



Sawyer County

Agenda

Zoning Committee Meeting

Friday, November 12, 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 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. The **Sawyer County Zoning Committee** relative to the following proposals:

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

3 - 4

[Statement of Comm. Hearing & Procedure & Hearing Notice](#)

5 - 10

- d. Approval of October 15, 2021 meeting minutes

[10-15-2020 ZC Minutes](#)

- e. Public Comment

Please note comment time is intended for general public comments, not comments relating to a specific application before this Committee. Each Agenda item requiring a public hearing will have its public hearing conducted just prior to the application being considered by this Committee. If you wish to speak on a specific Agenda item, we encourage you to hold your comments until that specific public hearing.

3. REZONE APPLICATIONS

11 - 20

- a. A Public Hearing in the Town of Winter. RZN #21-010. Owner: Janet Thompson Revocable Trust. Part of the SE ¼ of the SE ¼ Part CSM 7/27 #1341; S27, T39N, R05W; Parcel #032-539-27-4402; 4.31 total

acres; Zoned Agricultural One (A-1). Purpose of request is to rezone to Residential/Recreational One (RR-1) to divide property into lots.

[RZN #21-010, Janet Thompson Recov. Trust pkt.](#)

- b. Discussion/Action in the Town of Winter. RZN #21-010. Owner: Janet Thompson Revocable Trust. Part of the SE ¼ of the SE ¼ Part CSM 7/27 #1341; S27, T39N, R05W; Parcel #032-539-27-4402; 4.31 total acres; Zoned Agricultural One (A-1). Purpose of request is to rezone to Residential/Recreational One (RR-1) to divide property into lots.

4. CONDITIONAL USE APPLICATIONS

21 - 31

- a. A Public Hearing in the Town of Sand Lake. CUP #21-031. Owners: Matthew & Linsey Carey. Part of the W ½ of the NW ¼. Lot 1 CSM 27/213 #7095; S30, T39N, R09W; Parcel #026-939-30-2102; 5.0 total acres; Zoned Agricultural Two (A-2). Permit desired for: Small event barn for non-profit fundraising car shows. Per Sawyer County Ordinance Section 17.5(B) (15) Event Barns.
[CUP #21-031, Matthew & Linsey Carey pkt.](#)
- b. Discussion/Action in the Town of Sand Lake. CUP #21-031. Owners: Matthew & Linsey Carey. Part of the W ½ of the NW ¼. Lot 1 CSM 27/213 #7095; S30, T39N, R09W; Parcel #026-939-30-2102; 5.0 total acres; Zoned Agricultural Two (A-2). Permit desired for: Small event barn for non-profit fundraising car shows. Per Sawyer County Ordinance Section 17.5(B) (15) Event Barns.

5. NEW BUSINESS

32

- a. Shipping Containers/Accessory Structures on vacant land. (Discussion Only)
[Shipping Container-Accessory structure-V1](#)
- b. Any other business that may become the Committee.

6. ADJOURNMENT

**SAWYER COUNTY ZONING COMMITTEE
STATEMENT OF COMMITTEE HEARING AND PROCEDURE AND STATEMENT OF HEARING
NOTICE**

This Sawyer County Zoning Committee ("Zoning Committee") meeting is being held this day and will be called to order at approximately 8:30 a.m. in the Sawyer County Courthouse, 10610 Main Street, Hayward, Wisconsin.

This Statement of Committee Hearing and Procedure and Statement of Hearing Notice is for the public's reference and supplements on the statements on the record under Agenda Item No. 1, "Preliminary Matters." This Statement of Committee Hearing and Procedure and Statement of Hearing Notice is incorporated into the record of today's Zoning Committee meeting.

Nothing in this Statement of Committee Hearing and Procedure and Statement of Hearing Notice modifies or otherwise limits the provisions set forth in the Wisconsin Statutes and other applicable law.

Any persons requiring assistance with this may contact the Sawyer County Zoning Administrator or request assistance at the Zoning Committee meeting during public comments.

Statement of Committee Hearing and Procedure

Individual Public Hearing: Generally, each application requiring a public hearing shall have an individual public hearing conducted just prior to the Agenda item in which the Zoning Committee may take action.

Public Hearing Process: Each public hearing conducted at this Zoning Committee meeting will follow this order: (1) presentation of a summary of the petition set forth in the application or request; (2) submission of a file to the Zoning Committee; and (3) the applicant's statements (or the applicant's representative's statements) and presentation of evidence; (4) public testimony by persons desiring to give pertinent testimony (a "Speaker") in support of the application; (5) public testimony by Speakers in objection to the application; and (6) any rebuttal as permitted by the Zoning Committee Chair. Once the Zoning Committee has the pertinent information, the public hearing will be closed and thereafter the Zoning Committee may deliberate, discuss, pose questions to the Sawyer County staff, legal counsel or the applicant, and take action on the application within the Zoning Committee's discretion.

Hearing Appearance Slip: For all hearings to be conducted at today's Zoning Committee meeting, any Speaker desiring to give pertinent testimony will be afforded to opportunity to do so. A Speaker must complete a Hearing Appearance Slip, which is provided at this meeting next to the meeting Agenda. After completion, the Speaker shall deliver the Hearing Appearance Slip to the Zoning Committee Chair prior to the commencement of the Zoning Committee meeting.

Process and Guidelines for Testimony by Speakers: Prior to speaking, the Speaker must be recognized by the Zoning Committee Chair in order to speak. Once recognized by the Zoning Committee Chair, the Speaker must state their full name and address before giving testimony. The Speaker should also state whether the Speaker represents a client, group, or other association, whether the Speaker is in favor or opposes the proposal on which the testimony is being given, and other pertinent information. Speakers should confine their testimony to the facts and matters presented. Speakers should avoid repetitive testimony, and Speakers are encouraged to state that they agree or disagree with other comments to avoid repetitive testimony. A Speaker's testimony will be limited to three (3) minutes, unless additional time is provided for by the Zoning Committee Chair. Orderly procedures require that each Speaker proceeds without interruption by others. All testimony will be addressed to the Zoning Committee and there will be no questions or arguments between individuals. The Zoning Committee is under no obligation to answer questions posed by the Speaker during the public hearing.

Applications for Rezoning: On applications for a change in zoning designation of property, the decision of the Zoning Committee is a recommendation to the Sawyer County Board of Supervisors for final determination and action. This provision does not modify or otherwise limit the provisions set forth in Wis. Stat. § 59.69 or any other applicable law.

Appeal of Certain Decisions: Any person aggrieved by a decision regarding a conditional use or any other decision in which the County Zoning Committee is the decision making body, a person may commence an action with the Sawyer County Board of Appeals to review the Zoning Committee's decision in whole or in part, within 30 days of the date following the committee's decision letter. This provision does not modify or otherwise limit the provisions set forth in Wis. Stat. § 59.694.

Statement of Hearing Notice

Each public hearing conducted at this Zoning Committee meeting has been published as a Class 2 notice in accordance with Wisconsin Statutes Ch. 985 in the Sawyer County Record and the Sawyer County Gazette, and publically posted within the Sawyer County Courthouse.

Questions

Please contact the Sawyer County Zoning Administrator should you have any questions regarding this Statement of Committee Hearing and Procedure and Statement of Hearing.

**MINUTES OF PUBLIC HEARING
Sawyer County Zoning Committee
October 15, 2021, 8:30 am**

Zoning Committee Members

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

Zoning Administration

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

PRELIMINARY MATTERS

a) 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 called finding present: Buckholtz, Paulsen, Boettcher and Hessel. From the Zoning Office Kozlowski and Marks. Rebecca Roeker of von Briesen & Roper, S.C. as legal counsel for Sawyer County.

b) Pledge of Allegiance

c) Statement of Committee and Hearing Procedure and Statement of Hearing Notice.

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.

d) Approval of September 17, 2021 Minutes. Motion by Paulsen to approve the September 17, 2021 minutes as presented. Second by Boettcher. All in favor.

Shuman attends meeting.

e) Public Comment. None.

