	20,000	20,000	5 acres	5 acres	20,000	1 acre	5 acres
18.3	Minimum Lot Width								
	With public sewer	75	75	75	300	300	75	200	300
	Without public sewer	100***	100***	100***	300	300	100	200	300

18.4(a)	Yard Required								
	Front	30	30	30	50	50	10	50	30
	Rear	40	40	40	50	50	20	50	40
	Side:								
	Principal Building	10	10	10	20	20	10	20	10
		30	30	30	50	50	10	50	30
	Accessory Building	5	5	5	10	10/50	5	10	5
18.4(b)	Yard Required [See NOTE (1) below]								
	Side-Principal Building	10							
18.5	Floor Area, Residence (sq./ft) [See NOTE (2) below]								
	1 Bedroom	500	500	500	500	500	500	500	500
	2 Bedrooms	600	600	600	600	600	600	600	600
	3 Bedrooms	700	700	700	700	700	700	700	700
18.6	Minimum Residence Width [See NOTE (2) below]	20'	20'	20'	14'	14'	14'	----	20'
18.7	Minimum Lot Depth (Added July 20, 1995)								
	With public sewer	---	---	---			---		
	Without	200	200	200			200		

	public sewer								
--	-----------------	--	--	--	--	--	--	--	--

****Minimum for one-family**, add 10,000 sq./ft for each additional unit over one plus any additional area required by applicable Wisconsin Administrative Code A-2 Dimensional Requirements.

Sawyer County Zoning Shoreland-Wetland Protection Ordinance

3.4 PROHIBITED USES. NR 115.04(4) Any use not listed in sections 3.31, 3.32 or 3.33 is prohibited, unless the wetland or portion of the wetland has been rezoned by amendment of this ordinance in accordance with section 3.5 of this ordinance and s. 59.69(5)(e), Wis. Stats.

3.41 MULTIFAMILY DWELLING

3.42 TWO-FAMILY DWELLING

5.1 PURPOSE

(3) Resorts, including rentals of Condominium Units within the same Condominium Plat, must have 100 feet of frontage for each dwelling unit.

Section 16.02 – Definitions

(# new) MULTIFAMILY DWELLING: an apartment building, rowhouse, town house, condominium or manufactured building, as defined in Wis. Stat. 101.71 (6), that does not exceed 35 feet in height or 3 stories and that consists of 3 or more attached dwelling units the initial construction of which is begun on or after January 1, 1993. MULTIFAMILY DWELLING does not include a facility licensed under Wis Stat. ch. 50.

MDD Ad-Hoc Amendments V6.1 with Legal Counsel suggestions and comments

(29) DWELLING: Any building that contains one or 2 DWELLING UNITS.

(31) DWELLING UNIT: A structure or that part of a structure which is used or intended to be used as a home, residence or sleeping place by one person or by 2 or more persons maintaining a common household, to the exclusion of all others.

(57) LOT: A parcel of land occupied or capable of being occupied by a BUILDING or one DWELLING and the ACCESSORY STRUCTURE(S) or uses customarily incidental to it, including such open spaces as are required by this ordinance.

Commented [JK1]: Legal counsel recommends tighten this language if the intent is to only allow 1 dwelling per lot. Ad-Hoc input needed

(71) MULTIFAMILY DWELLING: an apartment building, rowhouse, town house, condominium or modular home, as defined in Wis. Stat. 101.71 (6), that does not exceed 35 feet in height or 3 stories and that consists of 3 or more attached dwelling units the initial construction of which is begun on or after January 1, 1993. MULTIFAMILY DWELLING does not include a facility licensed under Wis Stat. ch. 50.

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Commented [JK2]: Legal recommended deletion of this language as a "Seller's Permit" is not defined and no long applicable.

(# NEW) MOTEL / HOTEL: a place where sleeping accommodations are offered for pay to transients, in 5 or more individually keyed rooms, and all related rooms, buildings and areas.

Commented [JK3]: Legal Counsel suggests that "contiguous lots" begs for trickery as developers will just carve out separate lots. Zoning Administrator questions what do with existing rentals? This creates additional non-conforming uses as we currently have rentals on separate lots but they are contiguous. Does ownership matter? Do they now need other approvals to rent or are they grandfathered? Unknown administration of ordinance. Ad-Hoc input needed.

