



Sawyer County

Agenda

Zoning Committee Meeting

Friday, December 17, 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
- d. Approval of November 12, 2021 meeting minutes
[11-12-2021 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

- a. A Public Hearing in the Town of Meteor. RZN #21-011. Owner: Kevin Fischer and Terry & Marilyn Fischer. Part of Government Lot 4, Lot 1 CSM 17/302 #5349; S28, T37N, R08W; Parcel #018-837-28-5401; 6.54

total acres; Zoned Forestry One (F-1) and Residential/Recreational One (RR-1). Part of Government Lot 3, Lot 1 CSM 18/292 #5531; S28, T37N, R08W; Parcel #018-837-28-5303; 1.28 total acres; Zoned Forestry One (F-1). Purpose of request is to rezone all Forestry One (F-1) to Residential/Recreational One (RR-1) and adjust the property line between parcels for owner of -5303 to change location of driveway to minimize steepness down to cabin and lake.

[RZN #21-011, Kevin Fischer pkt.](#)

- b. Discussion/Action in the Town of Meteor. RZN #21-011. Owner: Kevin Fischer and Terry & Marilyn Fischer. Part of Government Lot 4, Lot 1 CSM 17/302 #5349; S28, T37N, R08W; Parcel #018-837-28-5401; 6.54 total acres; Zoned Forestry One (F-1) and Residential/Recreational One (RR-1). Part of Government Lot 3, Lot 1 CSM 18/292 #5531; S28, T37N, R08W; Parcel #018-837-28-5303; 1.28 total acres; Zoned Forestry One (F-1). Purpose of request is to rezone all Forestry One (F-1) to Residential/Recreational One (RR-1) and adjust the property line between parcels for owner of -5303 to change location of driveway to minimize steepness down to cabin and lake.

4. **CONDITIONAL USE APPLICATIONS**

16 - 29

- a. A Public Hearing in the Town of Hayward. CUP #21-032. Charter Video Electronics Inc. Part of the NW ¼ of the SE ¼; S30, T41N, R08W; Parcel #010-841-30-4203; 10.63 total acres; Zoned Forestry One (F-1); Permit desired for Communications Structure 1400 sq. ft. masonry building section 17.8(B)(10), Sawyer County Zoning Ordinance.

[CUP #21-032, Charter Video Electronics Inc. pkt.](#)

- b. Discussion/Action in the Town of Hayward. CUP #21-032. Charter Video Electronics Inc. Part of the NW ¼ of the SE ¼; S30, T41N, R08W; Parcel #010-841-30-4203; 10.63 total acres; Zoned Forestry One (F-1); Permit desired for Communications Structure 1400 sq. ft. masonry building section 17.8(B)(10), Sawyer County Zoning Ordinance.

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- c. WITHDRAWN. A Public Hearing in the Town of Bass Lake. CUP #21-033. John & Mary Bross. Abendpost Beach 1st Addn., Lots 25& 26, Block 12; S31, T40N, R08W; Parcel #002-106-12-2500; .171 total acres; Zoned Residential/Recreational One (RR-1). Purpose of request per Section 4.26 (2) of the Sawyer County Ordinance for the construction of a single accessory structure on an adjacent parcel, divided by a public roadway (Court Oreilles Lake Drive) that does not contain the principal structure with conditions. Desired size is 24'x32' (26'x34') with eaves, height under 16'. This will also require a variance.

[CUP #21-033, John & Mary Bross pkt.](#)

- d. WITHDRAWN. Discussion/Action in the Town of Bass Lake. CUP #21-033. John & Mary Bross. Abendpost Beach 1st Addn., Lots 25& 26, Block 12; S31, T40N, R08W; Parcel #002-106-12-2500; .171 total

acres; Zoned Residential/Recreational One (RR-1). Purpose of request per Section 4.26 (2) of the Sawyer County Ordinance for the construction of a single accessory structure on an adjacent parcel, divided by a public roadway (Court Oreilles Lake Drive) that does not contain the principal structure with conditions. Desired size is 24'x32' (26'x34') with eaves, height under 16'. This will also require a variance.

5. NEW BUSINESS

40

- a. Draft language for shipping containers and accessory structures on vacant property. (Discussion Only)
[Shipping Containers and Accessory Structures Version 2](#)
- b. Any other business that may come before the Committee.

6. ADJOURNMENT

7. DISCLAIMER

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
November 12, 2021**

Zoning Committee

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 Administration

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 Call finds Buckholtz, Paulsen, Petit, Boettcher, Shuman and Hessel as alternate if needed. From the Zoning Office Kozlowski and Marks. Virtually-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) Motion made by Paulsen to approve the October 15, 2021 minutes, 2nd by Petit. All in favor.

e) Public Comment. None

REZONE

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. Kozlowski the application, staff report, Town opinion and Neighbor opinion letters. Motion by Shuman to open the public hearing portion of the application, second by Petit. All in favor. Dale Thompson speaks in favor of the application on behalf of Janet Thompson, owner. No other comments. 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. Committee and Kozlowski discussion is held. Motion by Shuman to approve the application, second by Petit. No discussion held. Roll call finds: Paulsen – yes, Petit – yes, Boettcher – yes, Shuman – yes and Buckholtz – yes. All in favor. Findings of Fact 1) It would not be damaging to the rights of others or property values. 2) It would not create an air quality, water supply, or pollution problem.

CONDITIONAL USE APPLICATIONS

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. Kozlowski reads the application, staff report, Town opinion and Neighbor opinion letters. Motion by Boettcher to open the public hearing portion of the application, second by Shuman. All in favor. Linsey Carey, owner speaks for approval of the application, Discussion held. Linda Zillmer, Edgewater property owner speaks for informational purposes. No other comment. Motion to close the public hearing portion of the application by Boettcher, second by Shuman. All in favor. Kozlowski reads the discussion/action portion of the application. Motion by Paulsen to approve the application with conditions of: 1) Events to be held May-October, weather permitting. 2) Hours of availability will be from 8am-11pm. 3) Capacity up to 100 people. 4) Parking will be available in driveway and in/around the barn. 5) Sanitation is required and will be in the form of portable restrooms. 5) If there is food it will be catered or food trucks. 6) Proper garbage dumpsters will be located onsite. 7) Not to exceed 8 events per year. 8) All other Federal, State, County, and Town regulations must be complied with including any type of State Commercial licenses or Health Department licenses that would be needed. 9) No vehicle parking is allowed on Town Roads. 10) No overnight camping is allowed for event outside of what is allowed in Section 6.7 of the Sawyer County zoning Ordinance. 12) Owner is to secure and provide proof of insurance to the Zoning Department. 12) Any signage would need to meet Sawyer County sign provisions. Second by Boettcher. Roll call finds: Petit – yes, Boettcher – yes, Shuman – yes, Buckholtz – yes, Paulsen – yes. All in favor. Finding of Fact 1) It would not be damaging to the rights of others or property values. 2) It would be very good for the Community.