REZONE APPLICATION

None

CONDITIONAL USE APPLICATION

a) A Public Hearing in the Town of Hunter. CUP #21-030. Owner: John & Lisa Knur. Part of the W ½ NW ¼, Lot 2 CSM 29/5 #7336; S03, T40N, R07W; Parcel #012-740-03-2205; 1.79 total acres; Zoned Residential/Recreational One (RR-1). Permit desired for an accessory building 16' x 32' on vacant

property per section 4.26(1) of the Sawyer County Ordinance. Kozlowski reads the application, staff report Town opinion and Neighbor opinions.

Petit attends virtually.

Motion to open the public hearing portion of the application by Shuman, second by Paulsen. All in favor. Lisa Knur, property owner speaks in favor of the application for a 16' x 32' accessory building on vacant property. No other comments. Motion to come out of the public hearing portion of the application by Paulsen, second by Boettcher. All in favor. Kozlowski reads the discussion/action portion of the application. Motion by Paulsen to approve the application with conditions of: Land Use permit is required and applied for accessory structure within 1 year from the date of the Zoning Committee decision. Land Use Permit is required and applied for principal structure within 3 years from the date of the Zoning Committee decision. Failure to comply will result in citation with potential order for removal of accessory structure. Proposed accessory structure must meet all other Sawyer County Zoning & Conservation requirements and compliant with all other State and Federal Laws. Size of proposed structure not to exceed 16'x32'. Second by Boettcher. No other discussion. Roll call finds: Paulsen – yes, Petit – yes, Boettcher – yes, Shuman – yes, Buckholtz – yes. All in favor. Findings of Fact: It would not be damaging to the rights of others or property values.

b) A Public Hearing in the Town of Bass Lake. CUP #21-023. Owner: Vaughan Skille. Agent: Milestone Materials. Part of Government Lot: Parcel #002-940-33-5102 and Part of the NW ¼ of the NE ¼; Parcel #002-940-33-1201; All in S33, T40N, R09W; 54-995 total acres; zoned Agricultural One (A-1). Permit desired for the renewal of CUP #18-019 for the location/operation of a non-metallic mineral extraction, including rock crusher. This CUP was originally approved May 19, 1995 and most recently renewed October 19, 2018. Kozlowski reads the application, staff report, Town opinion and neighbor opinions. Motion to open the public hearing portion of the application by Shuman, second by Petit. All in favor. Candy Anderson, Milestone and Todd's Redi-mix agent speaks of concerns and speaks in favor of the application. Discussion with Committee held. No other audience comment. Motion to close the public hearing portion of the application by Boettcher, second by Paulsen. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held by Committee and Kozlowski. Motion by Shuman to approve the application with conditions of: Maintain compliance with NR135. Maintain compliance with Plan of Operation including normal hours of operation from 7am-6pm, Monday thru Friday – No Holidays, with crushing operations from 7am-6pm Monday thru Friday with expanded hours of 6am-9pm Monday thru Friday for 3 weeks per year. Maintain compliance with Dept. of Natural Resources Chapter 30. All other Town, County, State, Federal Laws are followed. Second by Boettcher. No other discussion. Roll call finds: Petit – yes, Boettcher – yes, Shuman – yes, Buckholtz – yes, Paulsen –yes. All in favor. Findings of Fact: It would be compatible with the surrounding uses and the area. It would not create an objectionable view.

c) A Public Hearing in the Town of Lenroot. CUP #21-024. Owner: Todd's Redi Mix Concrete LLC. Part of the NW ¼ of the SW ¼; Parcel #014-941-11-3202; S11; and Part of the NE ¼ of the SW ¼; Parcel #014-941-11-3102; all in S11, T41N, R09W; 50 total acres; zoned Forestry One (F-1). Permit desired for the renewal of CUP #18-015 for the location/operation of a non-metallic mineral extraction, including rock crusher. This CUP was originally approved February 15, 2001 and most recently renewed October 19, 2018. Kozlowski reads the application, staff report, Town opinion and neighbor opinions. Motion to open the public hearing portion of the application by Boettcher, second by Petit. All in favor. Jerry Thompson, agent for Todd's Redi-mix speaks in favor of the application. Discussion with Committee

held. Speaking against the application was Dennis Erickson, Town of Lenroot resident. No other audience comments. Motion to come out of the public hearing by Shuman, second by Petit. All in favor. Kozlowski reads the discussion/action portion of the application. Motion to approve the application by Boettcher with conditions of Crushing hours to begin at 6:00am to 6:00pm 7 days a week, for crushing only per Town approval. Maintain compliance with NR135. Maintain compliance with Plan of Operation including normal hours of operation. Maintain compliance with DNR Chapter 30. All other Town, County, State and Federal Laws. Second by Petit. Discussion by Committee and Kozlowski held. Roll call finds Boettcher – yes, Shuman – yes, Buckholtz – yes, Paulsen – yes, Petit – yes. All in favor. Findings of Fact It would not destroy prime agricultural lands. It would be compatible with the surrounding uses and the area.

d) A Public Hearing in the Town of Lenroot. CUP #21-025. Owner: Todd's Redi Mix Concrete LLC. Part of the SE ¼ of the SE ¼, Parcel #014-941-10-4401 and Part of the NE ¼ of the SE ¼. Parcel #014-941-10-4101 all in S10, T41N, R09W; 80 total acres; Zoned Forestry One (F-1). Permit desired for the renewal of CUP #18-014 for the location/operation of a non-metallic mineral extraction, including rock crusher. This CUP was originally approved April 20, 1990 and most recently renewed October 19, 2018. Kozlowski reads the application, staff report, Town opinion and neighbor opinions. Motion by Shuman to open the public hearing portion of the application. Second by Paulsen, all in favor. Jerry Thompson, agent for Todd's Redi-mix speaks in favor of the application. Discussion held with Committee. Dennis Erickson, Town of Lenroot resident speaks against the application. Discussion continues. Motion by Shuman to come out of the public hearing portion of the application. Second by Petit. All in favor. Kozlowski reads the discussion/action portion of the application. Motion by Boettcher to approve the application with conditions of 6am-6pm Monday-Friday and can operate on the weekends in an emergency. Maintain compliance with NR135. Maintain compliance with Plan of Operation including normal hours of operation. Maintain compliance with DNR Chapter 30. All other Town, County, State and Federal Laws. Second by Paulsen. Discussion continues with Committee, Jerry Thompson and Candy Anderson, agents. No other discussion. Roll call finds Shuman – yes, Buckholtz – yes, Paulsen – yes, Petit – yes, Boettcher – yes. All in favor. Findings of Fact It would not destroy prime agricultural lands. It would be compatible with the surrounding uses and the area.

Break at 10:35am

Buckholtz calls meeting back to order at 10:42am.

Boettcher amends a condition for CUP #21-024 and #21-025, with condition of 6am-6pm Monday – Saturday with considerations of emergency crushing, second by Paulsen. Roll call finds Shuman – yes, Buckholtz yes, Paulsen – yes, Petit – yes, Boettcher – yes. All in favor.

e) A Public Hearing in the Town of Hayward and Town of Lenroot. CUP #21-026. Owner: Todd's Redi Mix Concrete LLC. Part of the N1/4 NW ¼, Part of the SW1/4 NW1/4; S14, T41N, R9W; Parcel #'s 010-941-14-2201, 010-941-14-2101, 010-941-14-2301 and 010-941-14-2304; and Part of the NE1/3 SW1/4, and S1/2 SW1/4; S11, T41N, R9W; Parcel #'s 014-941-11-3401, 014-941-11-3101 and 014-941-11-3301; Part of the NE1/4 NW1/4; S14, T41N, R9W; 201.93 total acres; Zoned Forestry One (F-1) and Commercial One (C-1). Permit desired for the renewal of CUP #18-016 for the location of a non-metallic mineral extraction operation, including rock crusher, and asphalt plant. This CUP was originally approved at public hearing on December 15, 2000 and most recently renewed on October 19, 2018. Kozlowski reads the application, staff report, Town opinion and neighbor opinions. Motion to open the

public hearing portion of the case by Shuman, second by Petit. All in favor. Jerry Thompson, agent for Todd's Redi-mix speaks in favor of the application. Discussion with Committee held. Dennis Erickson, Town of Lenroot resident asks for confirmation of crusher and hours. Motion to come out of the public hearing portion by Boettcher, second by Paulsen. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion is held with Committee, Kozlowski and Jerry Thompson. Motion by Boettcher to approve the application with conditions of Limited hours for crushing of 6am-6pm, Monday-Saturday and Sundays if emergency needed. Maintain compliance with NR135. Maintain compliance with Plan of Operation including normal hours of operation, crushing and plant operation from 6am-8pm, 7 days a week. Maintain compliance with DNR Chapter 30. All other Town, County, State and Federal Laws. Second by Paulsen. No other discussion. Roll call finds Buckholtz – yes, Paulsen – yes, Petit – no, Boettcher – yes, Shuman – yes. Four to one in favor. Findings of Fact: It would be compatible with surrounding uses and area. It would not destroy prime agricultural lands.