(# NEW) ROOMING HOUSE: a one- and two-family DWELLING that offers overnight sleeping accommodation to an individual that is not a tourist or transient. A "Boarding House" means a ROOMING HOUSE.

Commented [JK4]: Legal Counsel has significant issues with regulating Condo Plats in the same manner as other dwelling units. However, if condos aren't regulated in the same manner than you'll see more conversions to "condo" to get out of other ordinance requirements. No other suggestions for this language and Ad-Hoc input is needed. Also Condominium Units and Condominium Plat is not defined.

(# NEW) TOURIST ROOMING HOUSE: all lodging places and tourist cabins and cottages, including SHORT TERM RENTAL, other than hotels and motels, in which sleeping accommodations are offered for pay to tourists or transients. It does not include private boarding or ROOMING HOUSE not accommodating tourists or transients, or BED & BREAKFAST ESTABLISHMENT regulated under Wis. Admin. Code Ch. ATCP 73. For purposes of this chapter, TOURIST ROOMING HOUSE shall also include a rooming house and boarding house.

Commented [JK5]: Legal recommends adding "individually keyed"

(# NEW) SHORT TERM RENTAL: a residential DWELLING that is offered for rent or fee for fewer than thirty (30) consecutive days.

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(# NEW) BED & BREAKFAST ESTABLISHMENT: any place of lodging that satisfies all of the following: (a) Provides 8 or fewer rooms for rent to no more than a total of 20 tourists or transients. (b) Provides no meals other than breakfast and provides the breakfast only to renters of the place. (c) Is the owner's personal residence. (d) Is

occupied by the owner at the time of rental. (e) Was originally built and occupied as a single-family residence, or, prior to use as a place of lodging, was converted to use and occupied as a single-family residence

6.10 MOTELS/~~HOTELS~~

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17.1 Residential One District

A) Permitted Uses

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Note: Add 10,000 sq./ft for each additional DWELLING UNIT over 1 pursuant to Section 18.0 of the Sawyer County Zoning Ordinance.

B) Uses Authorized by Conditional Use

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Note: MULTIFAMILY DWELLING is prohibited within the SHORELAND District. ~~Add 10,000 sq./ft for~~ Each additional DWELLING UNIT over 1 ~~requires additional 10,000 square feet of lot area~~ pursuant to Section 18.0 of the Sawyer County Zoning Ordinance.

Commented [JK8]: Legal recommends deletion of this portion because it is already defined in definitions.

Commented [JK9]: Delete and move to end of sentence. Reads cleaner

Commented [JK10]: Reads cleaner

17.2 RR-1: Residential/Recreational One District

A) Permitted Uses

1) One-family and two-family dwellings.

Note: each additional DWELLING UNIT over 1 requires additional lot area pursuant to Section 18.0 of the Sawyer County Zoning Ordinance

B) Uses Authorized by Conditional Use

17.3 RR-2: Residential/Recreational Two District

A) Permitted Uses

1) One-family and two-family dwellings.

Note: each additional DWELLING UNIT over 1 requires additional lot area pursuant to Section 18.0 of the Sawyer County Zoning Ordinance

B) Uses Authorized by Conditional Use

17) Resorts

17.6 C-1: Commercial One District This district is intended to provide for the orderly and attractive grouping, at appropriate locations, of retail stores, shops, offices, and similar commercial establishments.

A) Permitted Uses -- Facilities such as, but not limited to the following:

13) Motels. [See Section 6.10 for dimensional requirements](#)

Commented [JK11]: Resorts were added back into the RR-2 zone district but hotels were removed. Also resorts and hotels were removed from the RR-1 zone district. This creates new "non-conforming uses" to existing properties. If you are creating non-conforming uses framework should be added for "existing uses" or "nonconforming uses" rather than leaving the issue to interpretation after a potential ordinance is adopted. Ad-Hoc input needed

Commented [JK12]: Legal recommends deletion of this portion.