NEW BUSINESS

a) Shipping Containers and Accessory Buildings on vacant property. Kozlowski explains the proposed changes/additions to the Ordinance. Discussion held with Committee. Phil Nies, Bass lake Town resident says more time is needed for the language and the unsightliness of the containers. Ginny Chabek, Town of Round Lake resident says that the Shipping containers do not add to the Tax base and to take time with the changes/additions. Linda Zillmer, Town of Edgewater resident speaks of more crime and that insurance does not cover accessory buildings on vacant property. Discussion held with Committee and Kozlowski. Kozlowski speaks of the other counties that have tackled these problems. Kozlowski is to bring back to the Committee with proposed changes/additions. No other discussion.

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

ADJOURNMENT

Buckholtz adjourns meeting at 10:03am

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



Rezone Request STAFF REPORT

Prepared By: Jay Kozlowski

File: # RZN 21-011

Applicant(s):

Kevin Fischer
223400 County Road D
Birnamwood, WI 54414

Terry & Marilyn Fischer
183060 Norrie Road
Birnamwood, WI 54414

Property Location & Legal Description:

Part of Government Lot 4, Lot 1 CSM 17-302 #5349; S28, T37N, R08W; Parcel #018-837-28-5401; 6.54 total acres; Zoned Forestry One (F-1) and Residential/Recreational One (RR-1). Part of Government Lot 3, Lot 1 CSM 18/292 #5531; S28, T37N, R08W; Parcel #018-837-28-5303; 1.28 total acres; Zoned Forestry One (F-1).

Request: Purpose of request is to rezone all Forestry One (F-1) to Residential/Recreational One (RR-1) and adjust the property line between parcels for owner of -5303 to change location of driveway to minimize steepness down to cabin and lake.

Summary of Request & Project History:

The applicant(s) are requesting to rezone both parcels totaling 7.82 acres to RR-1. These properties are currently split zoned with the current F-1 district totaling approximately 7.6 acres. The purpose of this request is to change the property lines around. With the current zone district of F-1 the Sawyer County Zoning Ordinance would not allow parcel -5401 to be reduced to less than 5 acres. The proposed request is showing a lot size of 4.213 acres and thus why the rezone is being requested.

Additional Information/details:

See attached additional maps included in this packet. The other most common zone district in this area is RR-1 and F-1. The Town of Meteor as part of their comprehensive plan shows the same zone districts as the County maps included in this packet. The future land use maps split right

in this area between future Forestry and future Residential. It would be more some in the future Forestry where The Town recommends 40 acre forestry parcels for light residential and forestry production. These existing lots are already considerable less than 40 acres and the Town Comp Plan is a recommendation only though.

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.

ORIGINAL



Rezoning Application # 21-011
Town of METEOR
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: KEVIN J. FISCHER

Address: 599N DEER LAKE ROAD
Phone: 715-571-2138 Email: KFischer75@17400.com

Legacy PIN # 018837285401 Acreage: 4.12

Change from District F-1 to RR1

Property Description: PROPOSED LOT 2 OF THE ATTACHED CERTIFIED SURVEY MAP.
SEE ATTACHMENT FOR LEGAL DESCRIPTION

Purpose of

Request: ADJUSTING PROPERTY LINE BETWEEN PARCEL 018837285401 & 018837285303 FOR OWNER OF -5303
TO CHANGE LOCATION OF DRIVEWAY TO MINIMIZE STEEPNESS DOWN TO CABIN/LAKE.

Kevin J. Fischer Kevin J. Fischer
*Please Print & Sign (Property Owner)

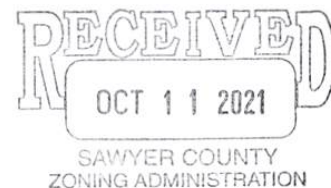
The above hereby make application for a rezoning. The above certify that the listed information and intentions are true and correct. The above person(s) hereby give permission for access to the property for onsite inspection by Municipal Officials.

Name, Address, Phone & Email of Agent:

Sam Haugen - Riverside Land Surveying
5310 Willow Street, Weston WI 54476

Phone 715-241-7500 Email: sam@riversidelandsurveying.com

Office Information: Fee: ~~\$500.00~~ Date of Public Hearing 12-17-21
Rev. 1/2021 \$400.00
PER JAY KOZLOWSKI VIA
EMAIL RESPONSE DATED 9/16/21



Legal Description for Rezone Application of Proposed Lot 2

Part of Parcel 1 of Certified Survey Map No. 5349 in Volume 17 of Certified Survey Maps on page 302 as Document No. 251357 located in part of Government Lot 4 of Section 28, Township 37 North, Range 8 West, Town of Meteor, Sawyer County, Wisconsin, described as follows:

Commencing at the Northeast corner of said Government Lot 4; Thence South 00°29'44" West along the monumented East line of said Government Lot 4, 351.48 feet to the point of beginning; Thence continuing South 00°29'44" West along said monumented East line, 185.58 feet to the North right-of-way line of Deer Lake Road; Thence South 45°14'27" West along said North right-of-way line, 99.94 feet to the South line of said Parcel 1 of Certified Survey Map No. 5349; Thence North 54°42'16" West along said South line, 828.13 feet to a point located 23 feet, more or less, from the water's edge of Deer Lake, said point being the point of beginning of a meander line along the East shore of said Deer Lake; Thence North 37°39'22" East along said meander line, 149.67 feet to a point on the North line of said Government Lot 4, said point located 40 feet, more or less, from the water's edge of Deer Lake and the end of the meander line along the East shore of said Deer Lake; Thence South 89°05'42" West along said North line, 82.14 feet; Thence South 59°13'39" East, 669.11 feet to the point of beginning.

The above described parcel of land contains 183,534 square feet or 4.213 acres, more or less, including those lands lying between the above described meander line and the water's edge of said Deer Lake and the lot lines extended to the water's edge;

Said parcel is subject to all easements, restrictions and right-of-ways of record.