f) A Public Hearing in the Town of Couderay. CUP #21-027. Owner: Donald Winter. Part of the NE ¼ of the SW ¼ including Outlot 2 CSM 29-224 #7436; S10, T38N, R08W; Parcel #004-838-10-3103; 40.62 total acres; Zoned Agricultural One (A-1). Permit desired for the renewal of conditional use permit #18-017 for the location/operation of a non-metallic mineral extraction, including rock crusher and asphalt plant. This CUP was originally approved on April 24, 1992 and most recently renewed October 19, 2018. Kozlowski reads the application, staff report, Town opinion and neighbor opinions. Motion to open the public hearing portion of the application by Shuman, second by Paulsen. All in favor. Candy Anderson, agent for Milestone & Monarch Paving speaks in favor of the application. Discussion held with Committee, Kozlowski and Anderson. Linda Zillmer, Edgewater property owner speaks neither for nor against. No other comments. Motion to come out of the public hearing portion by Shuman, 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 Maintain compliance with NR-135. Maintain compliance with Plan of Operation including normal hours of operation, crushing, and plant operation from 6am-8pm, 7days per week. Maintain compliance with DNR chapter 30. All other Town, County, State Federal Laws. Second by Boettcher. Roll call finds Paulsen – yes, Petit – yes, Boettcher – yes, Shuman – yes, Buckholtz –yes. All in favor. Findings of Fact It would not be damaging to the rights of others or property values.

g) A Public Hearing in the Town of Round Lake. CUP #21-028. Owner: Mathy Construction Company. Part of the NW ¼ of the NE ¼ and Part of the SW ¼ of the NE ¼; all in section 02, T41N, R07W; Parcel #024-741-02-1201 and #024-741-02-1301; 56.46 total acres; Zoned Forestry One (F-1). Permit desired for the renewal of CUP #18-020 for the location/operation of a non-metallic mineral extraction, including rock crusher. This CUP was originally approved March 20, 2001 and most recently renewed on October 19, 2018. Kozlowski reads the application, staff report, Town opinion and neighbor opinions. Motion to open the public hearing portion of the application by Shuman, second by Paulsen. All in favor. Candy Anderson, agent for Milestone and Monarch Paving speaks in favor of the application. Discussion with Committee. No other comments. Martin Hansen, resident of Town of Round Lake speaks in favor of the application. Patrick Delaney, Town of Spider Lake resident speaks in favor of the application. Motion to come out of the public hearing portion of the application by Shuman, second by Paulsen. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion with Committee held. Motion to approve the application by Shuman with conditions of Maintain compliance with NR135. Maintain compliance with Plan of Operation including the normal hours of operation of

7am-7pm, Monday—Friday. Crushing hours of 7am-7pm, Monday-Friday; 45 days per year. Maintain compliance with DNR Chapter 30. All other Town, County, State, Federal Laws. Second by Boettcher. Roll call finds Petit – yes, Boettcher – yes, Shuman – yes, Buckholtz – yes, Paulsen – yes. All in favor. Findings of Fact It would not be damaging to the rights of others or property values.

h) A Public Hearing in the Town of Round Lake. CUP #21-029. Owner: Mrotek Pit LLC and Dianne Dennis. The SW ¼ of the SW ¼, Part of the NE ¼ of the SW ¼, The NW ¼ of the SW ¼, and Part of the SW ¼ of the SW ¼ ; All in S01, T41N, R08W; Parcel #'s 024-841-01-3301, -3101, -3201, 3404; total acres 144.44; All zoned Forestry One (F-1). Permit desired for the renewal of CUP #18-018 for the location/operation of a non-metallic mineral extraction, including rock crusher and asphalt plant. This CUP was originally approved on June 16, 1989 and most recently renewed on October 19, 2018. Kozlowski reads the application, staff report, Town opinion and neighbor opinions. He also reads letters from outside the 300' notification requirements. Motion to open the public hearing portion of the application by Shuman, second by Petit. All in favor. Candy Anderson, agent speaks in favor of the application. Tara Wetzels, agent speaks in favor. Ginny Chabek, Town of Round Lake resident speaks in favor of the application and gives kudos to Anderson and team. Patrick Delaney, Spider Lake resident gives comment. Discussion with Committee continues. Motion to come out of the public hearing portion by Boettcher, second by Shuman. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion by Committee held. Motion by Boettcher to approve the application with conditions of Maintain compliance with NR135. Maintain compliance with Plan of Operation including the normal hours of operation of 5am-9pm, Monday-Saturday. Crushing hours of 7am-7pm, Monday-Friday with allowances to extend crushing hours to 9pm if special demand is warranted. Asphalt plant hours of 6am-9pm, Monday-Saturday with maintenance allowed 1 hour before startup and 1 hour after shutdown. Maintain compliance with DNR Chapter 30. All other Town, County, State and Federal laws. Condition of planting more trees. Second by Paulsen. Discussion by Committee held. Roll call finds Boettcher- yes, Shuman – yes, Buckholtz –yes, Paulsen – yes, Petit –yes. All in favor. Findings of Fact It would not be damaging to the rights of others or property values. It would be compatible with the surrounding uses and the area.

NEW BUSINESSES

a) Storage Units/Shipping Containers. Kozlowski explains the need for language change in the Ordinance for Storage Units/Shipping Containers. Discussion held. Ginny Chabek, Town of Round Lake resident speaks in favor. Kozlowski will draft language for the change and bring back to the Committee.

b) Fee Schedule. Kozlowski explains the need for changes with the Fee Schedule. Which ones, how much and why. Discussion held. Patrick Delaney likes having a refund idea. Motion by Boettcher to approve the fee changes effective January 1, 2022, second by Buckholtz. 3 to 1 in favor. Paulsen against.

c) Any other business that may come before the Committee. None

ADJOURNMENT

Buckholtz adjourns meeting at 11:50am

Minutes prepared by Kathy Marks, Deputy Zoning & Conservation Administrator.

***For more information please contact our office or see our website at sawyercountygov.org



Rezone Request STAFF REPORT

Prepared By: Jay Kozlowski

File: # RZN 21-010

Applicant:

Janet Thompson Revoc Trust
2339N State Hwy 27
Exeland, WI 54835

Property Location & Legal Description:

Part of the SE ¼ of the SE ¼ Part CSM 7/27 #1341; S27, T39N, R05W; Parcel #032-539-27-4402; 4.31 total acres; Zoned Agricultural One (A-1).

Request: Purpose of request is to rezone entire 4.31 acres of A-1 to Residential/Recreational One (RR-1) to divide property into smaller lots.

Summary of Request & Project History:

The applicant(s) are requesting to rezone the 4.31 acres to RR-1. With creation of the RR-1 lots it is proposed that the property would be divided into 4 total smaller lots which would be compliant with the proposed zone district and subdivision requirements by certified survey map process.

