



Sawyer County

Agenda

Zoning Committee Meeting

Friday, March 19, 2021 @ 8:30 AM

Large Courtroom; Sawyer County Courthouse

Page

1.

The public is strongly encouraged to access the public hearing remotely due to public health and safety concerns. To view or participate in the **virtual meeting** from a computer, iPad, or Android device please go to <https://zoom.us/j/99413118485>. You can also use the dial in number for listening only at [1-312-626-6799](tel:1-312-626-6799) with the Webinar ID: 994 1311 8485. If additional assistance is needed please contact the Zoning & Conservation Department at 715-634-8288 prior to the meeting. This meeting is being recorded and will be made available on the Sawyer County website at sawyercountygov.org

2. PRELIMINARY MATTERS

- a. Call to Order and Roll Call.
- b. Pledge of Allegiance.
- c. State of Committee and Hearing Procedure and Statement of Hearing Notice.
- d. Approval of Previous Meeting Minutes.
[2-19-2021 ZC Minutes](#)
- e. Public Comment.

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3. REZONE APPLICATIONS

- a. A Public Hearing in the Town of Hayward. RZN #21-003. Owner: Sinkhole Investments LLC; Matthew Sink. Part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Lot 2 CSM 35/86 #8246; S24, T41M, R09W; Parcel #010-941-24-4406; 18.82 Total Acres; Zoned Residential/Recreational One (RR-1); 14705W State Hwy 77 and The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$; S25, T41N, R09W; Parcel #010-941-25-1101; 40 Total Acres; Zoned Agricultural One (A-1). Zone District change from Agricultural One (A-1) and Residential/Recreational One (RR-1) to Residential/Recreational Two (RR-2). Purpose of Rezone is to build a campground. With granting of the rezone to

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Residential/Recreational Two (RR-2), the owners would then apply for a conditional use permit for the campground.

[RZN #21-003, Sinkhole Investments LLC](#)

- b. Discussion/Action in the Town of Hayward. RZN #21-003. Owner: Sinkhole Investments LLC; Matthew Sink. Part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Lot 2 CSM 35/86 #8246; S24, T41M, R09W; Parcel #010-941-24-4406; 8.82 Total Acres; Zoned Residential/Recreational One (RR-1); 14705W State Hwy 77 and The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$; S25, T41N, R09W; Parcel #010-941-25-1101; 40 Total Acres; Zoned Agricultural One (A-1). Zone District change from Agricultural One (A-1) and Residential/Recreational One (RR-1) to Residential/Recreational Two (RR-2). Purpose of Rezone is to build a campground. With granting of the rezone to Residential/Recreational Two (RR-2), the owners would then apply for a conditional use permit for the campground.
- c. WITHDRAWN. A Public Hearing in the Town of Hunter RZN #20-010. Owners: Pinewood Properties LLC. Part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; S14, T40N, R07W; Parcel #012-740-14-2407; 1.45 Total Acres; Zoned Residential/Recreational One (RR-1). Part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; S14, T40N, R07W; Parcel #012-741-14-2404; 2.86 Total Acres; Zoned Residential/Recreational Once (RR-1). Part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Lot 1 CSM 36/43 #8376; S14, T40N, R07W; 10.94 Total Acres: Zoned Residential/Recreational One (RR-1). Part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Lot 2 CSM 36/43 #8376; S14, T40N, R07W; Parcel #012-740-14-4204; .99 Total Acres; Zoned Residential/Recreational One (RR-1). Part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$. Part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Lot 2 CSM 36/280 #8476; S14, T40N, R07W; Parcel #012-740-14-2418; 20.56 total acres excepting 5.5 total acres under Lady Lake leaving a total of 15.06 total acres per the request; Zoned Residential/Recreational One (RR-1). Purpose of request is to rezone all of the approximate 31.3 acres from RR-1 to RR-2. With granting of a rezone to RR-2 the owners would then apply for a conditional use permit for a Resort and Campground expansion.
- d. WITHDRAWN. Discussion/Action in the Town of Hunter RZN #20-010. Owners: Pinewood Properties LLC. Part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; S14, T40N, R07W; Parcel #012-740-14-2407; 1.45 Total Acres; Zoned Residential/Recreational One (RR-1). Part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; S14, T40N, R07W; Parcel #012-741-14-2404; 2.86 Total Acres; Zoned Residential/Recreational Once (RR-1). Part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Lot 1 CSM 36/43 #8376; S14, T40N, R07W; 10.94 Total

Acres: Zoned Residential/Recreational One (RR-1). Part of the NW ¼ of the SE ¼, Lot 2 CSM 36/43 #8376; S14, T40N, R07W; Parcel #012-740-14-4204; .99 Total Acres; Zoned Residential/Recreational One (RR-1). Part of the SE ¼ of the NW ¼. Part of the SW ¼ of the NE ¼, Part of the NE ¼ of the SW ¼, Lot 2 CSM 36/280 #8476; S14, T40N, R07W; Parcel #012-740-14-2418; 20.56 total acres excepting 5.5 total acres under Lady Lake leaving a total of 15.06 total acres per the request; Zoned Residential/Recreational One (RR-1). Purpose of request is to rezone all of the approximate 31.3 acres from RR-1 to RR-2. With granting of a rezone to RR-2 the owners would then apply for a conditional use permit for a Resort and Campground expansion.

4. CONDITIONAL USE APPLICATIONS

- a. WITHDRAWN. A Public Hearing in the Town of Hunter CUP #20-022. Owners: Pinewood Properties LLC. Part of the SE ¼ of the NW ¼; S14, T40N, R07W; Parcel #012-740-14-2407; 1.45 Total Acres; Zoned Residential/Recreational One (RR-1). Part of the SE ¼ of the NW ¼; S14, T40N, R07W; Parcel #012-741-14-2404; 2.86 Total Acres; Zoned Residential/Recreational Once (RR-1). Part of the SE ¼ of the NW ¼, Part of the NW ¼ of the SE ¼, Lot 1 CSM 36/43 #8376; S14, T40N, R07W; 10.94 Total Acres: Zoned Residential/Recreational One (RR-1). Part of the NW ¼ of the SE ¼, Lot 2 CSM 36/43 #8376; S14, T40N, R07W; Parcel #012-740-14-4204; .99 Total Acres; Zoned Residential/Recreational One (RR-1). Part of the SE ¼ of the NW ¼. Part of the SW ¼ of the NE ¼, Part of the NE ¼ of the SW ¼, Lot 2 CSM 36/280 #8476; S14, T40N, R07W; Parcel #012-740-14-2418; 20.56 Total Acres; Zoned Residential/Recreational One (RR-1). Total land area of approximately 31.3 acres which is also subject to RZN #20-010 from RR-1 to RR-2. Permit requested for a 116-site campground expansion for a total of 150-sites.
- b. WITHDRAWN. Discussion/Action in the Town of Hunter CUP #20-022. Owners: Pinewood Properties LLC. Part of the SE ¼ of the NW ¼; S14, T40N, R07W; Parcel #012-740-14-2407; 1.45 Total Acres; Zoned Residential/Recreational One (RR-1). Part of the SE ¼ of the NW ¼; S14, T40N, R07W; Parcel #012-741-14-2404; 2.86 Total Acres; Zoned Residential/Recreational Once (RR-1). Part of the SE ¼ of the NW ¼, Part of the NW ¼ of the SE ¼, Lot 1 CSM 36/43 #8376; S14, T40N, R07W; 10.94 Total Acres: Zoned Residential/Recreational One (RR-1). Part of the NW ¼ of the SE ¼, Lot 2 CSM 36/43 #8376; S14, T40N, R07W; Parcel #012-740-14-4204; .99 Total Acres; Zoned

Residential/Recreational One (RR-1). Part of the SE ¼ of the NW ¼. Part of the SW ¼ of the NE ¼, Part of the NE ¼ of the SW ¼. Lot 2 CSM 36/280 #8476; S14, T40N, R07W; Parcel #012-740-14-2418; 20.56 Total Acres; Zoned Residential/Recreational One (RR-1). Total land area of approximately 31.3 acres which is also subject to RZN #20-010 from RR-1 to RR-2. Permit requested for a 116-site campground expansion for a total of 150-sites.

5. SPECIAL USE APPLICATION (EVENT)

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- a. A Public Hearing in the Town of Bass Lake. SUP #21-001. Owner: Scott R. Poppe. The East ½ part of the Northwest ¼; S03, T40N, R09W; Parcel #002-940-03-2101; Tax ID# 49.50 Total Acres; Zoned Agricultural One (A-1). Purpose of request is to have Tri-Annual Special Events (Customer Appreciation Days) July 23-25, 2021; August TBD, 2021; and September 10-12, 2021. Anticipated attendance would be 50 to 100 participants per each event.
[SUP #21-001, Scott Poppe](#)
- b. Discussion/Action in the Town of Bass Lake. SUP #21-001. Owner: Scott R. Poppe. The East ½ Frac of the Northwest ¼; S03, T40N, R09W; Parcel #002-940-03-2101; Tax ID# 49.50 Total Acres; Zoned Agricultural One (A-1) Purpose of request is to have Tri-Annual Special Events (Customer Appreciation Days) July 23-25, 2021; August TBD, 2021; and September 10-12, 2021. Anticipated attendance would be 50 to 100 participants per each event.

6. NEW BUSINESS

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- a. Sawyer County Zoning Ordinance Amendment to Section 6.6 Trailer Camps and Campgrounds. Discussion/Possible Action to Send to Towns.
[6.611 Trailer Camps & Campgrounds V4](#)
- b. Any other business that may become before the Committee.

7. ADJOURNMENT

A Quorum of the County Board of Supervisors or any of its committees may be present at this meeting to listen and observe. Neither the Board nor any of the committees have established attendance at this meeting as an official function of the Board or committee(s) or otherwise

made a determination that attendance at the meeting is necessary to carry out the Board or committee's function. The only purpose for other supervisors attending the meeting is to listen to the information presented. Neither the Board nor any committee (other than the committee providing this notice and agenda) will take any official action with respect to this noticed meeting.