Real Estate Sawyer County Property Listing

Today's Date: 10/11/2021

Property Status: Current

Created On: 2/6/2007 7:55:34 AM

**Description**

Updated: 2/24/2015

Tax ID:	20025
PIN:	57-018-2-37-08-28-5 05-004-000010
Legacy PIN:	018837285401
Map ID:	:4.1
Municipality:	(018) TOWN OF METEOR
STR:	S28 T37N R08W
Description:	PRT GOVT LOT 4 LOT 1 CSM 17/302 #5349
Recorded Acres:	6.540
Calculated Acres:	6.524
Lottery Claims:	0
First Dollar:	Yes
Waterbody:	Deer Lake
Zoning:	(F-1) Forestry One (RR1) Residential/Recreational One
ESN:	431

**Tax Districts**

Updated: 2/6/2007

1	State of Wisconsin
57	Sawyer County
018	Town of Meteor
650441	Birchwood School District
001700	Technical College

**Recorded Documents**

Updated: 8/19/2020

WARRANTY DEED	
Date Recorded: 8/3/2020	425450
QUIT CLAIM DEED	
Date Recorded: 12/28/2017	410438
QUIT CLAIM DEED	
Date Recorded: 12/28/2017	410437
QUIT CLAIM DEED	
Date Recorded: 7/25/2014	391417
TRANSFER ON DEATH DEED	
Date Recorded: 6/12/2013	385537
WARRANTY DEED	
Date Recorded: 10/28/1996	237489 590/10
CERTIFIED SURVEY MAP	
Date Recorded: 11/15/1995	251357

**Ownership**

Updated: 8/19/2020

KEVIN J FISCHER	BIRNAMWOOD WI
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Billing Address:

KEVIN J FISCHER
223400 COUNTY RD D
BIRNAMWOOD WI 54414

Mailing Address:

KEVIN J FISCHER
223400 COUNTY RD D
BIRNAMWOOD WI 54414

**Site Address** * indicates Private Road

599N DEER LAKE RD	EXELAND 54835
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**Property Assessment**

Updated: 9/4/2012

2021 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	6.540	57,600	15,100

2-Year Comparison	2020	2021	Change
Land:	57,600	57,600	0.0%
Improved:	15,100	15,100	0.0%
Total:	72,700	72,700	0.0%

**Property History**

N/A

Real Estate Sawyer County Property Listing

Today's Date: 10/11/2021

Property Status: Current

Created On: 2/6/2007 7:55:34 AM

 Description

Updated: 5/10/2019

Tax ID:	20024
PIN:	57-018-2-37-08-28-5 05-003-000030
Legacy PIN:	018837285303
Map ID:	:3.3
Municipality:	(018) TOWN OF METEOR
STR:	S28 T37N R08W
Description:	PRT GOVT LOT 3 LOT 1 CSM 18/292 #5531
Recorded Acres:	1.280
Calculated Acres:	1.282
Lottery Claims:	0
First Dollar:	Yes
Waterbody:	Deer Lake
Zoning:	(F-1) Forestry One
ESN:	431

 Tax Districts

Updated: 2/6/2007

1	State of Wisconsin
57	Sawyer County
018	Town of Meteor
650441	Birchwood School District
001700	Technical College

 Recorded Documents

Updated: 7/14/2014

 WARRANTY DEED

Date Recorded: 2/22/1999

[274609](#) 663/488 **Ownership**

Updated: 5/10/2019

TERRY P & MARILYN J FISCHER BIRNAMWOOD WI**Billing Address:**

TERRY P & MARILYN J FISCHER
 183060 NORRIE RD
 BIRNAMWOOD WI 54414

Mailing Address:

TERRY P & MARILYN J FISCHER
 183060 NORRIE RD
 BIRNAMWOOD WI 54414

 Site Address

* indicates Private Road

N/A

 Property Assessment

Updated: 9/4/2012

2021 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.280	48,100	135,800

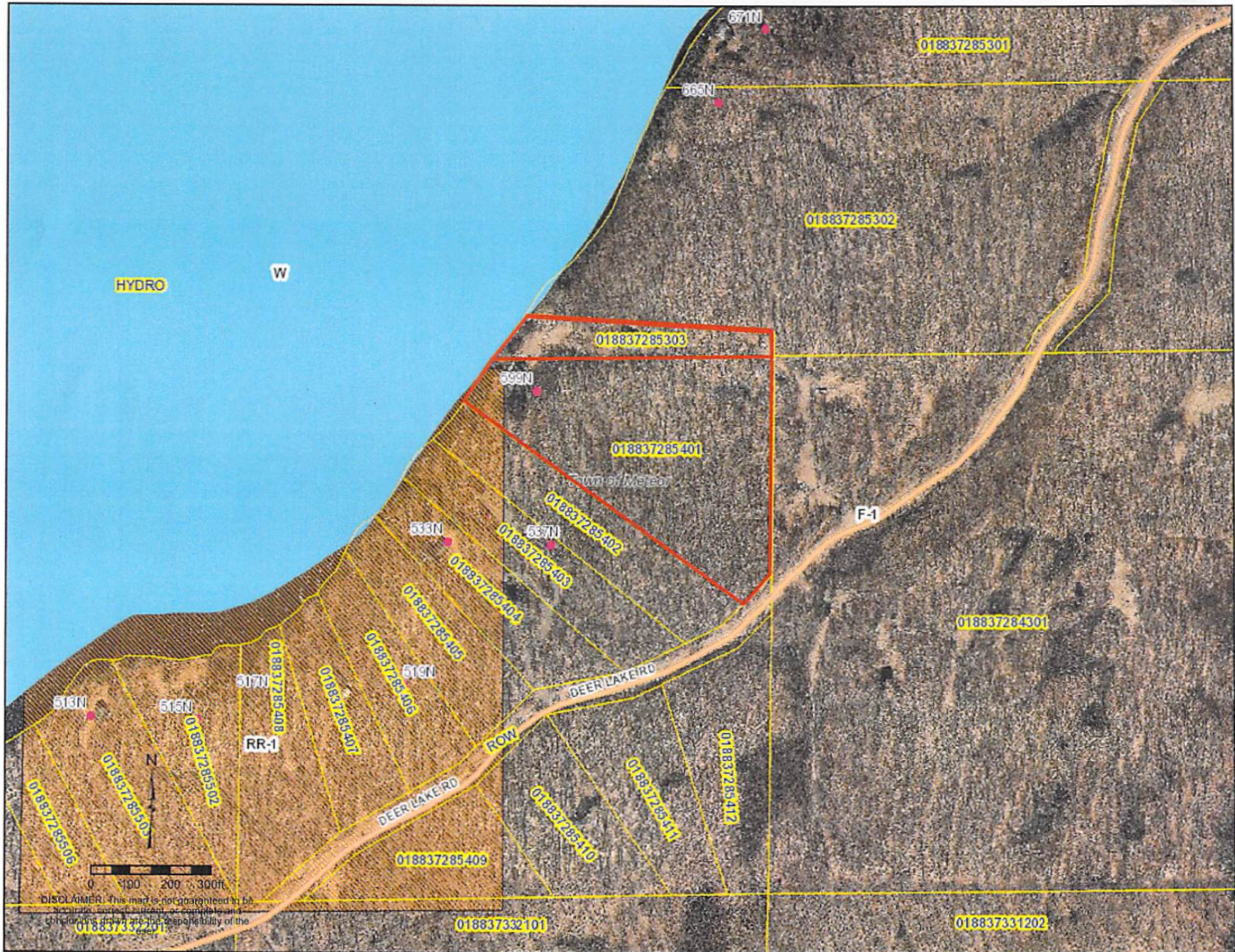
2-Year Comparison

	2020	2021	Change
Land:	48,100	48,100	0.0%
Improved:	135,800	135,800	0.0%
Total:	183,900	183,900	0.0%