Additional Information/details:

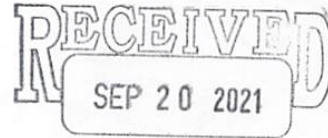
See attached additional maps included in this packet. The reason RR-1 zone district was chosen would be that there is existing RR-1 zoned property in the immediate vicinity. The other most common zone district in this area is A-1. It appears that The Town of Winter as part of their comprehensive plan shows this subject rezone request area on their future map as rural residential which also indicated by the Town Comp Plan is a recommendation. There was an existing farmstead north of the road so this property was also initially zoned as A-1. As part of the web soil survey maps this area is shown as an area of prime farmland and of farmland importance but the lot as of today is almost completely wooded and less than 5 acres.

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 ADMINISTRATION

Rezoning Application # 21-010
Town of Winter
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: Janet K Thompson Revocable Trust

Address: 2339 N State Hwy 27 Exeland, WI. 54835

Phone: 715 - 945-2749 Email: _____

Legacy PIN # 032-539-27-4402 Acreage: 4.310

Change from District A-1 to RR-1

Property Description: S27 T39N R5W PRT SESE CSM 7/27 #1341;
ZONED A-1; 5335N LAKE WINTER ROAD

Purpose of

Request: To divide property into lots. Property used to
be part of the farm directly to the north and was never
rezoned. Neighbors to the south of property would like to
purchase 40' to construct a garage

Janet K Thompson * Janet K Thompson

*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:

Dale Thompson

Phone 715-558-2398 Email: dalespheasants@gmail.com

Office Information: Fee: \$400.00
Rev. 1/2021

Date of Public Hearing Nov. 12, 2021

Real Estate Sawyer County Property Listing

Today's Date: 9/22/2021

Property Status: **Current**

Created On: 2/6/2007 7:55:59 AM

**Description**

Updated: 7/23/2020

Tax ID:	35428
PIN:	57-032-2-39-05-27-4 04-000-000020
Legacy PIN:	032539274402
Map ID:	.16.2
Municipality:	(032) TOWN OF WINTER
STR:	S27 T39N R05W
Description:	PRT SESE PRT CSM 7/27 #1341
Recorded Acres:	4.310
Calculated Acres:	4.608
Lottery Claims:	0
First Dollar:	Yes
Zoning:	(A-1) Agricultural One
ESN:	428

**Tax Districts**

Updated: 2/6/2007

1	State of Wisconsin
57	Sawyer County
032	Town of Winter
576615	Winter School District
001700	Technical College

**Recorded Documents**

Updated: 7/23/2020

QUIT CLAIM DEED	
Date Recorded: 7/25/2019	418954
TERMINATION OF DECEDENTS INTEREST	
Date Recorded: 7/25/2019	418953
PERSONAL REPRESENTATIVES DEED	
Date Recorded: 11/22/1983	189434 252/319 357/293
CERTIFIED SURVEY MAP	
Date Recorded: 10/11/1979	171747
TERMINATION OF JOINT TENANCY	
Date Recorded: 7/2/1974	148167

**Ownership**

Updated: 8/9/2019

JANET K THOMPSON REVOC TRUST EXELAND WI**Billing Address:**

JANET K THOMPSON REVOC TRUST
 2339N STATE HWY 27
 EXELAND WI 54835

Mailing Address:

JANET K THOMPSON REVOC TRUST
 2339N STATE HWY 27
 EXELAND WI 54835

**Site Address** * Indicates Private Road

5335N LAKE WINTER RD WINTER 54896

**Property Assessment**

Updated: 10/10/2016

2021 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	4.310	11,100	43,400

2-Year Comparison	2020	2021	Change
Land:	11,100	11,100	0.0%
Improved:	43,400	43,400	0.0%
Total:	54,500	54,500	0.0%

**Property History**

N/A



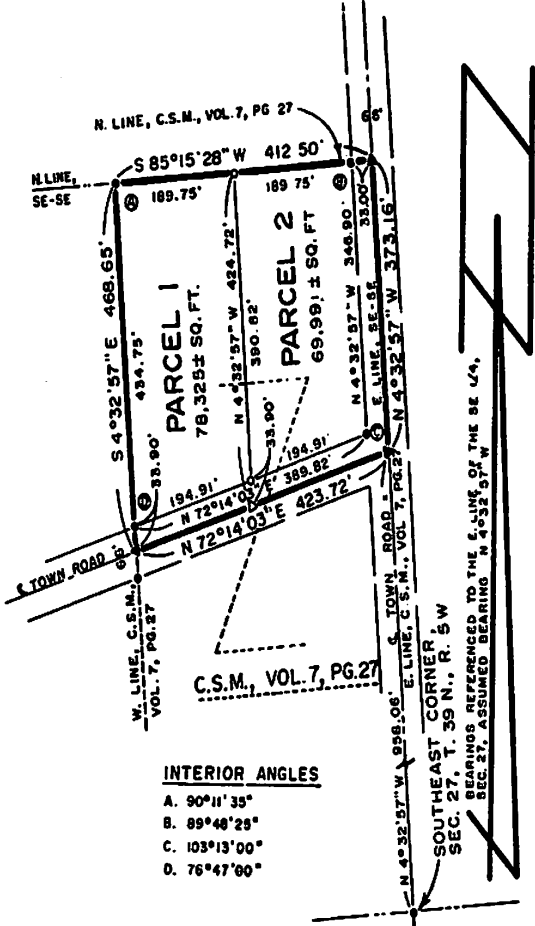
MINK CAPITAL SURVEYING, INC.
523 E. OGDEN ST. TELEPHONE 715-748-5597
MEDFORD, WIS. 54451

SURVEYING SERVICES
SUBDIVISIONS
CERTIFIED SURVEYS
PROPERTY LINES
TOPOGRAPHIC MAPPING
STREET IMPROVEMENTS
ROUTE LOCATIONS
PLOT PLANS

CERTIFIED SURVEY MAP NO. _____

APPROVED THIS 6th DAY OF October, 1981.

David Hark Zoning Administrator
SAWYER COUNTY ZONING ADMINISTRATOR



I, David E. Flusty, Land Surveyor of the State of Wisconsin, do hereby certify that I have made the following survey located in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 27, T. 39 N., R. 5 W., Sawyer County, Wisconsin, being part of the Certified Survey recorded in Volumes 7 of Certified Surveys on Page 27, more particularly described as follows:

Commencing at the Southeast corner of said Section 27, thence N 4°32'57" W, along the east line of the SE $\frac{1}{4}$ of said Section 27, 958.06', to the point of real beginning; thence continuing N 4°32'57" W, along said east line, being also the centerline of an existing town road, 373.16'; thence S 85°15'28" W, along the centerline of an existing town road, 412.50'; thence S 4°32'57" E, 468.65'; thence N 72°14'03" E, along the centerline of an existing town road, 423.72', to the point of real beginning.

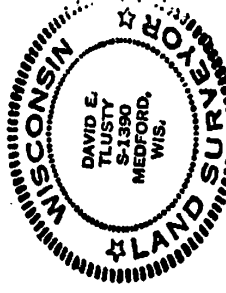
Said parcel being subject to highway, utility or other easements in use or of record.

NOTE: AREAS SHOWN DO NOT INCLUDE TOWN ROAD RIGHT-OF-WAYS

Register's Office
Sawyer County
Received for record the 6th day of October, A.D. 1981 at 12:25 o'clock
P.M. and recorded in vol. 8
at Cost. Surv. on page 314
D. E. Flusty Registrar
Duplic