**MINUTES OF PUBLIC HEARING
Sawyer County Zoning Committee
February 19, 2021**

Zoning Committee Members

Ronald Buckholtz, Chairman
Bruce Paulsen
Dawn Petit
Jesse Boettcher
Tweed Shuman
Stacey Hessel, Alternate

Zoning Administration

Jay Kozlowski, Zoning & Conservation Administrator
Kathy Marks, Deputy Zoning & Conservation Administrator

PRELIMINARY MATTERS

1) Call to Order and Roll Call

Buckholtz called the Public Hearing before the Sawyer County Zoning Committee to order at 8:30 AM in the Sawyer County Courthouse, 10610 Main St. Hayward, Wisconsin. Roll was called finding present: Buckholtz, Boettcher and Shuman, Paulsen. Hessel is present. From the Zoning Office Kozlowski and Marks. Rebecca Roeker from von Briesen & Roper, s.c. as legal counsel for Sawyer County is virtual. Stacey Hessel, new member sits in.

2) Pledge of Allegiance.

3) Statement of Committee and Hearing Procedure and Statement of Hearing. Those persons wishing to speak will be afforded the opportunity provided they identify themselves. The Public Hearing Notice was published as a Class 2 Notice in accordance with Chapter 985 of the Wisconsin Statutes in the Sawyer County Record and Sawyer County Gazette.

4) Dawn Petit online as acting Committee member. Hessel as alternate to listen.

5) Approval of January 15, 2021 minutes. Motion to approve by Paulsen, second by Petit. All in favor.

6) Public Comment. Linda Zillmer, Edgewater property owner speaks of the roll call to use full name. Hessel will be a non-acting member with five full Committee members.

REZONE APPLICATIONS

1) A Public Hearing in the Town of Lenroot for RZN #21-001. Owner: Fred Scheer III. Part of the NW ¼ of the NW ¼ and the NE ¼ of the NW 1/4 , Lot 46 of CSM 27/135 #7056; S07, T41N, R08W; Parcel #014-841-07-2208; Tax ID #16350; Zoned Agricultural One; 5 Total Acres. Purpose of request is to change the zone district from Agricultural One (A-1) to Residential/Recreational One (RR-1) to make smaller residential lots. Kozlowski reads the application, Town opinion, Neighbor opinions and Staff report. Motion to open the public hearing portion of the rezone by Shuman, second by Paulsen.

All in favor. Fred Scheer, owner speaks in favor of the application. Discussion with Committee held. Linda Zillmer, Edgewater property owner speaks regarding the division of the lots. No other comments. Motion to come out of the public hearing portion by Petit, second by Boettcher. All in favor. Kozlowski reads the Discussion /Action portion. Motion by Paulsen to approve the application, second by Shuman. No discussion held. Roll call finds Petit - yes, Shuman -yes, Paulsen - yes, Buckholtz - yes, Boettcher -yes. Five to 0. Motion carried. Findings of Fact: 1) It would not destroy prime agricultural lands. 2) It would be compatible with the surrounding uses and the area.

2) A Public Hearing in the Town of Lenroot for RZN #21-002. Owner: Fred Scheer III. Part of the SE ¼ of the SW ¼ and Part of the SW ¼ of the SE ¼, Lot 76 of CSM 34/128 #8124 and Lot 77 of CSM 34/128 #8124; all in S06, T41N, R08W; Parcel #014-841-06-3410 and Parcel #014-841-06-3411; Tax ID's #42374 and #42375; Both Zoned Agricultural One (A-1); 9.72 Total Acres and 5.02 Total Acres. Purpose of request is to change the zone district from Agricultural One (A-1) to Residential/Recreational One (RR-1) to make smaller residential lots. Kozlowski reads the application, Town Opinion, Neighbor opinions and Staff report. Motion to open the Public Hearing by Boettcher, second by Petit. All in favor. Fred Scheer, owner speaks in favor of the application. Discussion with Committee held. Linda Zillmer, Edgewater property owner speaks of the zone districts surrounding the areas. Kozlowski explains that the majority are RR-1 Residential/Recreational One, Some A-1 Agricultural One and F-1 Forestry One. Zillmer said Scheer should have had a map available to look the lots. Rebecca Roeker, legal counsel says Mr. Scheer is not required to submit a proposed plan with the application. Nor are the certain Deed Restrictions. Those are separate issues. Discussion continues. Motion to come out of Public Hearing by Boettcher, second by Paulsen. All in favor. Kozlowski reads the Discussion/Action portion of the application. Motion by Boettcher to approve the application as written, second by Paulsen. Roll call finds Buckholtz - yes, Shuman - yes, Petit - yes, Boettcher - yes, Paulsen -yes. Five to 0. Motion carried. Findings of fact: 1) It would not be damaging to the rights of others or property values. 2) It would be compatible with the surrounding uses and the areas. 3) It would not create an objectionable view.

3) Discussion/Action in the Town of Lenroot RZN #20-011. (Public Hearing previously heard on January 15, 2021). Owners: Todd's Redimix Concrete LLC. The SE ¼ of the NE ¼; S10, T41N, R09W; Parcel #014-941-10-1401; 40 Total Acres; Zoned Residential/Recreational One (RR-1). Purpose of request is to change zone district from Residential/Recreational One (RR-1) to Forestry One (F-1) so a Conditional Use permit can be authorized for a non-metallic mineral extraction operation including rock crusher for Todd's Redi-mix Concrete LLC. Kozlowski reads application and Town opinion. Jerry Thompson, Todd's Redi-mix has discussion with Committee. Paulsen addresses a question to Randy Eytcheson neighbor property owner, regarding the impact of the gravel pit. Discussion by Committee held. Motion by Petit to deny the application, second by Paulsen. Discussion held by Committee, Kozlowski and Roeker. Roll call finds Shuman - yes, Paulsen- yes, Petit - yes, Buckholtz - yes, Boettcher- No. Four to One.

Motion carried. Findings of Fact: 1) It would be damaging to the rights of others and property values. 2) It would be detrimental to ecology, wild life, wetlands and shorelands. 3) It would not be compatible with the surrounding uses and area. 4) It would create an objectionable view.

CONDITIONAL USE APPLICATION

1) A Public Hearing in the Town of Couderay for CUP #21-002. Owner: Donald & Faith Tholkes. Part of Government Lots 2 & 3, Lot 2 of CSM 36/218 #8450; S08, T39N, R08W; Parcel #004-839-08-5313; Tax ID#43842; Zoned Residential/Recreational Two (RR-2); 1.49 Total Acres. Permit desired for an accessory building on vacant property, 20'x10' in size. Sawyer County Zoning Ordinance 4.26 (1) the construction of a single accessory structure on vacant property maybe allowed under this subsection by Conditional Use with mandatory conditions required for approval. (a) That within 3- years a LUP for a principal dwelling be applied for. (b) The principal dwelling to be built within the permit time-frame on the same parcel. (c) That failure to build principal structure will result in citation and order for removal of accessory structure. (d) Approval by Town Board and Zoning Committee. Kozlowski reads the application, Town Opinion, Neighbor opinions and Staff report. Motion by Petit to open the Public Hearing portion of the application, second by Paulsen. All in favor. Donald Tholkes, owner speaks in favor of the application, for a 20' x 10' accessory building. Shuman abstains from voting on the application, as he is a LCO Tribal Board member. Discussion with Committee held. No other comments. Motion to close the public hearing portion of the case by Boettcher, second by Paulsen. All in favor. Kozlowski reads the Discussion/Action portion of the application. Motion by Paulsen to approve the application with conditions of 1) Land Use Permit is applied for accessory structure(s) within 1 year from the date of Zoning Committee decision. 2) Land Use Permit is applied for principal structure within 3 years from date of Zoning Committee decision. Failure to apply will result in citation with potential order for removal of accessory building. 3) Proposed accessory structure must me all other Sawyer County Zoning & Conservation requirements and compliant with all other State, Federal Laws & Sanitation. 4) Size of proposed (shed) not to exceed 10' x 20'. Second by Petit. No discussion held. Roll call finds: Paulsen - yes, Buckholtz - yes, Boettcher - yes, Petit— yes. All in favor. Motion carried. Findings of Fact 1) It would not be damaging to the rights of others or property values. 2) It is consistent with the rules of the Ordinance.

2) A Public Hearing in the Town of Lenroot for CUP #20-023 for the Reclamation Plan of Todd's Redimix Concrete LLC, the Inerchan Pit. Owner: Todd's Redimix Concrete LLC. The SE ¼ of the NE ¼; S10, T41N, R09W; Parcel #014-941-10-1401; 40 Total Acres; Zoned Residential/Recreational One (RR-1), contingent on approval of RZN #20-011 to Forestry One (F-1). Permit is desired for the Sawyer County NR 135 Reclamation Issuance for

location/operation of a non-metallic mineral open pit. Kozlowski reads the application, recommends that the rezone is denied, and that it should be postponed until after the County Board hears the Rezone. Motion by Boettcher to postpone the application until April 16, 2021, second by Paulsen. All in favor.

3) A Public Hearing in the Town of Lenroot for CUP #20-023. Owner: Todd's Redimix Concrete LLC. The SE ¼ of the NE ¼; S10, T41N, R09W; Parcel #014-941-10-1401; 40 Total Acres; Zoned Residential/Recreational One (RR-1), contingent on approval of RZN #20-011 to Forestry One (F-1). Permit requested for a (5) year term of a conditional use permit for the location of a non-metallic mineral extraction operation including rock crusher for Todd's Redimix Concrete LLC. Kozlowski reads the application, recommends that the rezone is denied and that it should be postponed until after the County Board hears the Rezone. Motion by Shuman to postpone the application until April 16, 2021, second by Boettcher. All in favor.

NEW BUSINESS

1) Fred Scheer III. Easement abandonment for Nordic Ridge North County Plat. Kozlowski explains the easement and vacating the easement. Motion by Paulsen to approve the abandonment of the easement for Lot #13 as presented, second by Shuman. All in favor.