 Property History

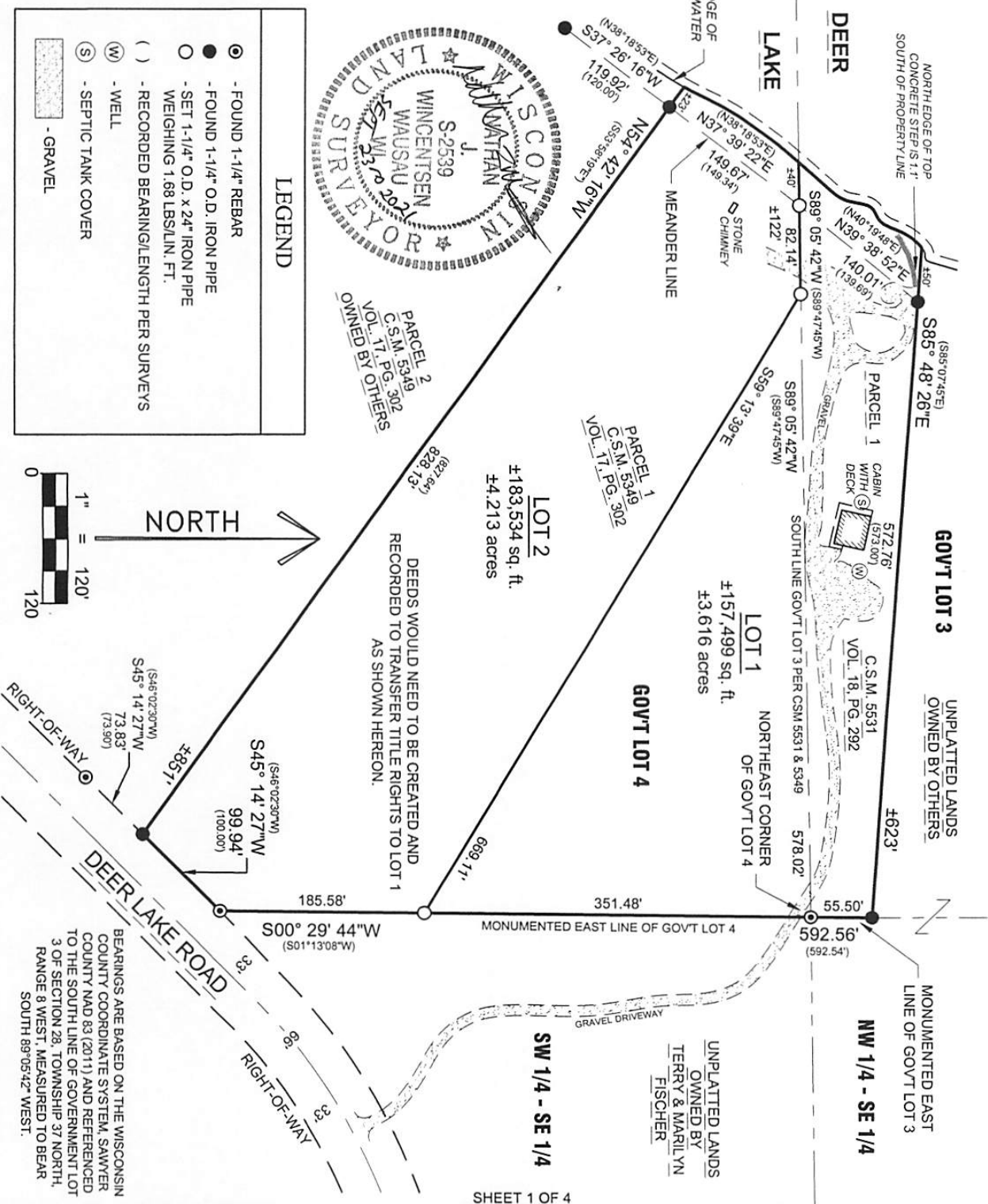
N/A





**SAWYER COUNTY
CERTIFIED SURVEY MAP NO.**

Of Parcel 1 of Certified Survey Map No. 5349 in Volume 17 of Certified Survey Maps on page 302 as Document No. 251357 located in part of Government Lot 4 and of Parcel 1 of Certified Survey Map No. 5531 recorded in Volume 18 of Certified Survey Maps on page 292 as Document No. 258377 located in part of Government Lot 3, all of Section 28, Township 37 North, Range 8 West, Town of Meteor, Sawyer County, Wisconsin.



 RIVERSIDE LAND SURVEYING LLC 5310 WILLOW STREET, WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894 email - mail@riversidelandsurveying.com	DRAWN BY S.M.H.	DATE SEPTEMBER 19, 2021
	CHECKED BY N.J.W.	PROJECT NO. 3584
	PREPARED FOR: TERRY FISCHER	



Conditional Use Permit Request STAFF REPORT

Prepared By: Jay Kozlowski

File: # CUP 21-032

Applicant:

Charter Video Electronics INC
PO BOX 7467
Charlotte, NC 28241

Agent: David Reynolds-Lakeshore Construction Group

Property Location & Legal Description:

Town of Hayward. Part of the NW ¼ of the SE ¼; S30, T41N, R08W; Parcel #010-841-30-4203; 10.63 total acres; Zoned Forestry One (F-1)

Purpose of Request:

Permit desired for Communications Structure 1400 sq. ft. masonry building as per Sawyer County Zoning Ordinance section 17.8(B)(10)

Project History/Summary of Request:

In 1992 a permit was taking out for this initial “communication hub” building. At that time, it would appear that a CUP should have been required for this type of building by the Sawyer County Zoning Office has no information pertaining to an initial CUP. Since no CUP had been granted at that point a CUP approval process is now being requested to replace the existing building there. In conversations with the agent, this building holds the “emergency broadcast system relay” for the entire district. The Charter Communication team has noticed a disruption in with the technology within the old building and equipment needs to upgraded. Due to weather and timing restrictions an emergency approval was granted for a Land Use Permit from our office with the stipulation that they will also need to be granted the after-the-fact CUP.

This request would then be for a communication hub/relay station under Section 17.8(B)(10). Prior to granting emergency LUP approval conversations were held with the Town and adjacent property owners asking what concerns they may have. The main concerns were grading activities, vegetation cover, and noise that the building would produce once constructed. In conversations with the agent of this case the grading or driveway area would actually decrease in steepness and no additional grading or vegetation removal would be required. Also, the noise of the generators and other equipment associated with the building would actually decrease from what is currently there. With this information, no other conditions have been identified as part of

this request except that communication noise is at or less than existing levels and that all other applicable Town, County, State, and Federal Laws.

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 Communication equipment noise is equal to or less than existing building.
- 2 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.

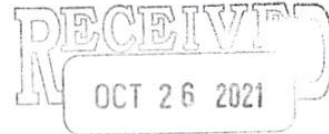
Findings of Fact for Denial: (choose from list below)

- 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.