179714

SCALE 1" = 200' 0' 100' 200'
THIS INSTRUMENT DRAFTED BY ROD LOUCKS

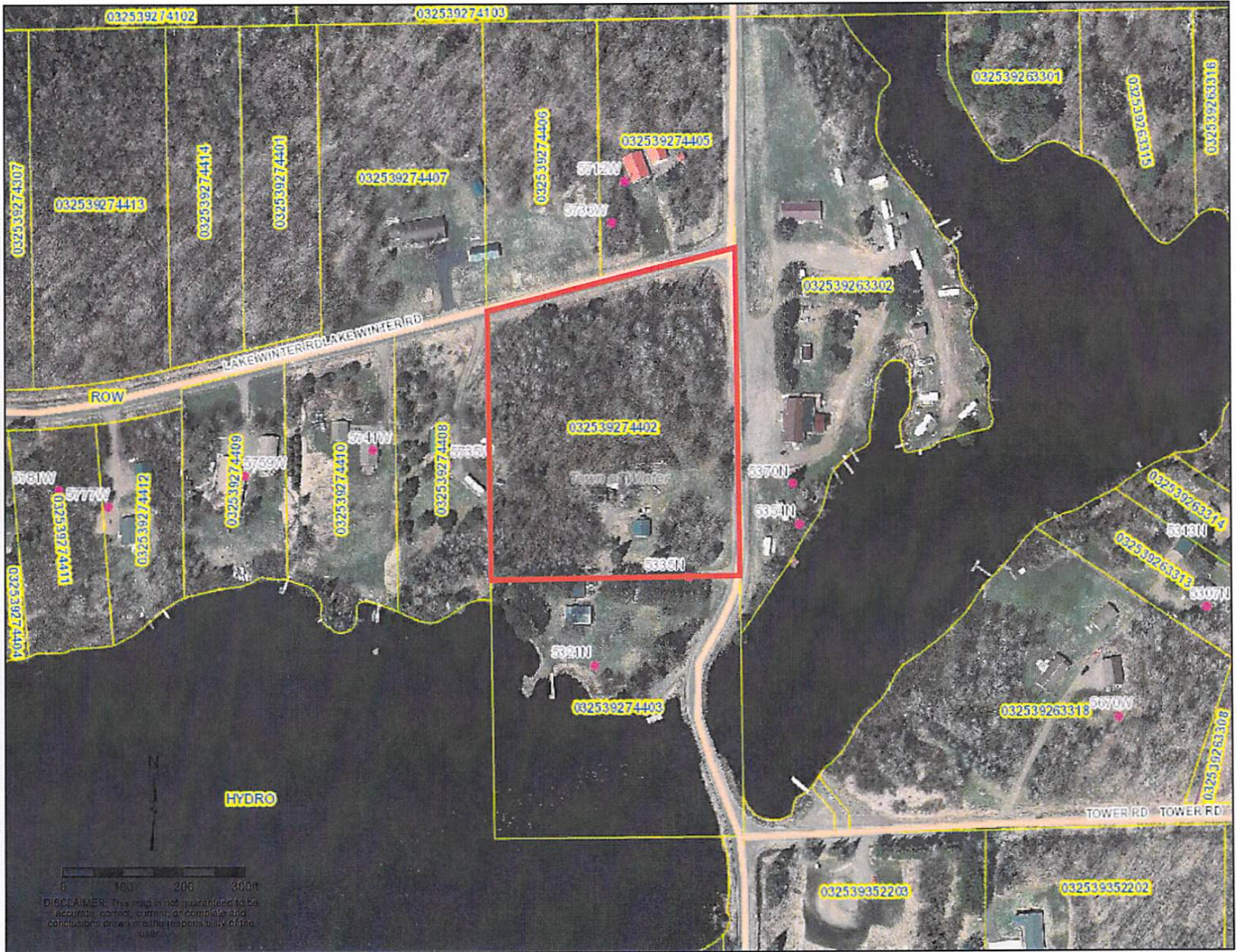


LEGEND
IRON PIPE FOUND
1" x 24" IRON PIPE SET, MIN. WT. 1.13 LB./LIN. FT.
2" x 30" IRON PIPE SET, MIN. WT. 3.88 LB./LIN. FT.
STONE MONUMENT FOUND
IRON PIN SET (NAIL, R.R. SPIKE, ETC.)
IRON PIN FOUND

I, DAVID E. FLUSTY, LAND SURVEYOR OF THE STATE OF WISCONSIN, DO HEREBY CERTIFY THAT ON JULY 16, 1981, I SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO OFFICIAL RECORDS AND CHAPTER 236 OF THE REVISED STATUTES OF THE STATE OF WISCONSIN; THAT THE ACCOMPANYING MAP IS A TRUE AND CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED; THAT ALL BUILDINGS AND IMPROVEMENTS LIE WHOLLY WITHIN THE BOUNDARY LINES, AND THAT NO ENCROACHMENTS BY ADJACENT PROPERTY OWNERS APPEAR FROM SAID SURVEY EXCEPT AS INDICATED.

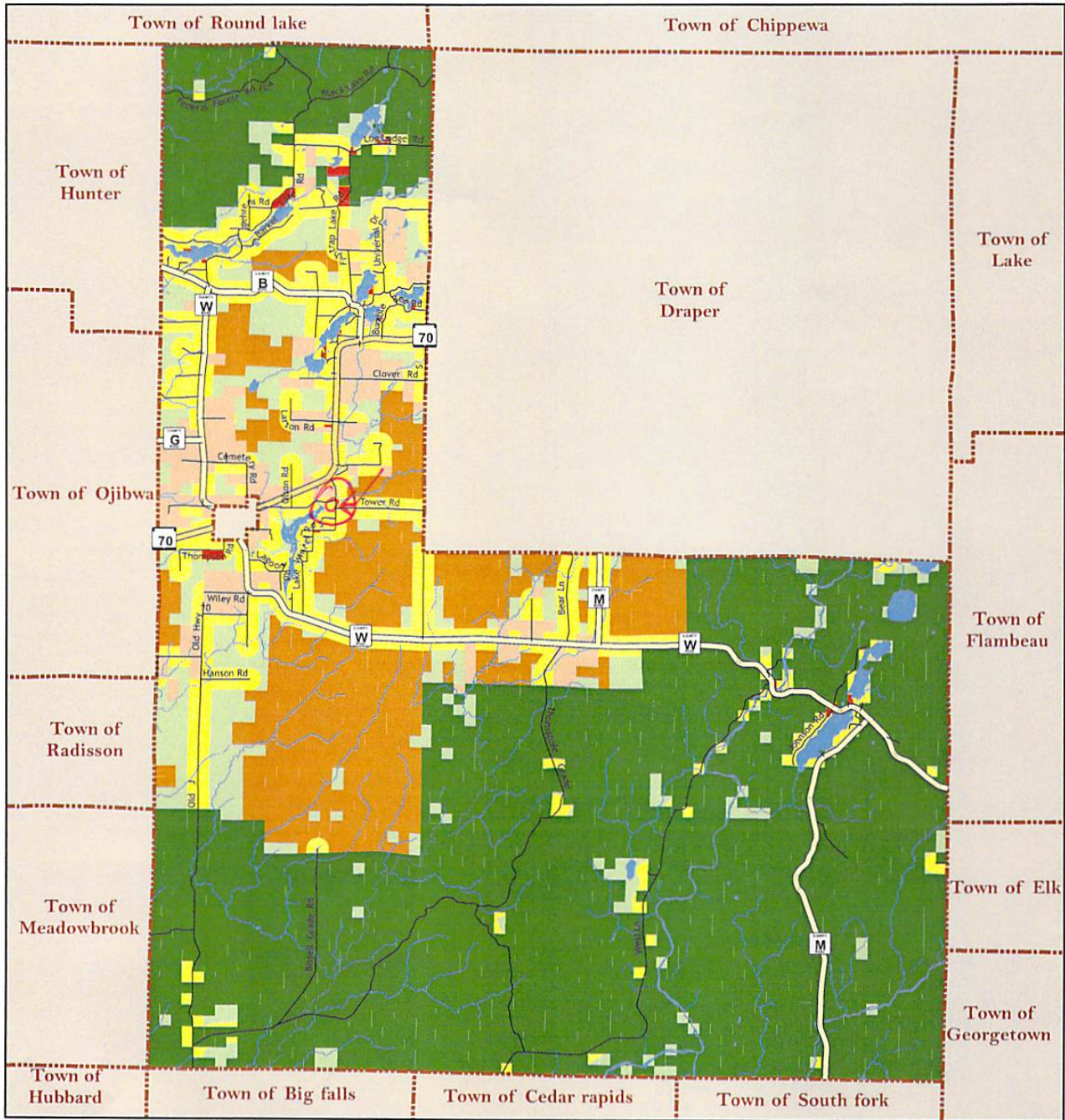
27-39-5W PETTY
Sawyer Survey No. 1748
David E. Flusty
REGISTERED LAND SURVEYOR
314





Town of Winter, Sawyer County, Wisconsin

Map 56 - Future Land Use
01/21/2010



Future Land Use
 Public Forest
 Agriculture
 Forest Residential
 Government/Institutional
 Forest Rural Residential



0 1 2 4 6 8 10 Miles





Conditional Use Permit Request STAFF REPORT

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

File: # CUP 21-031

Applicant:

Matthew & Linsey Carey
16807W 4th Street South
Stone Lake, WI 54876

Property Location & Legal Description:

Part of the W ½ of the NW ¼. Lot 1 CSM 27/213 #7095; S30, T39N, R09W; Parcel #026-939-30-2102; 5.0 total acres; Zoned Agricultural Two (A-2). Site address of 16807W 4th Street South.