2) Sawyer County Subdivision control/Condominium Ordinance Amendment. Kozlowski explains some of the changes that need to be made to the Subdivision Ordinance. Dan Pleoger Sawyer County Surveyor gives some history on the ordinance. Suggests that there be more time to go over the Ordinance for the changes recommended. Wants all definitions and wording cleaned up before proceeding with the whole ordinance. Discussion continues with Committee, Pleoger, Kozlowski and Roeker. Phil Nies, Bass Lake property owner gives opinion on needing a plat and that any development needs to have a plat. Discussion continues. Paulsen would like more information to be able to make a decision and to bring that back next month, Committee agrees.

3) Camping Ordinance Amendment. Kozlowski explains more changes for the Camping Ordinance Amendment. Kozlowski explains the changes from last month and new changes. Discussion with Committee held. Phil Nies, Bass Lake Township gives history on the Campground Ordinance. Cheryl Treland, Owner Treland Resorts & Campgrounds, Will Wallus, owner Bear Paw Campground, Linda Zillmer, Edgewater property owner, Harold Treland, Owner Treland Resorts & Campground. Steve & Adam Bodenschatz, owners Sisko's Resort & Campground give their opinions, concerns and suggestions with Committee. Committee discussion continues. Kozlowski will do a redline version and clean version next month. Roeker suggests bring back to the Committee next month.

4) Any other Business that may come before the Committee for discussion. None

ADJOURNMENT

Buckholtz adjourns at 12:22pm

Minutes prepared by: Kathy Marks – Deputy Zoning & Conservation Administrator.



Rezone Request STAFF REPORT

Prepared By: Jay Kozlowski, Sawyer County Zoning & Conservation Administrator

File: # RZN 21-003

Applicant:

Sinkhole Investments LLC
Matthew Sink
13975 W Peninsula Road
Hayward, WI 54843

Property Location & Legal Description:

Part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Lot 2 CSM 35/86 #8246; S24, T41M, R09W; Parcel #010-941-24-4406; Tax ID #42943; 18.82 Total Acres; Zoned Residential/Recreational One (RR-1); and The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$; S25, T41N, R09W; Parcel #010-941-25-1101; Tax ID #12705; 40 Total Acres; Zoned Agricultural One (A-1). Site Address: 14705W State Hwy 77.

Request:

Purpose of request is to change zone district from Agricultural One (A-1) and Residential/Recreational One (RR-1) to Residential/Recreational Two (RR-2). Purpose of Rezone is to build a campground. With granting of the rezone to Residential/Recreational Two (RR-2), the owners would then apply for a conditional use permit for the campground.

Summary of Request & Project History:

The applicant(s) are requesting to rezone 58.82 acres of RR-1 and A-1 to RR-2 (see attached map of parcel). The proposed rezone would result in conforming lot dimensional requirements. The purpose of this request would then be to apply for a Conditional Use Permit for a new campground operation. At this time no additional maps, number of sites, or campground layout plans have been submitted to our office.

Additional Information/details:

See attached additional maps included in this packet. There is only one small parcel zoned RR-2 in the immediate vicinity to this property. That other parcel of land zoned RR-2 was rezoned in 2019 and was for the purpose of constructing the "Birkie Bridge" over Hwy 77 and is 1.2 acres. There is no other RR-2 zoned property within a 5+ mile radius from this area.

This may be viewed as spot zoning, but spot zoning is not necessarily illegal because such zoning is not necessarily inconsistent with the purposes for which zoning ordinances can be passed. However, rezoning should be consistent with long-range planning and based upon considerations which affect the whole community. Therefore, spot zoning should only be indulged where it is in the public interest and not solely for the benefit of the property owner requesting the rezoning.

The future land use map for the Town of Hayward shows this area as Rural Preservation (RP). As defined by the Town of Hayward comprehensive plan, "RP primary intent is to protect existing farm and forestry operations from encroachment by incompatible uses, and to preserve wildlife habitat and open spaces. In other words, to preserve the rural character of these areas." The Town comp plan goes further to state that; "Developments shall be located in order to minimize the fragmentation of productive agricultural or forest land and minimize and disruption to existing uses." However, there are ways to amend these future Town land use maps.

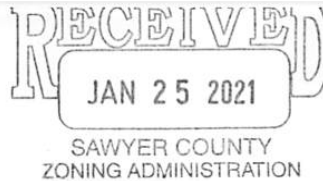
There are several other residential structures within the immediate area specifically to the east, west, and north of the subject property. The NRCS USDA web soil survey map shows the majority of this area has "not having prime agricultural farming land" mainly due to slopes within this area.

Findings of Fact for Approval: (choose from list below or add additional)

- 1 It would not be damaging to the rights of others or property values
- 2 It would not be detrimental to ecology, wild life, wetlands or shorelands.
- 3 It would not create an air quality, water supply, or pollution problem.
- 4 It would not create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.
- 5 It would not create traffic or highway access problems.
- 6 It would not destroy prime agricultural lands.
- 7 It would be compatible with the surrounding uses and the area.
- 8 It would not create an objectionable view.

Findings of Fact for Denial: (choose from list below or add additional)

- 9 It would be damaging to the rights of others and property values.
- 10 It would be detrimental to ecology, wild life, wetlands or shorelands.
- 11 It would create an air quality, water supply, or pollution problem.
- 12 It would create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.
- 13 It would create traffic or highway access problems.
- 14 It would destroy prime agricultural lands.
- 15 It would not be compatible with the surrounding uses and the area.
- 16 It would create an objectionable view.



Rezone Application # 21-003
Town of Hayward
Sawyer County

Return Original

To: Sawyer County Zoning and Conservation
10610 Main Street, Suite 49
Hayward, WI 54843

Phone: 715-634-8288
E-mail: Kathy.marks@sawyercountygov.org

Owner: Matthew Sink

Address: ~~13975 W Peninsula Rd~~ 13975 W Peninsula Rd Hayward WI 54843
Phone: 715 699 9019 Email: matthew.d.sink@gmail

Legacy PIN # 010941251101, 010941244406 Acreage: 40 acres, 18.82 acres

Change from District A-1, RR-1 to RR-2

Property Description: 14705 W HWY 77 Hayward WI 54843
SEE ATTACHED PROPERTY LISTINGS

Purpose of

Request: Intent to build a campground

Matthew David Sink Matthew D Sink 1/25/2021

***Please Print & Sign (Property Owner)**

The above hereby make application for a rezoning. The above certify that the listed information and intentions are true and correct. The above person(s) hereby give permission for access to the property for onsite inspection by Municipal Officials.

Name, Address, Phone & Email of Agent:

Phone: _____ Email: _____

Office Information: Fee: \$500.00
Rev. 1/2021

Date of Public Hearing March 19, 2021

Real Estate Sawyer County Property Listing

Today's Date: 1/25/2021

Property Status: **Current**

Created On: 10/5/2017 2:35:57 PM

Description

Updated: 10/8/2020

Tax ID:	42943
PIN:	57-010-2-41-09-24-4 04-000-000060
Legacy PIN:	010941244406
Map ID:	
Municipality:	(010) TOWN OF HAYWARD
STR:	S24 T41N R09W
Description:	PRT SESE LOT 2 CSM 35/86 #8246
Recorded Acres:	18.820
Calculated Acres:	0.000
Lottery Claims:	0
First Dollar:	No
Zoning:	(RR1) Residential/Recreational One
ESN:	444

Tax Districts

Updated: 10/5/2017

1	State of Wisconsin
57	Sawyer County
010	Town of Hayward
572478	Hayward Community School District
001700	Technical College

Recorded Documents

Updated: 10/8/2020

WARRANTY DEED	
Date Recorded: 9/21/2020	426595
WARRANTY DEED	
Date Recorded: 9/21/2020	426594
LAND CONTRACT	
Date Recorded: 2/5/2019	416454
CERTIFIED SURVEY MAP	
Date Recorded: 10/4/2017	409022
WARRANTY DEED	
Date Recorded: 4/30/2015	395382
QUIT CLAIM DEED	
Date Recorded: 8/20/2014	391857
QUIT CLAIM DEED	
Date Recorded: 1/25/2011	371121
PROBATE	
Date Recorded: 1/17/1974	146568 248/553

Ownership

Updated: 10/8/2020

SINKHOLE INVESTMENTS LLC	HAYWARD WI
---------------------------------	-------------------

Billing Address:

SINKHOLE INVESTMENTS LLC
13975W PENINSULA RD
HAYWARD WI 54843

Mailing Address:

SINKHOLE INVESTMENTS LLC
13975W PENINSULA RD
HAYWARD WI 54843

Site Address

* indicates Private Road

14705W STATE HWY 77	HAYWARD 54843
---------------------	---------------

Property Assessment

Updated: 6/28/2018

2021 Assessment Detail

Code	Acres	Land	Imp.
G6-PRODUCTIVE FOREST	18.820	32,000	0

2-Year Comparison

	2020	2021	Change
Land:	32,000	32,000	0.0%
Improved:	0	0	0.0%
Total:	32,000	32,000	0.0%

Property History

Parent Properties	Tax ID
57-010-2-41-09-24-4 04-000-000010	12701

HISTORY [Expand All History](#)

White=Current Parcels Pink=Retired Parcels

Tax ID: 12701 **Pin:** 57-010-2-41-09-24-4 04-000-000010 **Leg. Pin:** 010941244401 **Map ID:** .16.1

42943 This Parcel Parents Children

Real Estate Sawyer County Property Listing

Today's Date: 1/25/2021

Property Status: **Current**

Created On: 2/6/2007 7:55:22 AM

Description

Updated: 10/8/2020

Tax ID:	12705
PIN:	57-010-2-41-09-25-1 01-000-000010
Legacy PIN:	010941251101
Map ID:	.1.1
Municipality:	(010) TOWN OF HAYWARD
STR:	S25 T41N R09W
Description:	NENE MFL 40 A CLOSED 2005
Recorded Acres:	40.000
Calculated Acres:	40.079
Lottery Claims:	0
First Dollar:	No
Zoning:	(A-1) Agricultural One
ESN:	444