Conditional Use Public Hearing Application

ORIGINAL



SAWYER COUNTY
ZONING ADMINISTRATION

TO: Sawyer County Zoning and Conservation Administration
10610 Main Street Suite 49
Hayward, Wisconsin 54843
Attn: Kathy Marks E-mail: kathy.marks@sawyercountygov.org

Property Owner Name & Address:

Charter Communications Local Mail Address Contact: 3545 Plank Rd Appleton WI 54915

Corporate Address: 12405 Powerscourt Dr, St. Louis, MO 63131

Phone: 920-378-2007

Email: kenneth.swanson@charter.com

Property description including Parcel Number:
010841304203

Zoned: F-1, Forestry - one

PRT NW/4 of the SE/4, DOC. #327484, Section 30, T41N, R8W

Permit desired for:

Communications Building Structure 1400 SF Masonry Building per Section 17.8(B)(10),
Sawyer County Zoning Ordinance

Charter Communications Director ISP

X Swanson, Kenneth
T (P2142721)

Digitally signed by Swanson, Kenneth T (P2142721)
DN: cn=Swanson, Kenneth T (P2142721)
Reason: I am the author of this document
Location:
Date: 2021.10.25 17:03:08.00 *applied*

Owner Print & Sign

Owner Print & Sign

Signature of property owner(s) required. The undersigned person(s) hereby give permission for access to the property for inspection by Municipal Officials, Sawyer County Zoning Staff and Sawyer County Zoning Committee members if needed.

Name, Address, Phone & Email of Agent or Buyer:

Send Receipt

Owners Rep. David Reynolds Lakeshore Construction Group, LLC 3591 Lakeshore Rd Manistee MI 49660

Fee: \$350.00

Date of Public Hearing: 11/1/21

Rev January 2021

17.8 F-1: Forestry One District This district provides for the continuation of forest programs and related uses in those areas best suited for such activities. It is intended to encourage forest management programs and also to recognize the value of the forest as a recreational resource by permitting as a conditional use certain recreational activities which when adequately developed are not incompatible to the forest.

A) Permitted Uses

- 1) Production of forest crops, including tree plantations.
- 2) Harvesting of wild crops such as marsh hay, ferns, moss, berries, tree fruits, and tree seeds.
- 3) Multiple use trails, and wildlife refuges.
- 4) Signs subject to the provisions of Section 5.0.
- 5) Drainage where such activity will not be in conflict with the stated purposes of this district.
- 7) Year round or seasonal dwellings permitted by a special use application subject to Section 6.9 or a Conditional Use per Section 18.5 and/or 18.6.
- 8) Licensed In-Home Day Care/Child Care (no more than 8 children)

B) Uses Authorized by Conditional Use

- 1) Public and private parks, playgrounds, and water sports areas.
- 2) Dams, plants for the production of electric power and flowage areas.
- 3) Trailer camps and campgrounds subject to the provisions of Section 6.6.
- 4) Forest connected industries such as sawmills, debarking operations, chipping facilities, and similar operations.
- 5) Recreation and youth camps.
- 6) Riding stables.
- 7) Shooting ranges.
- 8) Non-metallic mineral and mineral fuel exploration; non-metallic mineral and mineral fuel prospecting; non-metallic mineral and mineral fuel operation; and non-metallic mineral and mineral fuel reclamation, subject to Section 6.2.
- 9) Year round residence for caretakers of recreation areas.
- 10) Telephone, telegraph, power transmission towers, poles and lines, including transformers, substations, relay and repeater stations, equipment housing, and other necessary appurtenant equipment and structures, radio and television stations, transmission towers, fire towers, microwave radio relay towers, and pipelines.
- 11) The location, operation, and maintenance of municipal sanitary landfills, solid waste disposal sites, sewage disposal plants; and privately owned domestic sewage treatment works; and necessary appurtenant equipment/structures subject to the provisions of the Wisconsin Administrative Code.
- 12) Sod and topsoil removal for resale, Subject to NR 415.04.
- 13) Commercial bulk fuel storage facilities.
- 14) Accessory structures on vacant property according to Section 4.26 (1) or an accessory structure on property lying across the Town or County Road from the principle structure. See Section 4.26(2)

Real Estate Sawyer County Property Listing

Today's Date: 10/26/2021

Property Status: Current

Created On: 2/6/2007 7:55:20 AM

**Description**

Updated: 2/28/2018

Tax ID:	11590
PIN:	57-010-2-41-08-30-4 02-000-000030
Legacy PIN:	010841304203
Map ID:	.14.3
Municipality:	(010) TOWN OF HAYWARD
STR:	S30 T41N R08W
Description:	PRT NWSE
Recorded Acres:	10.630
Calculated Acres:	12.117
Lottery Claims:	0
First Dollar:	Yes
Zoning:	(F-1) Forestry 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: 2/28/2018

WARRANTY DEED	
Date Recorded: 12/20/2004	327484
SCRIVENERS AFFIDAVIT	
Date Recorded: 8/13/1990	219776
NOTE	
Date Recorded:	

**Ownership**

Updated: 2/26/2018

CHARTER VIDEO ELECTRONICS INC CHARLOTTE NC**Billing Address:**

**CHARTER VIDEO
ELECTRONICS INC**
PO BOX 7467
CHARLOTTE NC 28241

Mailing Address:

**CHARTER VIDEO
ELECTRONICS INC**
PO BOX 7467
CHARLOTTE NC 28241

**Site Address** * Indicates Private Road

14455W CHIPPEWA TRL HAYWARD 54843

**Property Assessment**

Updated: 11/9/2015

2021 Assessment Detail

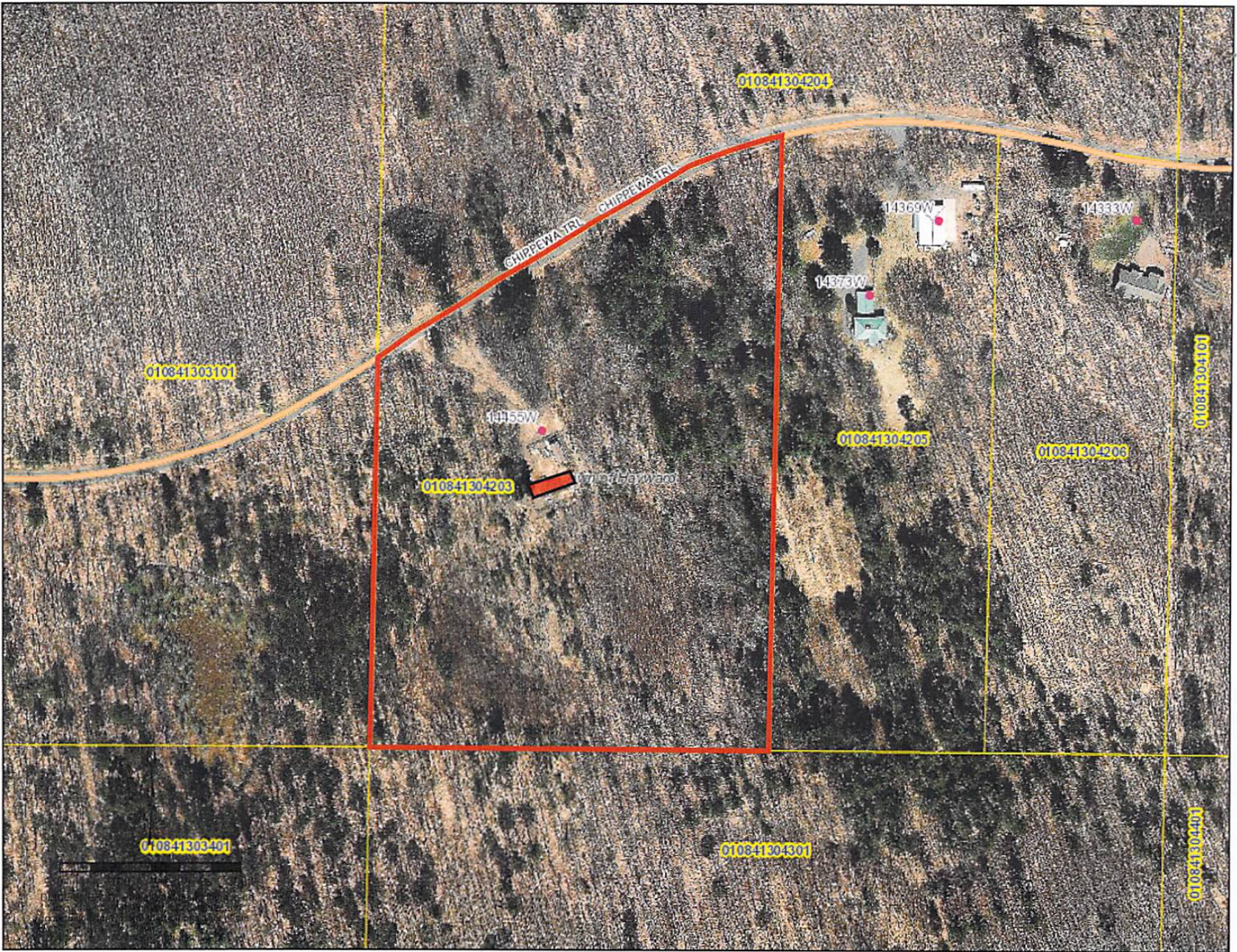
Code	Acres	Land	Imp.
G2-COMMERCIAL	10.630	56,300	12,800

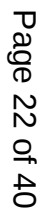
2-Year Comparison

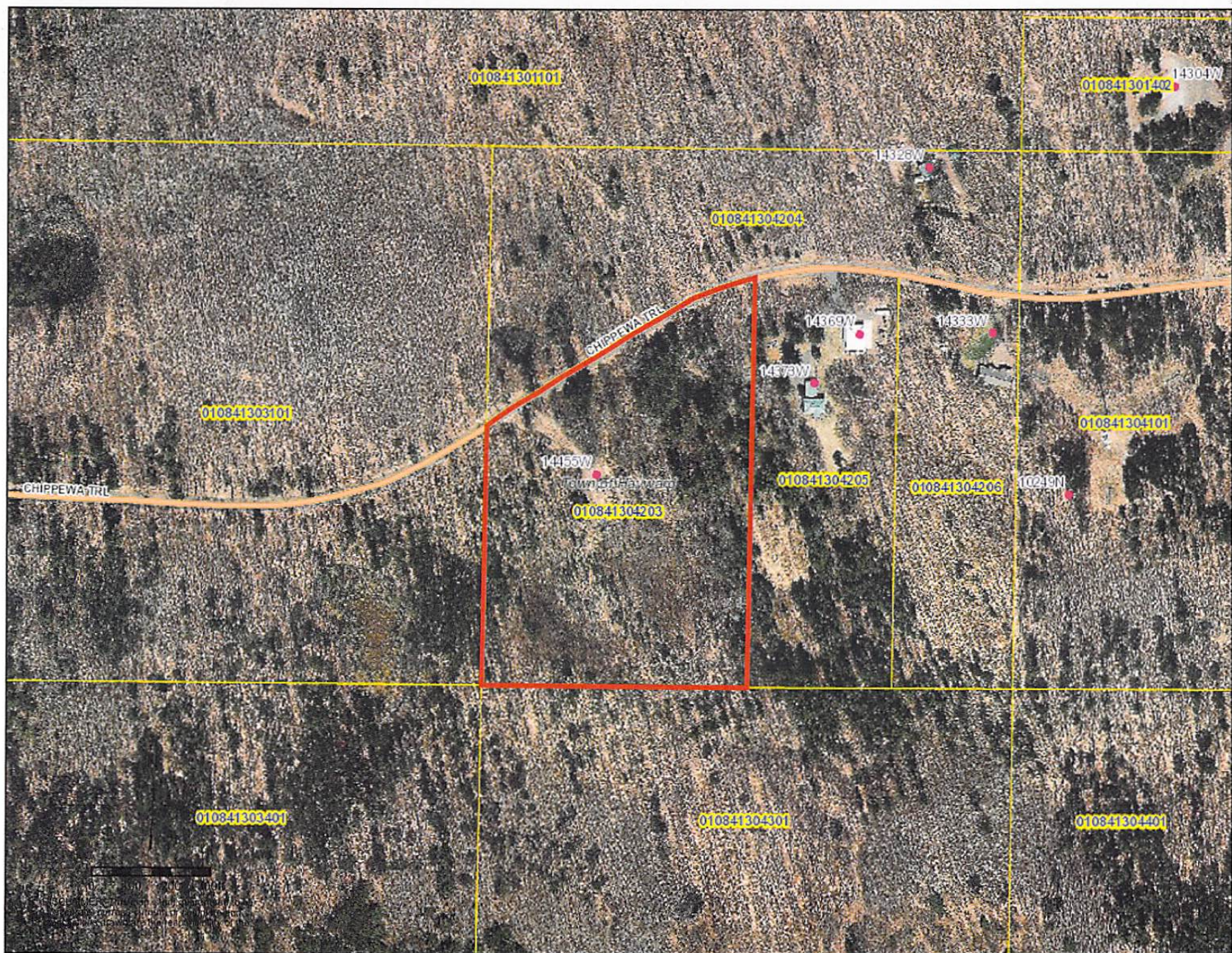
	2020	2021	Change
Land:	56,300	56,300	0.0%
Improved:	12,800	12,800	0.0%
Total:	69,100	69,100	0.0%