Request:

Permit desired for a Conditional Use Permit specified under Sawyer County Ordinance Section 17.5(B) (15) for "Event Barns." Request is for a small event barn for non-profit fundraising car shows.

Project History & Summary of Request

The applicant(s) are requesting a Conditional Use Permit for an event barn. Per the applicant's statements, "The events will be car shows related and mainly used for non-profit fundraising opportunities. The owners do a lot with their classic cars and rat rods such as heading the e-rat-icate cancer cruise fundraiser in the fall as well as Wrenching for the Future which is a scholarship program for students getting into the trades."

Operation Plans:

Events to be held May-October, weather permitting
Hours of availability will be from 8AM-11PM
Capacity up to 100 people
Parking will be available in driveway and in/around the barn
Sanitation is required and will be in the form of portable restrooms
If there is food it will be catered or food trucks
Approximately 6 events per season (changed in possible conditions to not exceed 8 events)
Proper garbage dumpsters will be located onsite (added)

See additional maps included in packet for event location on property.

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, 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 Maintain specified "operation plans"
- 2 Not to exceed 8 events per year
- 3 All other Federal, State, County, and Town regulation must be complied with including any type of State Commercial licenses or Health Department licenses that would be needed.
- 4 No vehicle parking is allowed on Town Roads
- 5 No overnight camping is allowed for event outside of what is allowed in Section 6.7 of the Sawyer County Zoning Ordinance.
- 6 Owner is to secure and provide proof of insurance to Zoning Department
- 7 Any signage would need to meet Sawyer County Zoning sign provisions

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.

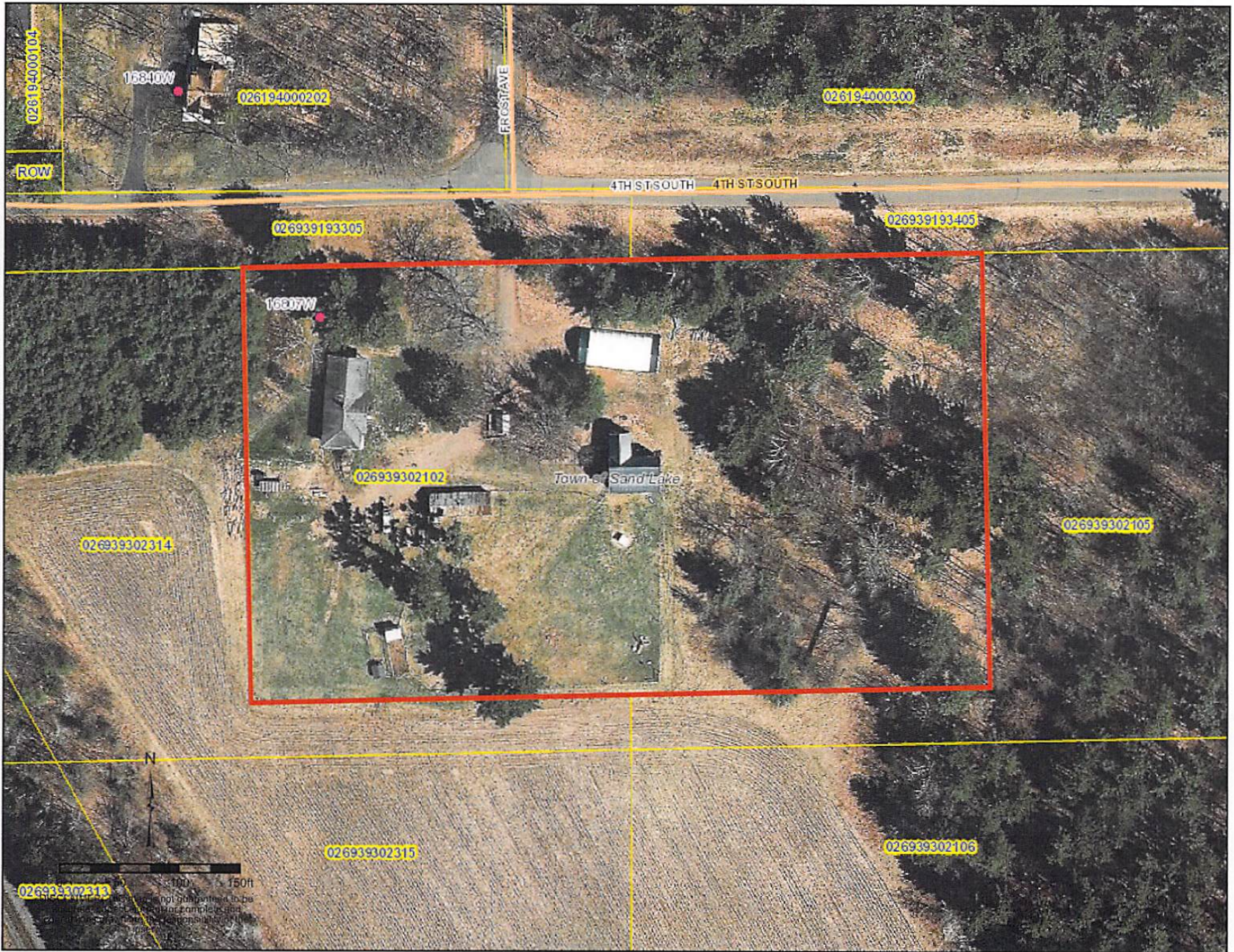
**Matt and Linsey Carey
16807W 4th St S
Stone Lake, WI 54876
715-214-5963**