Tax Districts

Updated: 2/6/2007

1	State of Wisconsin
57	Sawyer County
010	Town of Hayward
572478	Hayward Community School District
001700	Technical College

Recorded Documents

Updated: 12/31/2020

WARRANTY DEED	
Date Recorded: 9/21/2020	426595
MFL TRANSFER ORDER	
Date Recorded: 12/15/2020	428686
WARRANTY DEED	
Date Recorded: 9/21/2020	426594
MFL TRANSFER ORDER	
Date Recorded: 7/1/2019	418544
LAND CONTRACT	
Date Recorded: 2/5/2019	416454
MFL TRANSFER ORDER	
Date Recorded: 7/16/2015	396702
WARRANTY DEED	
Date Recorded: 4/30/2015	395382
MFL TRANSFER ORDER	
Date Recorded: 12/3/2014	393453
QUIT CLAIM DEED	
Date Recorded: 8/20/2014	391857
MFL TRANSFER ORDER	
Date Recorded: 9/24/2012	380849
QUIT CLAIM DEED	
Date Recorded: 1/25/2011	371121
MANAGED FOREST LAW-MFL	
Date Recorded: 12/14/2004	327339
PROBATE	
Date Recorded: 1/17/1974	146568 248/553

Ownership

Updated: 10/8/2020

SINKHOLE INVESTMENTS LLC	HAYWARD WI
---------------------------------	-------------------

Billing Address:

SINKHOLE INVESTMENTS LLC
13975W PENINSULA RD
HAYWARD WI 54843

Mailing Address:

SINKHOLE INVESTMENTS LLC
13975W PENINSULA RD
HAYWARD WI 54843

Site Address

* indicates Private Road

N/A

Property Assessment

Updated: 11/9/2015

2021 Assessment Detail

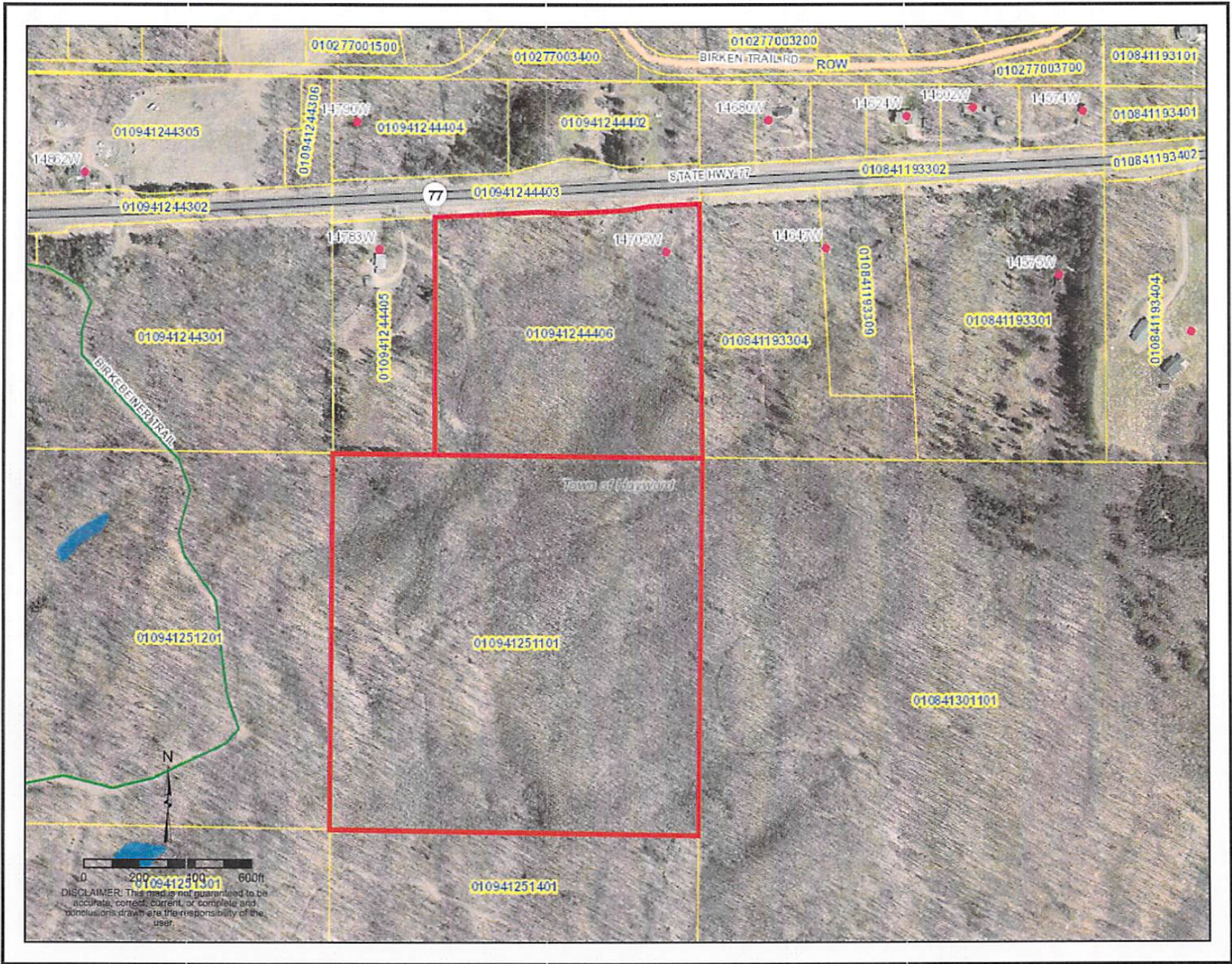
Code	Acres	Land	Imp.
W6-MFL CLOSED - AFTER 2004	40.000	68,000	0

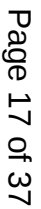
2-Year Comparison

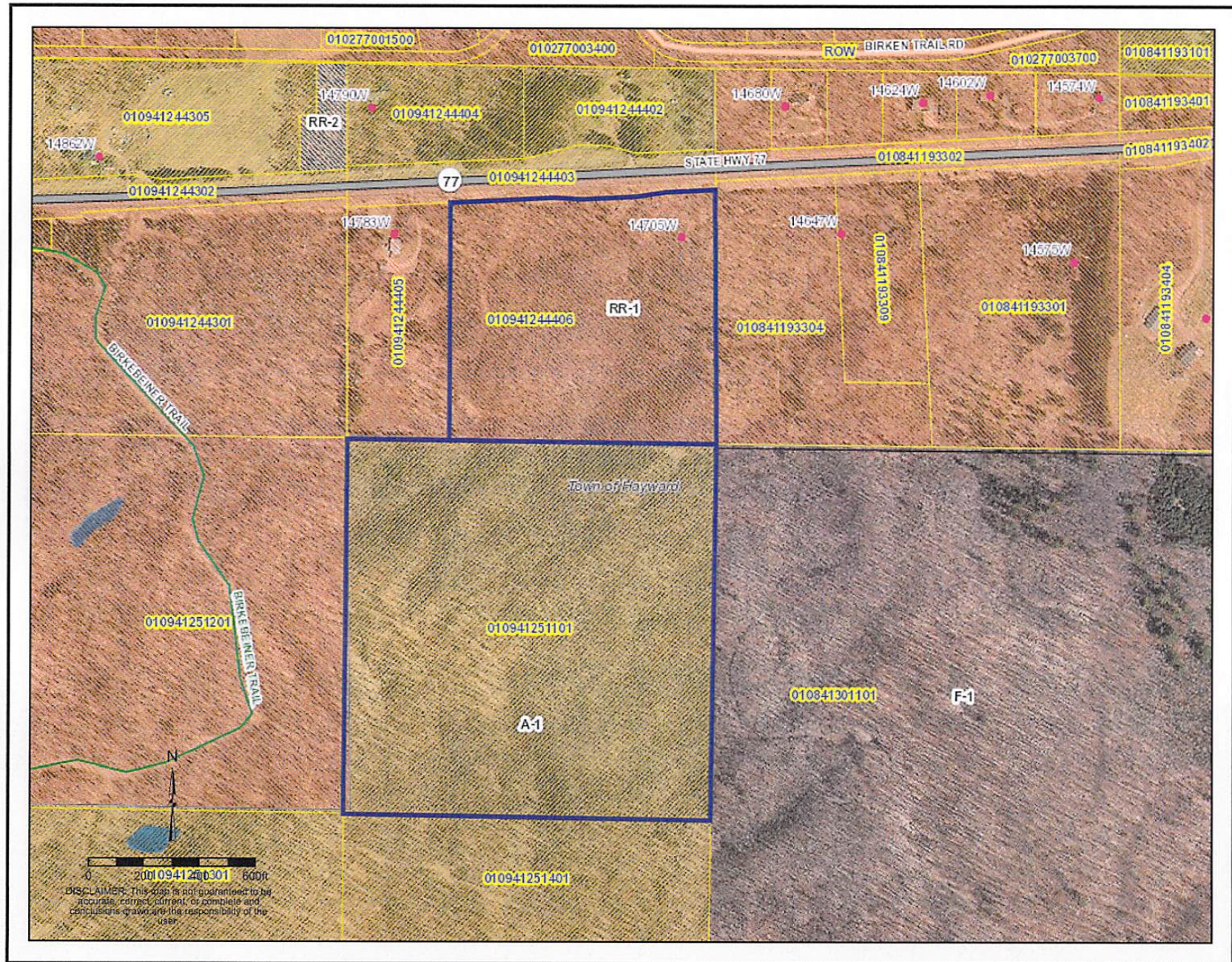
	2020	2021	Change
Land:	68,000	68,000	0.0%
Improved:	0	0	0.0%
Total:	68,000	68,000	0.0%