17.11 PUD: Planned Unit Development District

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18.4(a)	Yard Required								
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	Side:								
	Principal Building	10	10	10	20	20	10	20	10
		30	30	30	50	50	10	50	30
	Accessory Building	5	5	5	10	10/50	5	10	5
18.4(b)	Yard Required [See NOTE (1) below]								
	Side-Principal Building	10							
18.5	Floor Area, Residence (sq./ft) [See NOTE (2) below]								
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	2 Bedrooms	600	600	600	600	600	600	600	600
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18.6	Minimum Residence Width [See NOTE (2) below]	20'	20'	20'	14'	14'	14'	----	20'
18.7	Minimum Lot Depth (Added July 20, 1995)								
	With public sewer	---	---	---			---		
	Without	200	200	200			200		

	public sewer								
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Sawyer County Zoning Shoreland-Wetland Protection Ordinance

3.4 PROHIBITED USES. NR 115.04(4) Any use not listed in sections 3.31, 3.32 or 3.33 is prohibited, unless the wetland or portion of the wetland has been rezoned by amendment of this ordinance in accordance with section 3.5 of this ordinance and s. 59.69(5)(e), Wis. Stats.

3.41 MULTIFAMILY DWELLING
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5.1 PURPOSE

(3) Resorts, including rentals of Condominium Units within the same Condominium Plat, must have 100 feet of frontage for each dwelling unit.

Section 16.02 – Definitions

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MULTIFAMILY DWELLING does not include a facility licensed under Wis Stat. ch. 50.

July 17, 2026

To: Zoning Committee: Chair Ron Buckholtz, Vice Chair Kay Wilson, Steve Kariainen, Jim Evans, Steve Longtine

County Board Chair Ron Kinsley, County Administrator Mike Markgren, ZA Jay Kozlowski

From: Members of the Sawyer County Multi-dwelling Development (MDD) ad hoc Committee

Re: Request a special meeting of the Sawyer County Zoning Committee and MDD ad hoc Committee

Purpose: To review and discuss the specific recommendations of the MDD ad hoc Committee addressing inconsistencies and conflicts in the Sawyer County Zoning Ordinance, to resolve the legal review of the recommendations, and to determine the Zoning Committee's responsibility in adopting, administering and enforcing amendments and ordinances.

Sawyer County Zoning Committee;

The Sawyer County Board of Supervisors, by resolution, created the Multi-Dwelling Development ad hoc Committee on December 19, 2024.

“to create a balanced framework that supports sustainable growth, meets housing demands, and aligns with the Town’s and County’s vision, while ensuring legal clarity and compliance with regulatory standards. The Ad-Hoc Committee’s work will be time-bound, and upon resolution of the conflicts, it will submit its recommendations for adoption by the appropriate governing body.”

MDD ad hoc Committee members committed to this work, and to improve the processes between the County and the Towns, after the towns having received, and disapproved, a series of zoning ordinance amendments which would have created additional inconsistencies and conflicts in the zoning ordinances, and which were in conflict with state laws and Comprehensive Plans (vision).

Towns had been receiving problematic zoning ordinance amendments for years, but the situation became especially burdensome and contentious in 2023.

The MDD ad hoc Committee was created after an initial meeting of County and Towns' representatives in response to the written request of the Sawyer County Unit of the Wisconsin Towns Association at its July, 2024 meeting for the County to more timely and effectively work with the Towns on Zoning applications, ordinance amendments, administration and enforcement.

The request letter was unanimously approved by the Towns and hand delivered to County Administrator Andy Albarado, who attended the meeting. The letter had been drafted at the suggestion of Albarado so that the County could pursue the Towns' concerns about Zoning issues.

The MDD ad hoc Committee met 7 times during 2025, with members spending extensive amounts of time outside of meetings researching information and developing knowledge and understanding before discussing recommendations at meetings. The videos of the meetings demonstrate the Committee's initiative and cooperative and productive efforts.

The scope of the MDD ad hoc Committee work was severely restricted by the resolution, but the Committee also discussed Camping Cabin ordinance amendments, and other related "dwelling" issues like living spaces above garages and where different types of residential development are appropriate.

Committee recommendations cleaned up definitions of dwelling, multi-family dwelling, lot and resort. The Committee recommended eliminating the umbrella definition of multi-dwelling development and provided individual definitions for types of structures/uses.

The MDD ad hoc Committee requested a concluding meeting to receive the legal review of their work.

Members of the MDD ad hoc Committee, by phone, email and in public comment at Zoning Committee hearings, have asked for the opportunity to hold this review. The MDD ad hoc Committee has not been provided the opportunity clarify and advance the recommendations.

Additionally, the initial concerns of Towns have not been addressed:

- The July, 2026 Zoning Committee public hearing notices and posting of applications and amendment language does not timely provide the Towns, or the Public, with the information to facilitate Plan Commission and Town Board decisions.