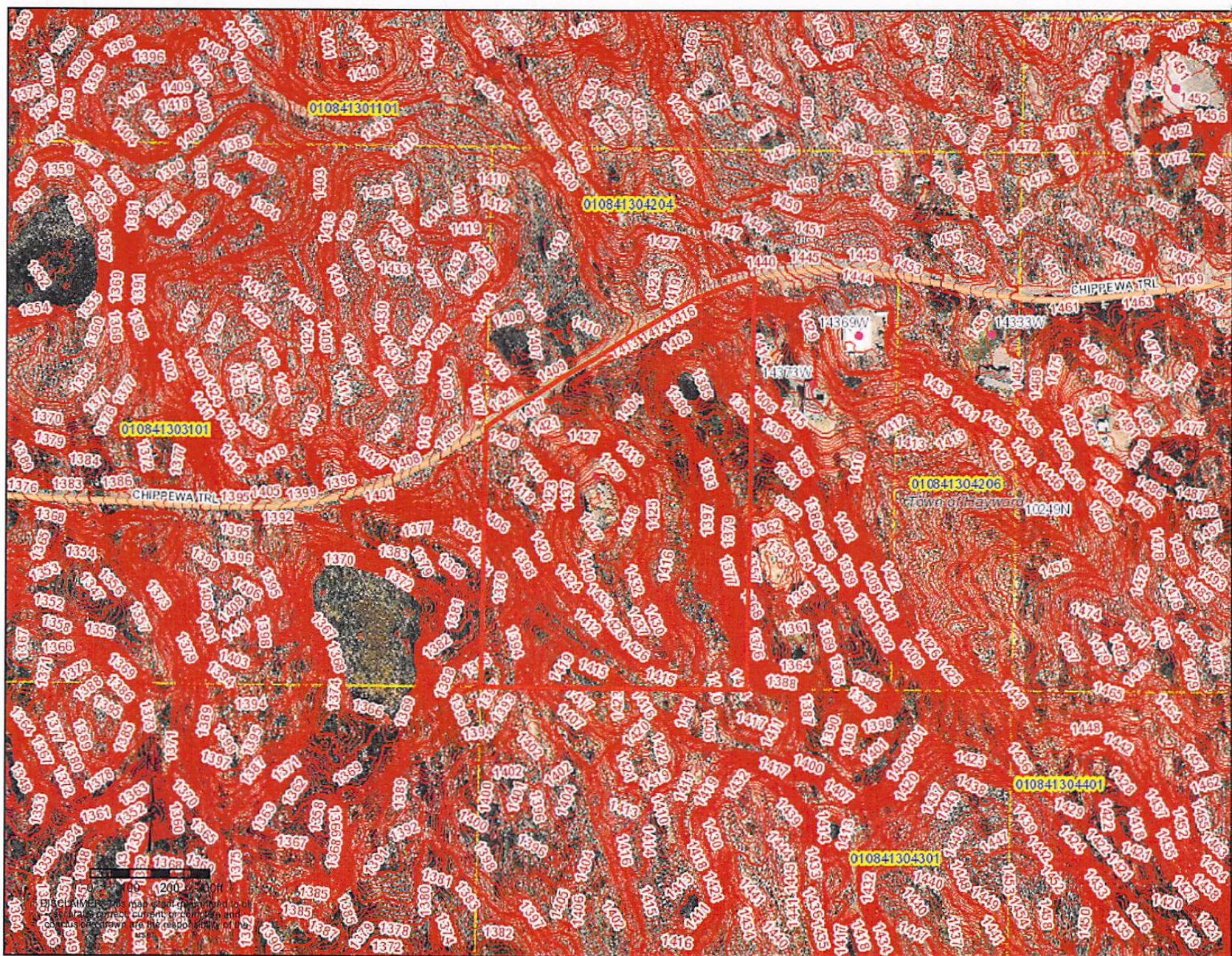
**Property History**

N/A









PROJECT ID: NWBE 2131
COUNTY: SAWYER

ORDER OF SHEETS

Section No.	1	Title
Section No.	2	Typical Sections and Details
Section No.	3	Estimate of Quantities
Section No.	3	Miscellaneous Quantities
Section No.	4	Right of Way Map
Section No.	5	Plan and Profile
Section No.	6	Standard Detail Drawings
Section No.	7	Sign Plans
Section No.	8	Structure Plans
Section No.	9	Computer Earthwork Data
Section No.	9	Cross Sections

TOTAL SHEETS = 41



DESIGN DESIGNATION NWBE 2131

A.A.D.T.	N/A	=	N/A
A.A.D.T.	N/A	=	N/A
D.H.V.	N/A	=	N/A
D.O.	N/A	=	N/A
T.	N/A	=	N/A
DESIGN SPEED	N/A	=	N/A
ISALT	N/A	=	N/A

CONVENTIONAL SYMBOLS

PLAN

CORPORATE LIMITS

PROPERTY LINE

LOT LINE

LIMITED HIGHWAY EASEMENT

EXISTING RIGHT OF WAY

PROPOSED OR NEW R/W LINE

SLOPE INTERCEPT

REFERENCE LINE

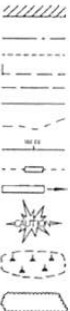
EXISTING CURVE

PROPOSED CURVE

COMBUSTIBLE FLUIDS

MARSH AREA

WOODED OR SHRUB AREA



PROFILE

GRADE LINE

ORIGINAL GROUND

MARSH OR A.O.C. PROFILE

(To be noted as such)

SPECIAL DITCH

GRADE ELEVATION

CULVERT (Profile View)

UTILITIES

ELECTRIC

FIBER OPTIC

GAS

SANITARY SEWER

STORM SEWER

TELEPHONE

WATER

UTILITY PEDESTAL

POWER POLE

TELEPHONE POLE



STATE OF WISCONSIN
TOWN OF HAYWARD
PLAN OF PROPOSED IMPROVEMENT

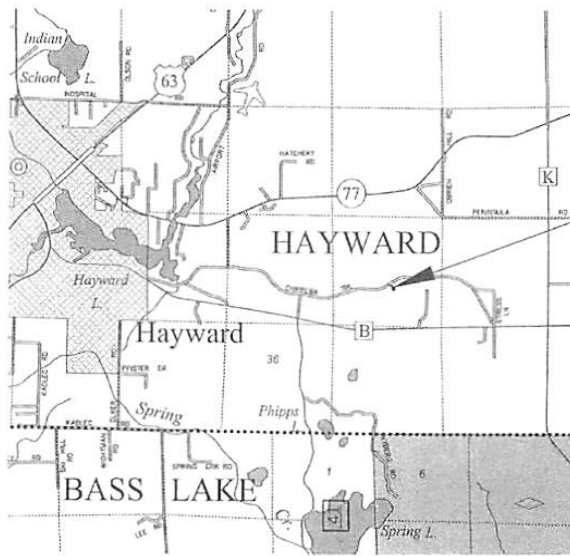
CHARTER VIDEO ELECTRONICS INC

14455W CHIPPEWA TRAIL

PRT NW/4 of the SE/4, DOC. #327484, SECTION 30, T41N, R8W
SAWYER COUNTY

NWBE PROJECT NUMBER

NWBE 2131



PROJECT LOCATION
Y = 430,483.40
X = 635,372.20

LAYOUT
SCALE 1" = 100'
TOTAL NET LENGTH OF CENTERLINE = N/A

HORIZONTAL POSITIONS SHOWN ON THIS PLAN ARE WISCONSIN
COORDINATE REFERENCE SYSTEM (WISCRS), SAWYER COUNTY,
NAVD83 (2011), IN U.S. SURVEY FEET. POSITIONS SHOWN ARE GRID
COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES
ARE THE SAME AS GROUND DISTANCES. ELEVATIONS ARE REFERENCED
TO NAVD 88 (2011). GPS DERIVED ELEVATIONS ARE BASED ON CEDID 12A.