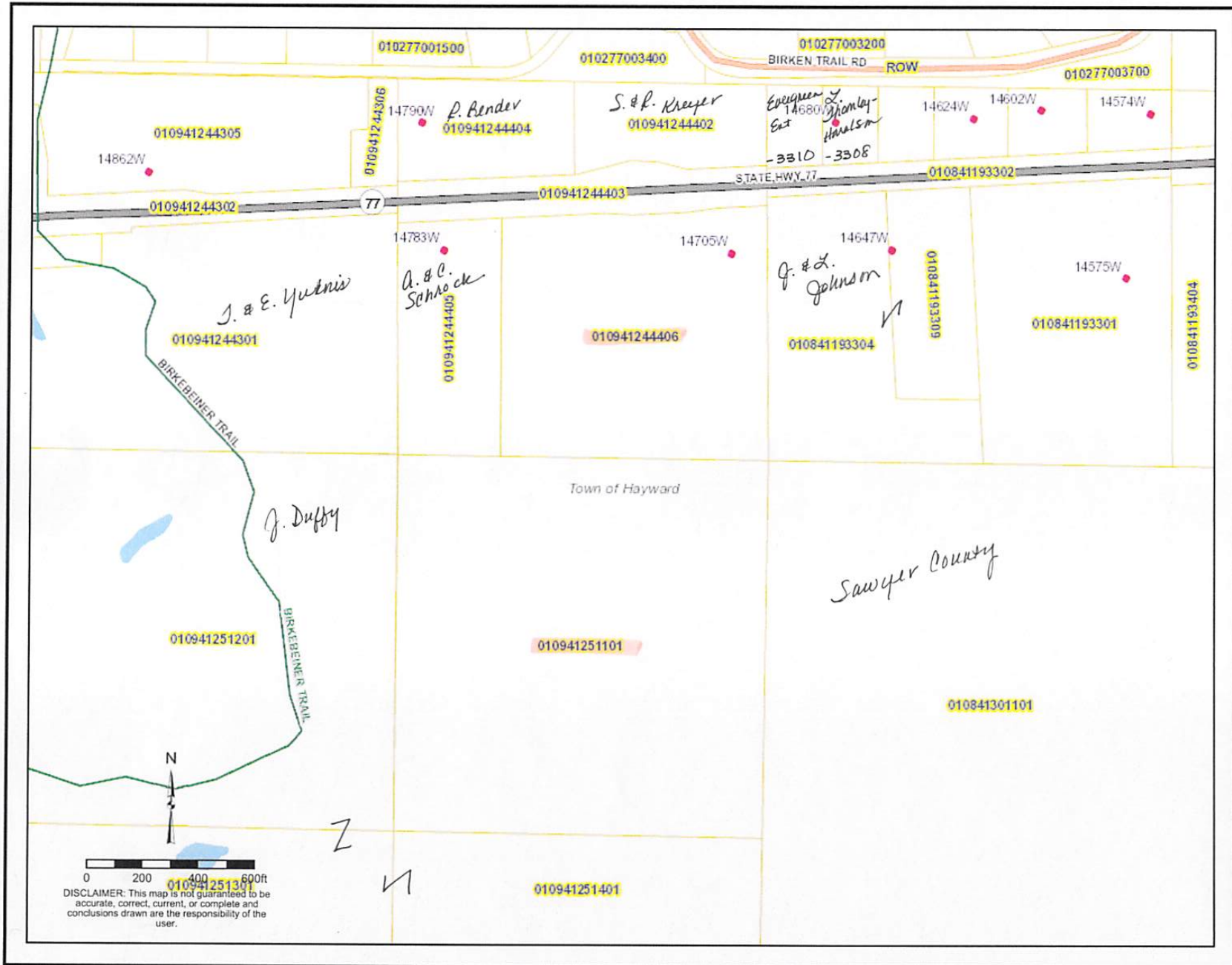
Property History

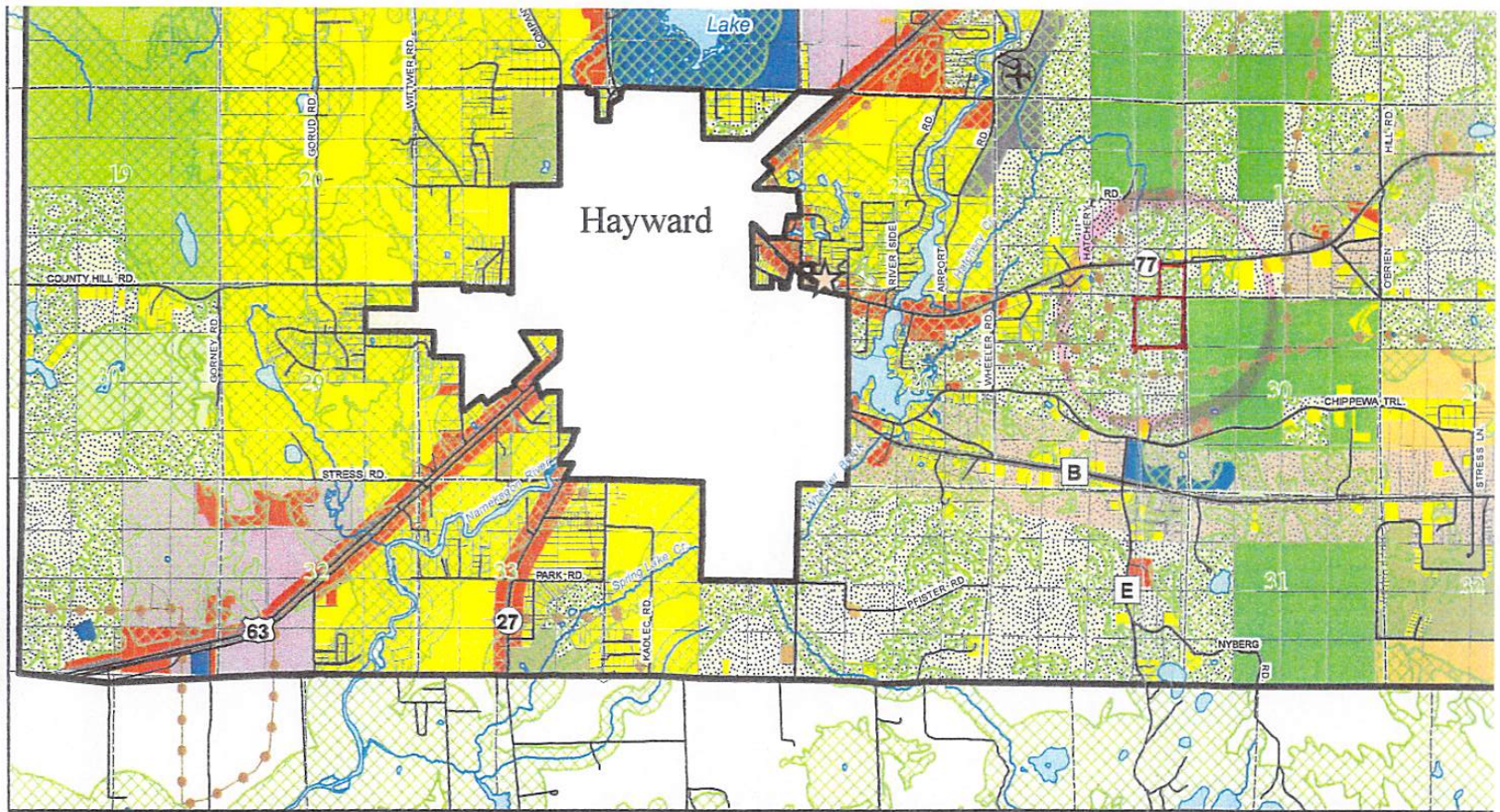
N/A



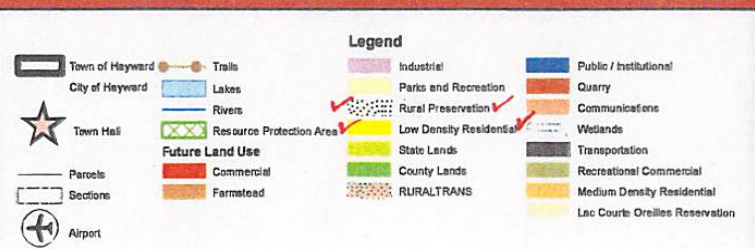








Town of Hayward Sawyer County, Wisconsin Map 6 B: Future Land Use



Sources:
- Base data created by Sawyer County
- Soil data provided by NRCS
- Wetland data provided by Wisconsin Department of Natural Resources
- Floodplain data provided by Wisconsin Department of Natural Resources

17.3 RR-2: Residential/Recreational Two District

This district is intended to provide for residential development and essential recreation oriented services in areas of high recreational value where soil conditions and other physical features will support such development without depleting or destroying natural resources.