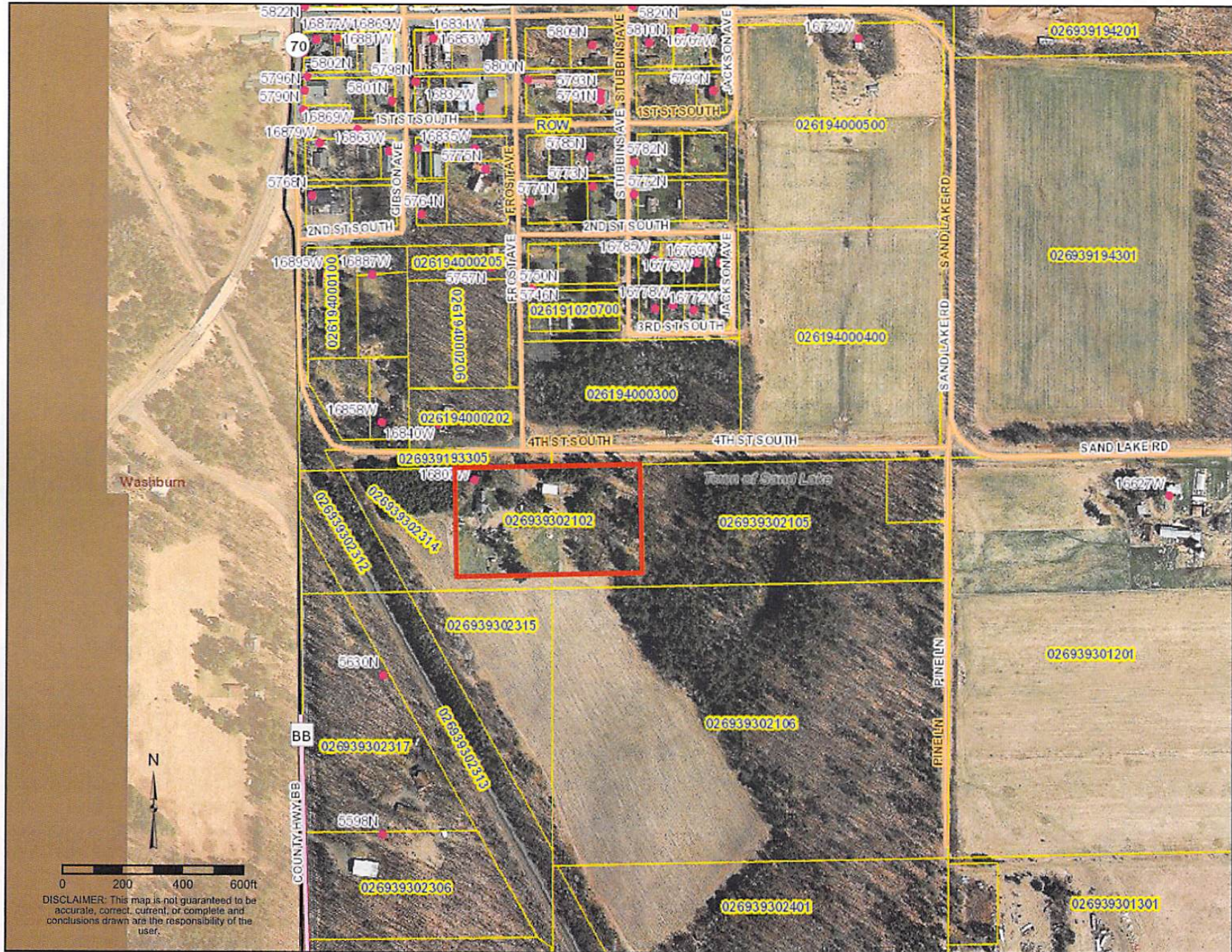
We are looking to utilize a portion of our land and barn for a small event venue. The events will be car show related and mainly used for non profit fundraising opportunities. Matt and I do alot with our classic cars and rat rods such as heading the e-rat-icate cancer cruise fundraiser in the fall as well as Wrenching for the Future which is a scholarship program for students getting into the trades.

- **Events will be May- October, weather permitting**
- **Hours of availability will be 8am-11pm**
- **Capacity up to 100 people**
- **Parking will be available in our driveway and in or around barn**
- **Sanitation- portable toilets**
- **If there is food it will be catered or food trucks**
- **Approximately 6 events per season**

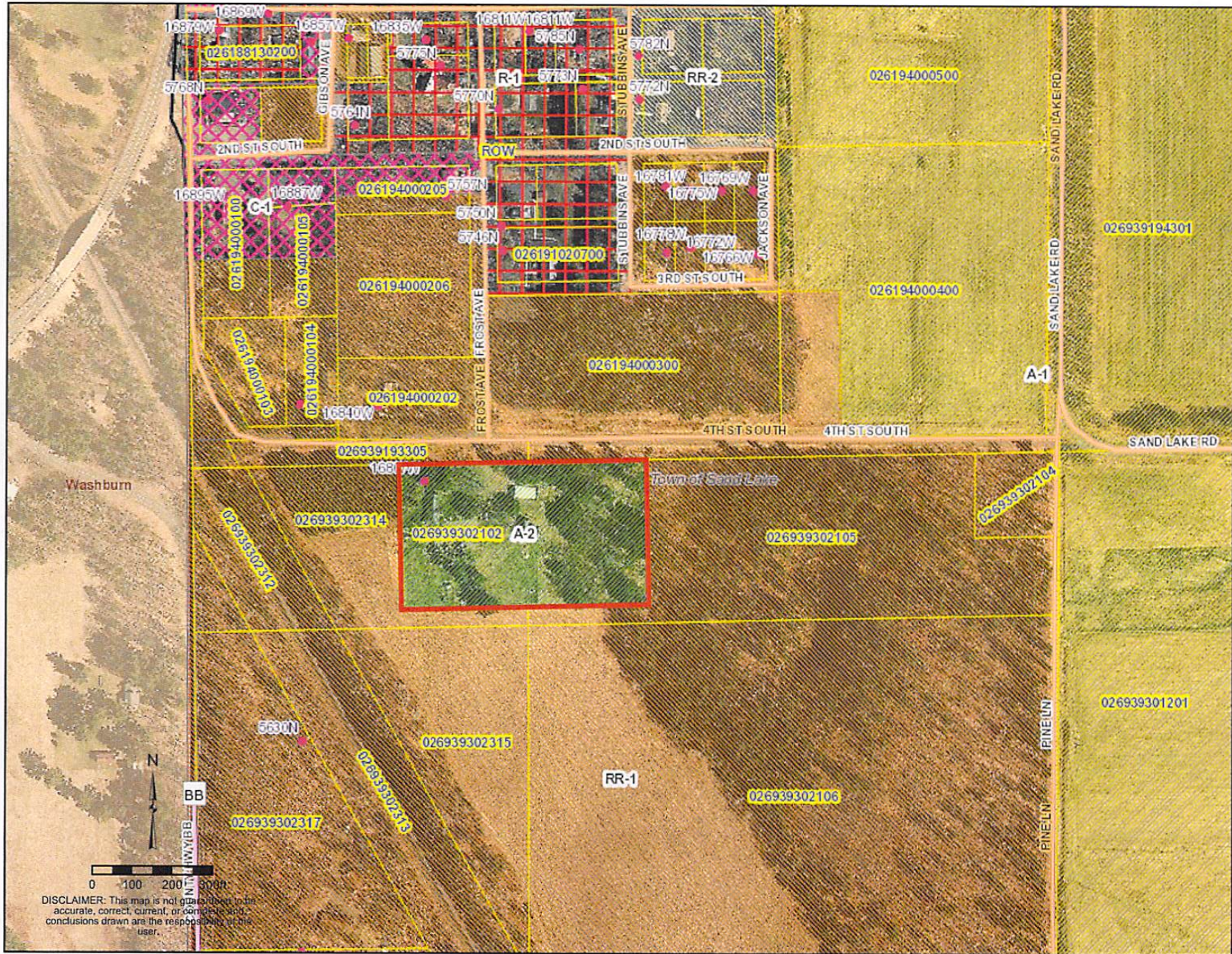
****Please see attached property layout to see the space we would like to use around our barn**











Real Estate Sawyer County Property Listing

Today's Date: 9/15/2021

Property Status: Current

Created On: 2/6/2007 7:55:49 AM

**Description**

Updated: 8/30/2016

Tax ID:	29201
PIN:	57-026-2-39-09-30-2 01-000-000020
Legacy PIN:	026939302102
Map ID:	.5.2
Municipality:	(026) TOWN OF SAND LAKE
STR:	S30 T39N R09W
Description:	PRT FRAC W1/2 NW LOT 1 CSM 27/213 #7095
Recorded Acres:	5.000
Calculated Acres:	5.000
Lottery Claims:	1 LC Note
First Dollar:	Yes
Zoning:	(A-2) Agricultural Two
ESN:	435

**Tax Districts**

Updated: 2/6/2007

1	State of Wisconsin
57	Sawyer County
026	Town of Sand Lake
572478	Hayward Community School District
001700	Technical College
657020	Stone Lake Sanitary District

**Recorded Documents**

Updated: 1/18/2017

WARRANTY DEED	
Date Recorded: 8/26/2016	402670
ORDER	
Date Recorded: 11/18/2016	404001
PLAT	
Date Recorded: 5/3/2016	400850
WARRANTY DEED	
Date Recorded: 8/30/2005	332990
NOTE	
Date Recorded:	

**Ownership**

Updated: 8/30/2016

MATTHEW R & LINSEY J CAREY STONE LAKE WI**Billing Address:**

MATTHEW R & LINSEY J CAREY
16807W 4TH ST SOUTH
STONE LAKE WI 54876

Mailing Address:

MATTHEW R & LINSEY J CAREY
16807W 4TH ST SOUTH
STONE LAKE WI 54876

**Site Address** * indicates Private Road

16807W 4TH ST SOUTH STONE LAKE 54876

**Property Assessment**

Updated: 9/28/2017

2021 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	5.000	32,000	100,300

2-Year Comparison	2020	2021	Change
Land:	32,000	32,000	0.0%
Improved:	100,300	100,300	0.0%
Total:	132,300	132,300	0.0%

**Property History**

N/A

PAULA CHRISSE
SAWYER COUNTY, WI
REGISTER OF DEEDS

332813

08/23/2005 2:15 PM

RECORDING FEE 11.00

1

Pages

CERTIFIED SURVEY MAP

PART OF THE FNW/NW AND PART OF
THE NE/NW OF SECTION 30, TOWNSHIP
39 NORTH, RANGE 9 WEST, TOWN OF
SAND LAKE, SAWYER COUNTY,
WISCONSIN.