- The Town-County roles in Zoning, for ordinance amendments, have not been resolved.
- The Zoning Committee, upon receipt of recommendations by the Zoning Administrator, continues to approve amendments that create additional inconsistencies and conflicts (Solar Ordinance).
- The Zoning Committee disregards Towns' responses that suggest changes or alternatives (extension of Solar Moratorium Ordinance, disapproval of Data Center Ordinance and request for a Data Center Moratorium Ordinance) and advances amendments to the full County Board.
- The Zoning Committee has approved zoning ordinance amendments that directly conflict with recommendations of the MDD ad hoc Committee and are contrary to the intent of zoning and Comprehensive Plans (Allowing apartments in Commercial zone districts, changing the definition of Camping Cabins to include utilities and structures that equate to dwellings)

Members of the MDD ad hoc Committee dedicated a significant amount of work during 2025. Until the Zoning Committee works to take up the recommendations, the long-standing inconsistencies and conflicts in the Zoning Ordinance will continue to cause problems.

A joint meeting of the Zoning Committee and the MDD ad hoc Committee, where materials have been provided in advance, would restart the process to resolve the inconsistencies and conflicts.

cc: MDD ad hoc Committee members

MDD ad hoc Committee member Laura Rusk read the letter read during public comment at the start of the July 17, 2026 Sawyer County Zoning Committee meeting.

Supporting information

1. Sawyer County Board meeting December 19, 2024

<https://sawyercowi.portal.civicclerk.com/event/8/overview>

MDD ad hoc Committee resolution

<https://sawyercowi.portal.civicclerk.com/event/8/files/attachment/130>

2. Sawyer County Unit of the Wisconsin Towns Association – July, 2024 letter

July 29, 2024

To: Andy Albarado, Sawyer County Administrator

From: Sawyer County Unit – Wisconsin Towns Association

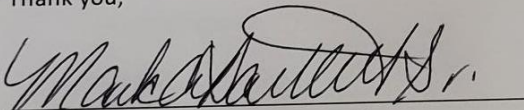
It has become apparent that the timeline and information provided to towns, by the county zoning department, need to be reviewed and adjusted to provide town plan commissions/committees and boards the ability to make and return informed decisions on zoning matters.

Currently, applications, DNR letters on shoreland issues and staff reports are arriving at towns at different times, either with limited time before town meetings or after town meetings.

Extending the time between receipt of an application and hearing it at Board of Appeals (BOA) and Zoning Committee (ZC) public hearings may be necessary for towns to make informed decisions and recommendations in time for BOA and ZC consideration.

The Sawyer County Unit of the Wisconsin Towns Association requests that Sawyer County review the current situation and work with towns to develop deadlines, publication requirements, documentation and town decision forms that meet statutory requirements and provide for due process for implementation and in setting the 2025 calendar.

Thank you,


7-29-2024

Sawyer County Unit, Wisconsin Towns Association

3. Multi-dwelling Development Committee meeting agendas - 2025

January 16, 2025 <https://www.youtube.com/watch?v=hNP4A8atSIY>

<https://sawyercowi.portal.civicclerk.com/event/4259/files/agenda/8381>

February 6, 2025 <https://www.youtube.com/watch?v=47jsd3529NY&t=16s>
<https://sawyercowi.portal.civicclerk.com/event/4260/files/agenda/8434>

February 27, 2025 <https://www.youtube.com/watch?v=eJJ5h0qBrI0&t=183s>
<https://sawyercowi.portal.civicclerk.com/event/4302/files/agenda/8549>

March 20, 2025 <https://www.youtube.com/watch?v=K3WfVU1quJw&t=6607s>
<https://sawyercowi.portal.civicclerk.com/event/4303/files/agenda/8617>

April 10, 2025 <https://www.youtube.com/watch?v=SPXldh7zVHE>
<https://sawyercowi.portal.civicclerk.com/event/4381/files/agenda/8688>

May 1, 2025 <https://www.youtube.com/watch?v=eSng6lyH7LE>
<https://sawyercowi.portal.civicclerk.com/event/4410/files/agenda/8688>

June 12, 2025 https://www.youtube.com/watch?v=pLQeW_-2XJ4&t=7s
<https://sawyercowi.portal.civicclerk.com/event/4422/files/agenda/8919>