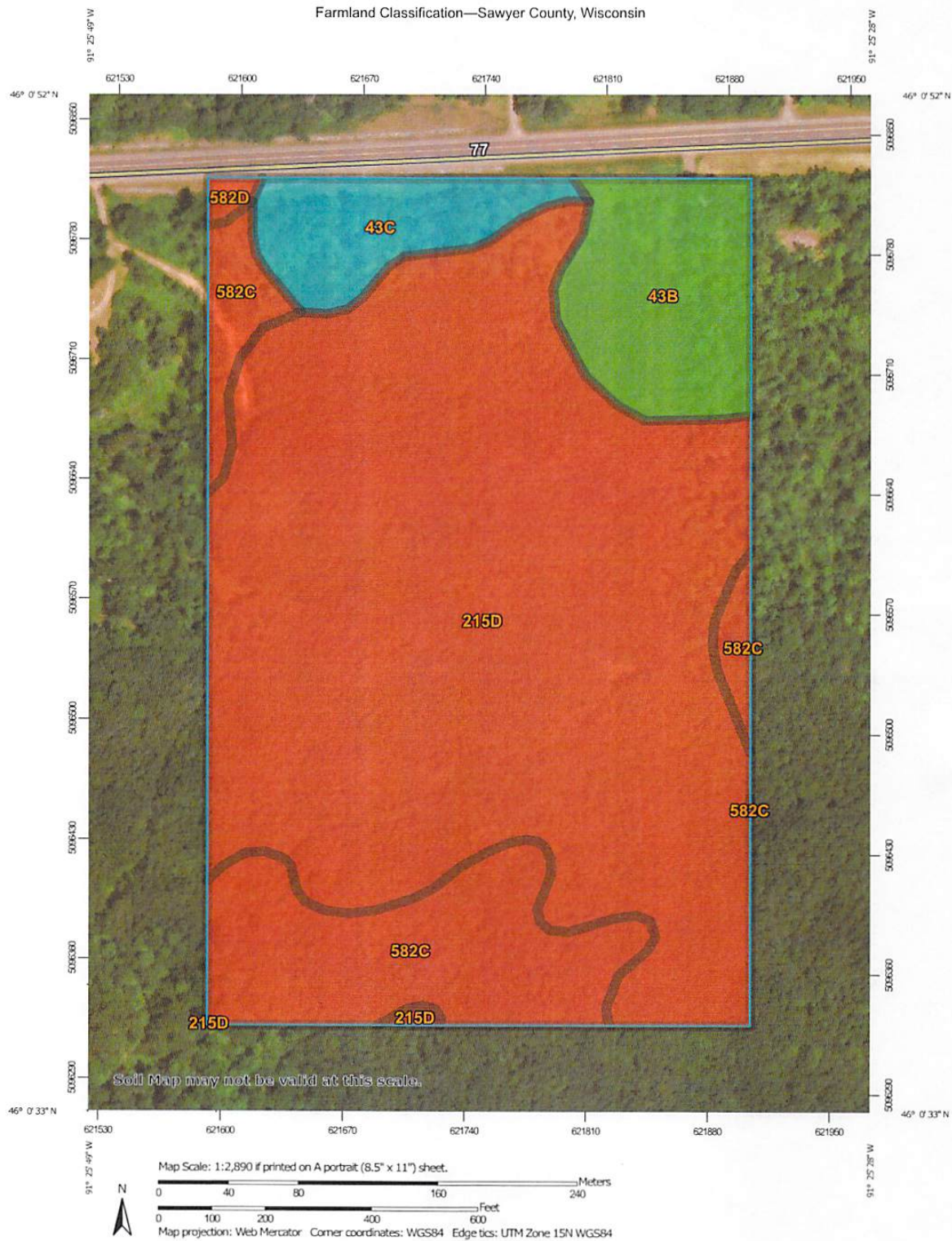
A) Permitted Uses

- 1) One-family and two-family dwellings.
- 2) Private garages, carports, and boathouses.
- 3) Horticulture and gardening.
- 4) Essential services and utilities intended to serve the principal permitted use.
- 5) Signs subject to the provisions of Section 5.0.
- 6) Customary accessory uses provided such uses are clearly incidental to the principal permitted use.
- 7) Will allow a cabin resort to build additional cabin(s) provided lot area requirements are met.
- 8) Licensed In-Home Day Care/Child Care (no more than 8 children)

B) Uses Authorized by Conditional Use

- 1) Mobile home parks and campgrounds subject to the provisions of Section 6.5 and Section 6.6.
- 2) Telephone, telegraph and power transmission towers, poles and lines, including transformers, substations, relay and repeater stations, equipment housing and other necessary appurtenant equipment and structures.
- 3) Recreational service oriented uses such as restaurants, cocktail lounges, marinas, sport shops, bait sales, and other recreational services which in the opinion of the County Zoning Committee are of the same general character or clearly incidental to a permitted use or use authorized by conditional permit.
- 4) Kennel for small domestic animals subject to the provisions of Section 6.8.
- 5) Hair salon and barber shop.
- 6) Private or wholesale carpentry or woodworking shop; limited to property owner.
- 7) Greenhouse and florist.
- 8) Professional offices and studios.
- 9) Bed and Breakfast establishments.
- 10) Taxidermy.
- 11) Real estate offices.
- 12) Childcare center, play school.
- 13) Shrub, tree nursery.
- 14) Lake access subject to provisions of Section 4.412.
- 15) Lake access for island development subject to provisions of Section 4.413.
- 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

Farmland Classification—Sawyer County, Wisconsin

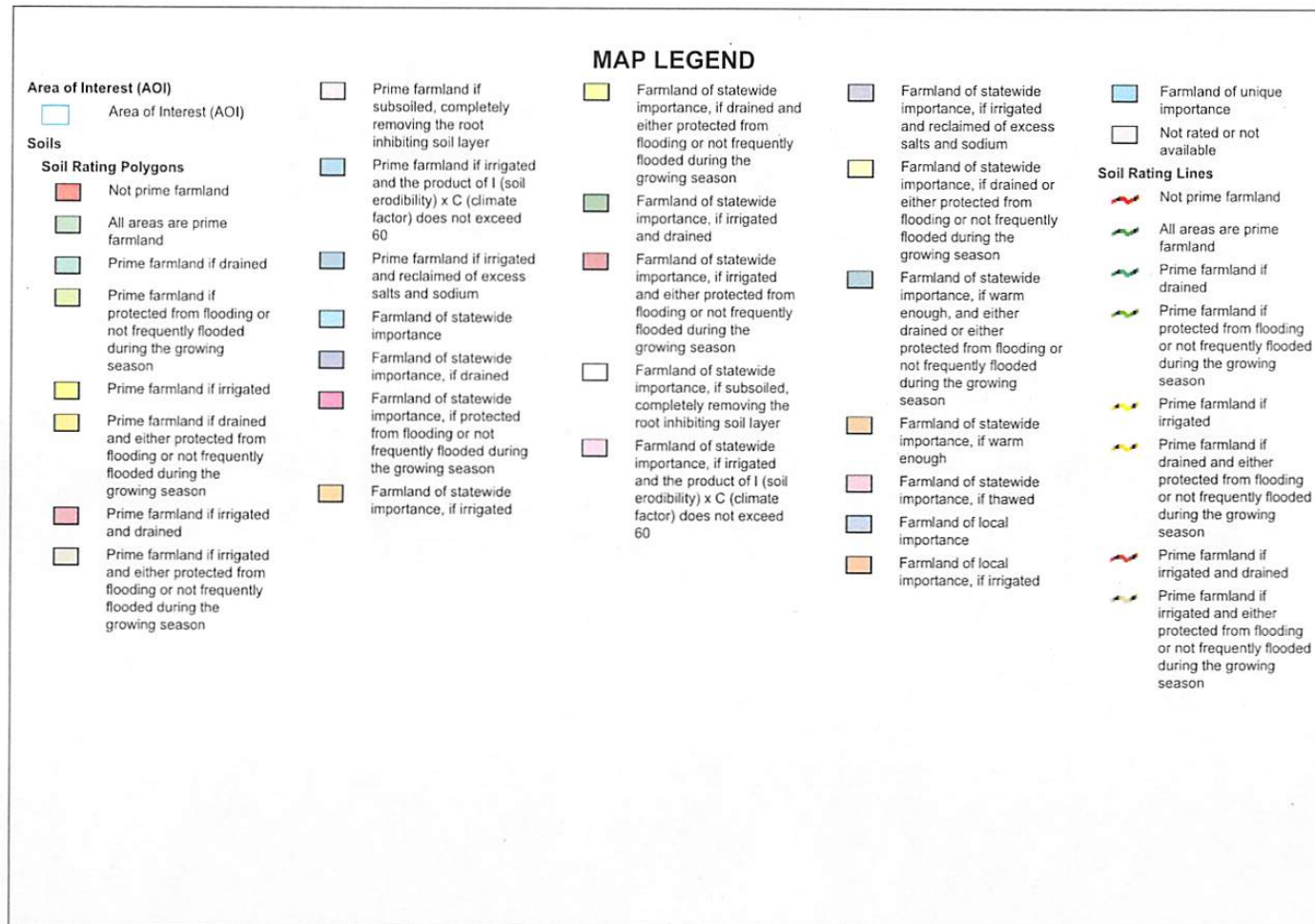


Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

3/11/2021
Page 1 of 5

Farmland Classification—Sawyer County, Wisconsin



Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
43B	Antigo silt loam, 2 to 6 percent slopes	All areas are prime farmland	3.5	9.1%
43C	Antigo silt loam, 6 to 15 percent slopes	Farmland of statewide importance	2.2	5.8%
215D	Pence sandy loam, 15 to 35 percent slopes	Not prime farmland	26.4	68.9%
582C	Padus-Pence-Keweenaw complex, 6 to 15 percent slopes, stony	Not prime farmland	6.1	15.9%
582D	Padus-Pence-Keweenaw complex, 15 to 30 percent slopes, stony	Not prime farmland	0.1	0.4%
Totals for Area of Interest			38.3	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower



Special Use Permit Request STAFF REPORT

Prepared By: Jay Kozlowski, Sawyer County Zoning & Conservation Administrator

File: # SUP 21-001

Applicant:

Scott's Septic Pumping
Scott Poppe
12841N US Hwy 63
Hayward, WI 54843

Property Location & Legal Description:

The East ½ part of the Northwest ¼; S03, T40N, R09W; Parcel #002-940-03-2101; Tax ID# 49.50 Total Acres; Zoned Agricultural One (A-1). Property located at 15531W Kadlec Road

Request:

Purpose of request is to have Tri-Annual Special Events (Customer Appreciation Days) July 23-25, 2021; August date TBD, 2021; and September 10-12, 2021. Anticipated attendance would be 50 to 100 participants per each event.

Project History & Summary of Request

Last summer Mr. Poppe had installed several electrical pedestals at the property listed above. It was later discovered that Mr. Poppe had done this to host several larger gatherings a few times a year for customer appreciation days. The current Sawyer County Zoning Ordinance would not allow for more than 5 major recreational vehicles on a property for family reunions, gatherings, weddings, etc. Mr. Poppe had also mentioned that he did not want to operate this area as any type of official campground and it not taking in compensation for hosting the events or ability to park campers on property. With that information in mind The Sawyer County Zoning Ordinance also offers a "Special Event Permit".