PART OF DEED V222 P564

SCALE SCALE 1"=100'
0 100 200

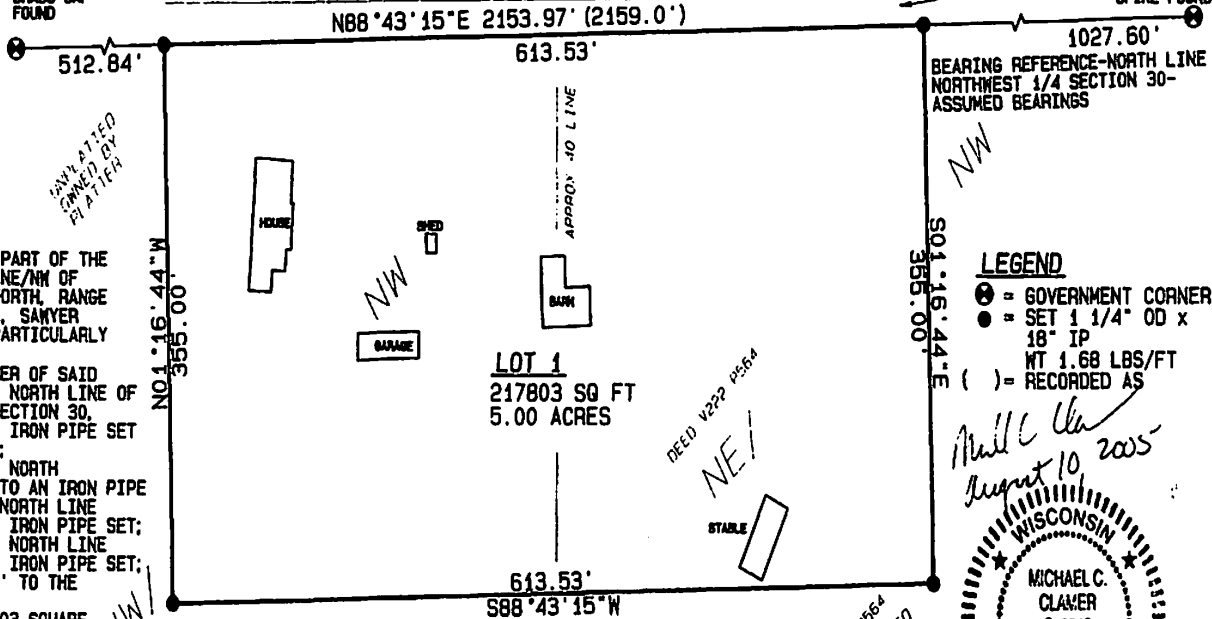


PROPERTY PURCHASED
BY TOWN OF SAND LAKE
FOR ROW PURPOSES.
DEED DOC#324114

N1/4 COR
SEC 30
RAIL ROAD
SPIKE FOUND

4TH ST SOUTH
PLATTED STREET
TOWN ROAD 66' WIDE

NW COR
SEC 30
BRASS CAP
FOUND



DESCRIPTION

A PARCEL OF LAND BEING A PART OF THE
FNW/NW AND A PART OF THE NE/NW OF
SECTION 30, TOWNSHIP 39 NORTH, RANGE
9 WEST, TOWN OF SAND LAKE, SAWYER
COUNTY, WISCONSIN, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
COMMENCING AT THE NW CORNER OF SAID
SECTION 30; THENCE ON THE NORTH LINE OF
THE NW QUARTER OF SAID SECTION 30,
N88°43'15"E 512.84' TO AN IRON PIPE SET
AT THE POINT OF BEGINNING;
THENCE CONTINUING ON SAID NORTH
LINE N88°43'15"E 613.53' TO AN IRON PIPE
SET; THENCE LEAVING SAID NORTH LINE
S01°16'44"E 355.00' TO AN IRON PIPE SET;
THENCE PARALLEL WITH SAID NORTH LINE
S88°43'15"W 613.53' TO AN IRON PIPE SET;
THENCE N01°16'44"W 355.00' TO THE
POINT OF BEGINNING.
SAID PARCEL CONTAINS 217803 SQUARE
FEET.

SAWYER COUNTY ZONING APPROVAL

Cindy Guckley 8/23/05

CERTIFICATION

I, MICHAEL C. CLAMER HEREBY CERTIFY THAT AT THE DIRECTION
OF ALBERTA BOYLAN, I HAVE SURVEYED, DIVIDED AND MAPPED
THE ABOVE PARCEL; THAT THE MAP IS A CORRECT REPRESENTATION
OF ALL THE EXTERIOR BOUNDARIES AND THE DIVISION OF IT;
AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF
SECTION 236.34 OF CHAPTER 236 OF THE WISCONSIN
STATUTES AND THE SAWYER COUNTY ZONING ORDINANCE
OF 2005.

LEGEND

- = GOVERNMENT CORNER
- = SET 1 1/4" OD x 18" IP
- WT 1.68 LBS/FT
- () = RECORDED AS

Michael C. Clamer
August 10 2005



PG 213

VOL 27

Certified Survey No. 7 09 5

SHEET 1 OF 1

Version 1.

SECTION 2.0 DEFINITIONS

(1) ACCESSORY STRUCTURE OR USE: A detached subordinate structure or a use which is clearly incidental to, and customarily found in connection with, the principal structure or use to which it is related, and which is located on the same lot as the principal structure or use. Accessory structures include decks, patios, garages, sheds, yard barns, carports, quonset huts, shipping containers, semi-trailers, etc. Whether something is portable, temporary, or on skids; it is still considered a structure. See Section 4.26 for other requirements.

(93) SHIPPING CONTAINERS / INTERMODAL CONTAINERS. A shipping container / intermodal container, is a large, standardized shipping container, designed and built for intermodal freight transport. Shipping containers are to be treated as accessory structures. Intermodal containers are primarily used to store and transport materials and products efficiently and securely in the global containerized intermodal freight transport system. These containers are known under several names, such as simply container, cargo or freight container, ISO container, shipping, sea or ocean container, sea van or (Conex) box, container van, sea can, or c can. More than one Shipping Container/Intermodal Container on any lot requires a Conditional Use Permit (CUP) except for Lots Zoned Industrial or Commercial where more than three (3) containers require a CUP.

4.26 ACCESSORY USES AND STRUCTURES

Any permanent, roofed structure, serving as an accessory use if attached to the principal building, shall be considered part of the principal structure. Accessory structures shall conform to the setback and other dimensional requirements of the zone district within which it is located. Accessory structures are not allowed on vacant property unless the Conditional Use requirements under 4.26(1), (2), or (3) can be met. An exemption is granted for one accessory structure to be allowed on vacant property containing a minimum of 20,000 square feet of land area. This exemption requires a Land Use Permit regardless of size and not to exceed 144 square feet of footprint area. No habitation is allowed in these exempt structures and applicable setbacks shall be applied.

9.2 LAND USE PERMITS

9.21

5) A permit fee and permit shall be waived for the placement of, or construction of, or alteration of, or addition to any structure whereby the placement contains 100 square feet or less; the structure to be constructed contains 100 square feet or less; or an alteration or addition results in an increase of 100 square feet or less. An application must still be filed with the Zoning Department for SHORELAND properties for any structures and for accessory structure exemptions specified in Section 4.26.