As per Section 6.9 Sawyer County Zoning Ordinance this type of permit falls under a Special Use Permit. However, during the review of the Zoning Administrator this specific case may be of significant concern and has been upgraded to a Conditional Use Status for review and public hearing process as specified in 6.93 of the Sawyer County Zoning Ordinance.

The applicant is requesting to hold 3 separate "Customer Appreciation Day Events". The topic of a "tri-annual special event permit was discussed at the Zoning Committee level in November 2020. At that time, it was in the discretion of Sawyer County Legal Counsel that the Zoning

Committee would have the ability to hear a case regarding a “tri-annual” event. Instead of holding 3 separate special event cases in 1 year.

The events themselves would have less than 100 people as proposed in application and would have a maximum of 12 sites/campers per the event. With using the criteria as described in 6.96(2)(m) “If overnight camping is allowed the provisions of 6.7 may apply”. With requesting of the Special Use Permit however the Sawyer County Zoning Committee may also permit a greater amount then the 5 maximum as specified for family reunions, gatherings, weddings, etc.

The other specifics of the events including a property map layout are included within the attached maps. The nearest residence in location to this property is approximately 645’. The applicant also as a certificate of liability insurance on file for commercial general liability.

Additional information for Conditional Use Permits:

Substantial evidence means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

If an applicant agrees to meet all of the requirements and conditions specified in the county ordinance or those imposed by the county zoning board, the county shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence. The conditions must be reasonable and, to the extent practicable, and measurable. The applicant must demonstrate that the application and all requirements and conditions established by the county relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The county's decision to approve or deny the permit must be supported by substantial evidence.

Possible Conditions for Approval: (choose from list below) (add or delete from list below)

- 1 No Firearm discharging
- 2 No Fireworks
- 3 Quiet hours to be from 11pm-7AM
- 4 No vehicle parking on Town Road
- 5 Number of RV campers or sites not to exceed 12 per event
- 6 All lighting must be down lighting
- 7 A manager or designee must be on-site during approved dates at all times
- 8 The Special Use Permit approval is only valid for the dates specified for the year of 2021.
A separate SUP if events are to continue would be needed for 2022.
- 9 All other town, County, State, Federal Laws are followed

Findings of Fact for Approval: (choose from list below)

- 1 It would not be damaging to the rights of others or property values
- 2 It would not be detrimental to ecology, wild life, wetlands or shorelands.
- 3 It would not create an air quality, water supply, or pollution problem.
- 4 It would not create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.
- 5 It would not create traffic or highway access problems.
- 6 It would not destroy prime agricultural lands.
- 7 It would be compatible with the surrounding uses and the area.
- 8 It would not create an objectionable view.

Findings of Fact for Denial: (choose from list below)

- 9 It would be damaging to the rights of others and property values.
- 10 It would be detrimental to ecology, wild life, wetlands or shorelands.
- 11 It would create an air quality, water supply, or pollution problem.
- 12 It would create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.
- 13 It would create traffic or highway access problems.
- 14 It would destroy prime agricultural lands.
- 15 It would not be compatible with the surrounding uses and the area.
- 16 It would create an objectionable view.

Sawyer County Zoning & Conservation
10610 Main Street Suite 49
Hayward, WI 54843
E-mail: zone.deputy@sawyercountygov.org

Date: 1-21-2021

TRI-ANNUAL SPECIAL EVENT APPLICATION
(See attached for additional information required)

Name of
Organization: Scott's Septic Pumping

Type of
Event: Customer Appreciation

Date(s)/Months of Event: July 22-25 / TBD / Sept. 10-12

Is this a one day event? Yes ☐ No ☒ If no, how many days? 3

Anticipated number of participants and/or spectators: 50-100

Property owners name: Scott Poppe

Parcel number and/or site address of property in which event will take
place: _____

Name of Event Coordinator/contact person: Scott + Laura Poppe

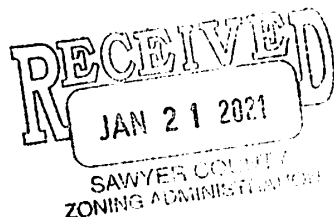
Daytime phone number of contact person: 715-699-7279 715-558-0971

Name of Insurance Company: State Farm
(please provide a copy of insurance)

Any other information: (include map layout of property showing camping areas,
garbage areas, sanitation,
etc.) See attached map.

Scott Poppe
Signature of property owner required.

The above hereby make application for a
Special Events Permit. The above certify
that the listed information and intentions are
true and correct and hereby grant permission
to access to the property for an onsite
inspection if needed.



Scott Poppe
Signature of Event Coordinator,
or person responsible for event

Date of Hearing 3-19-2021
Fee: \$250.00

SPECIAL EVENT ADDITIONAL REQUIREMENTS

A permit fee of \$350.00 is required if permit is approved.

As per Section 6.96 of the Sawyer County Zoning Ordinance, approval must be granted by the Sawyer County Zoning Committee and the respective Town Board in which your event will be held. Contact the Town Clerk to have your request placed on the Town Board agenda at least 30 days prior to your event date. The Zoning Committee will require written approval from the Town Board regarding your request.

Section 6.96 requires that a plot plan of the event site and a plan of operation containing the following information be submitted with your application.

- Your plan of operation should describe the type of event that is being held and the organization that is hosting the event.
- Indicate the time-period the event will take place. *3 events (July 23-25th, TBD, Sept 10-12th)*
- The plot plan should show the location of sanitary facilities. *see attached*
- The location of a water source (if any). *NO*
- The location of entry into and exit out of the event area. *see attached map*
- Indicate the parking area(s). *see attached map*
- The location of trash receptacles. *see attached map*
- Indicate on the plot plan the straight-line distance from the event to the nearest private residence. *see attached*
- Your plan of operation should indicate what town roads or state highways that would be closed off /used or impacted by the additional traffic and whether there will be traffic control? *see map.*
- Your plan of operation should indicate whether there will be security/law enforcement personnel on site at all times? *NO*
- Will there be ambulance/medical staff on premises at all times? *NO*
- Will there be food/beverages sold on the premises? *NO*
- Will there be overnight camping? If so, Section 6.7 of the Sawyer County Zoning Ordinance may apply. Indicate on the plot plan the location of the temporary camping sites. *- see attached*

Indicate in your plan of operation any other information about your event that may be of significance to the approving authority including number of persons at event.

- If your event is being held on property owned by Sawyer County, permission by the Sawyer County Board of Supervisors or any committee authorized to act on their behalf, must be granted and proof of insurance for the event must be provided. Contact the Sawyer County Clerk to have your event placed on the County Board agenda. *NO*
- Events held within the City of Hayward are exempt from all requirements of Section 6.9. *NO*

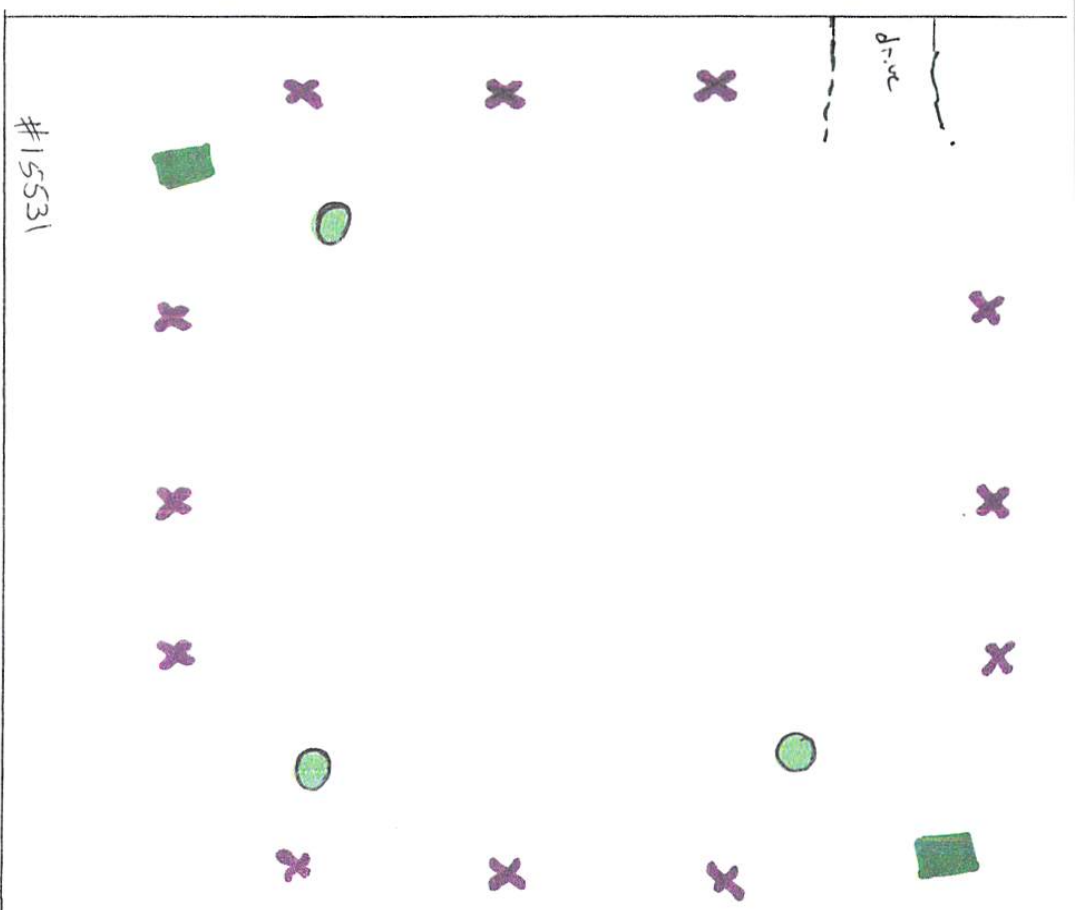
← 2

Wightman Rd

Kadlec Rd

electrical pedestals
w/camp site
porta potties

garbage cans



- garbage cans emptied frequently + trash transported to dumpsters at a different location.
- porta potties serviced as needed.

ex farm house
↓

Real Estate Sawyer County Property Listing

Today's Date: 2/1/2021

Property Status: **Current**

Created On: 2/6/2007 7:55:06 AM



Description

Updated: 2/12/2015

Tax ID:	2725
PIN:	57-002-2-40-09-03-2 01-000-000010
Legacy PIN:	002940032101
Map ID:	.5.1
Municipality:	(002) TOWN OF BASS LAKE
STR:	S03 T40N R09W
Description:	E1/2 FRAC NW1/4
Recorded Acres:	49.500
Calculated Acres:	47.444
Lottery Claims:	0
First Dollar:	Yes
Zoning:	(A-1) Agricultural One
ESN:	406



Tax Districts

Updated: 2/6/2007

1	State of Wisconsin
57	Sawyer County
002	Town of Bass Lake
572478	Hayward Community School District
001700	Technical College



Recorded Documents

Updated: 6/26/2020

TRUSTEES DEED	
Date Recorded: 1/13/2015	393978
QUIT CLAIM DEED	
Date Recorded: 7/12/2006	340172
NOTE	
Date Recorded:	



Ownership

Updated: 3/2/2015

SCOTT R POPPE	HAYWARD WI
----------------------	------------

Billing Address:

SCOTT R POPPE
12841N US HWY 63
HAYWARD WI 54843-6547

Mailing Address:

SCOTT R POPPE
12841N US HWY 63
HAYWARD WI 54843-6547



Site Address * indicates Private Road

15531W KADLEC RD	HAYWARD 54843
------------------	---------------



Property Assessment

Updated: 9/13/2012

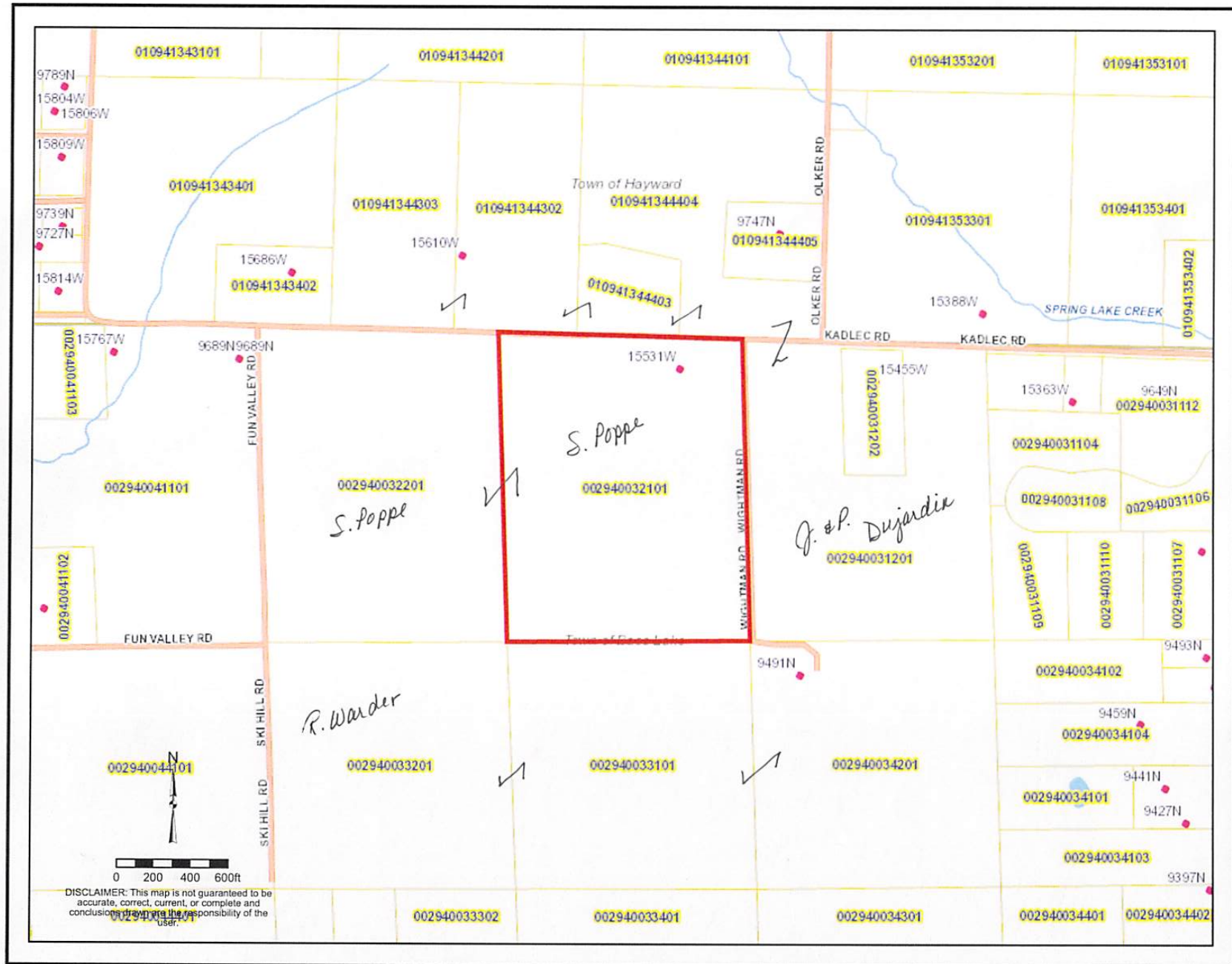
2021 Assessment Detail			
Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.000	14,000	80,100
G4-AGRICULTURAL	48.500	6,200	0

2-Year Comparison			
	2020	2021	Change
Land:	20,200	20,200	0.0%
Improved:	80,100	80,100	0.0%
Total:	100,300	100,300	0.0%



Property History

N/A



6.6 TRAILER CAMPS AND CAMPGROUNDS

Camping cabins and park model trailers must be located in a Federal, State, County, Town, or in a privately owned campground; the plan of which has been approved by the County Zoning Committee and appropriate State agency; and only "operational to public" from March 1 until December 1 with a "Manager or Designee" available twenty-four (24) hours per day.

6.61 Minimum lot or parcel size - ~~five (5)~~ ten (10) acres

6.62 Maximum number of sites - ~~10~~ five (5) per gross acre of campground, unless otherwise determined by Conditional Use Permit that site conditions require a lesser number of sites.

6.63 Each site shall be plainly marked and surfaced.

6.64 All drives and parking areas other than those at individual sites shall be surfaced, at least gravel surfaced, and all lighting must be "down lighting".

6.65 Central toilet, shower, and washing facilities shall be provided in sufficient quantity, as determined by the State Department of Health and Social Services requirements.

6.66 Water supply and the manner of sewage disposal shall comply with the regulations of the Sawyer County Private Sewage System Ordinance and the appropriate requirements of the Wisconsin Administrative Code.

6.67 No site shall be less than ~~50~~ 75 feet from the ordinary high water mark (OHWM), 75 feet from the property lines of the camp, and must meet required road setbacks for a site as required in Section 4.21 SETBACK REQUIREMENTS ON HIGHWAYS AND ROADS. ~~front, side, or rear lot lines of the camp.~~

6.68 Marshland and shoreline areas shall not be altered.

6.69 The screening provisions of Section 7.0 of the ordinance shall be met.

6.610

1) Camping Cabins: The construction, placement, installation or use of a camping cabin shall be by land use permit issued only to licensed campgrounds. Camping cabins shall not exceed 300 square feet in area; shall not exceed 12 feet in height; and the connection to or installation of gas, water, or sewer shall be prohibited. Camping cabins shall not have a second story or loft.

2) Park Model Trailers: No land use permit is required. The placement of park model trailers, are allowed in licensed campgrounds only. The chassis must remain on wheels and be no more than 400 square feet in size in the setup mode. The construction of a foundation underneath shall be prohibited.

PURPOSE. Campgrounds and recreational vehicle parks are not intended to be used for the permanent or long-term residency of site occupants. Construction activities that result in permanency or give the impression of permanency shall be strictly regulated.

6.611 Construction of additions, decks, patios and similar structures.

1) The construction or placement of any structure shall meet all minimum requirements specified in this ordinance.

2) Non-conforming campsites are "grandfathered" for the placement only of "camping equipment." Structures, other than a small platform not exceeding 4' x 4' that is absolutely essential at a doorway for safe ingress and egress, are not allowed.

3) The construction of walled structures, including screened enclosures, on individual sites that impart the impression that they are attached to "camping equipment" is prohibited.

4) Replacement roofs:

a) Roofs supported solely by the "camping equipment" are allowed provided that:

(1) A Land Use Permit is issued in accordance with Section 9.2 LAND USE PERMITS.

(2) The roof eave line shall not extend more than 12 inches beyond the perimeter of the walls of the "camping equipment."

b) Roofs supported by other means (i.e., poles, posts etc.) are prohibited.

5) A single detached accessory structure (i.e., sheds, storage unit) may be constructed or placed on an individual campsite, Camping Cabin, or Park Model Trailer provided that:

a) All minimum setback requirements are met, including a minimum 10' setback from another camper.

b) Detached accessory structures (i.e., sheds, storage unit) for individual campsites may not exceed 100 square feet in total.

c) All other requirements of Section 6.6 are met.

6) Open detached structures (i.e., decks, patios etc.) may be constructed on an individual camp site, Camping Cabin, or Park Model Trailer provided that:

a) A Land Use Permit is issued in accordance with Section 9.2 LAND USE PERMITS.

b) All minimum setback requirements are met, including a minimum 10' setback from another camper.

c) If covered, the cover must be fabric and removed when the campground is closed.

~~d) The width shall not extend more than 6 feet from the "camping equipment's" solid wall, not a "slide out" wall.~~

d) The length shall not extend beyond the enclosed body of the "camping equipment."

e) Open detached patio and deck structures shall not exceed a total of 240 sq ft in size.

f) Open detached patio and deck structures shall not exceed over 18" in height from lowest adjacent grade.

g) All other requirements of Section 6.6 are met.

7) Existing walled structures are allowed ordinary maintenance and repair, but shall not be replaced.