NWBE PROJECT	OTHER PROJECT	
	PROJECT	CONTRACT
NWBE 2131		

ORIGINAL PLANS PREPARED BY



ACCEPTED FOR
CHARTER VIDEO ELECTRONICS INC

David Reynolds
DAVID REYNOLDS
LAKESHORE CONSTRUCTION GROUP, LLC
ROCHESTER, MN

9/29/21

(S&T)

PREPARED BY: NWBE - G. COLBERT, JR.
Reviewed: NWBE - G. COLBERT, JR.
Designed: NWBE - G. COLBERT, JR.
Project Manager: NWBE - H. KAMARSTON, JR.

E

FILE NAME: W:\NWBE_PROJECTS\DESIGN\2131_CHARTER\COMM SITE\PLAN\WCHPPEWATRAIL\30-20\CHRTS\PLAN\210101_N 2131.DWG

PLOT DATE: 9/24/2021 10:48 AM

PLOT BY: GARY COLBERT

PLOT NAME:



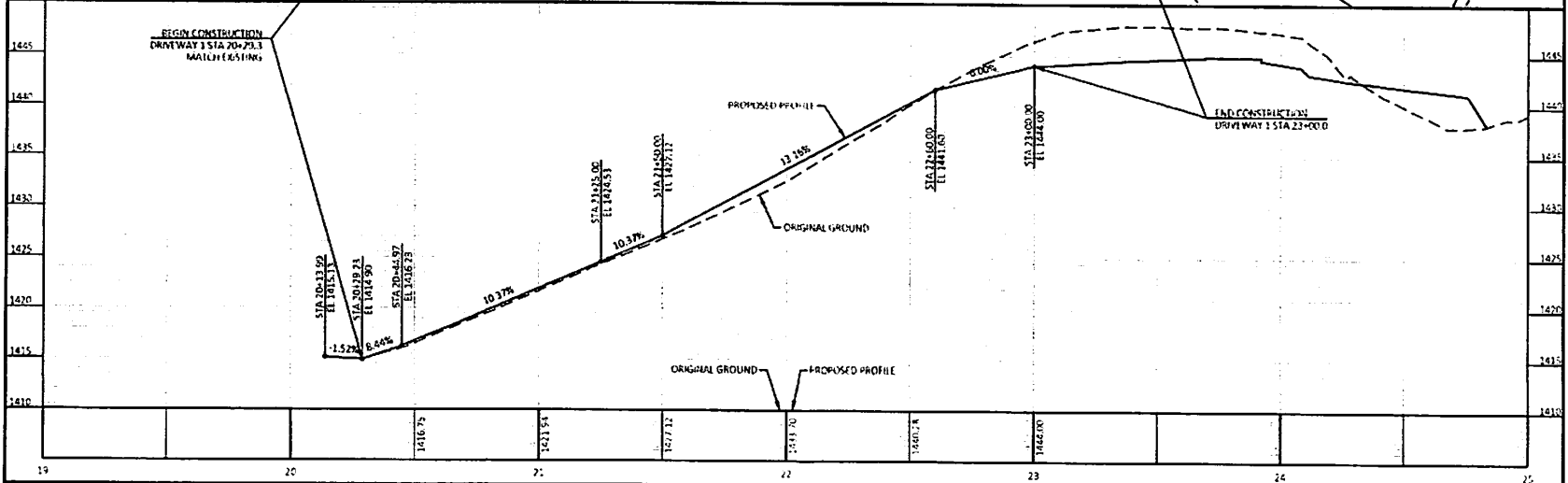
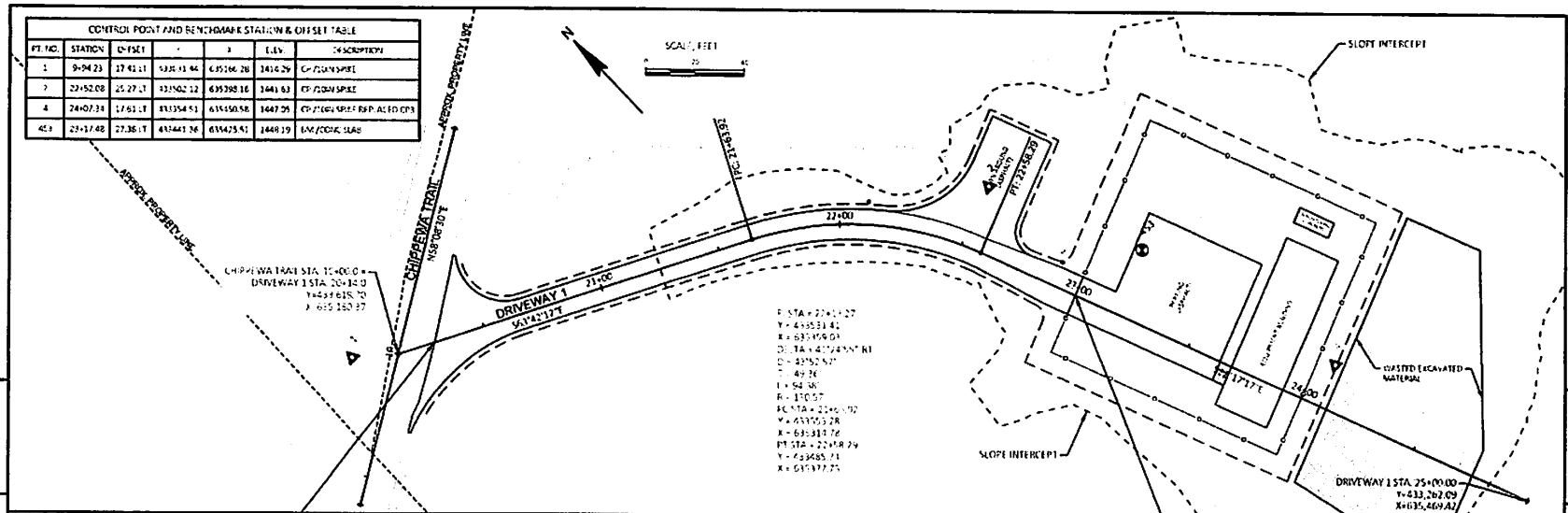
The diagram illustrates a cross-section of a driveway with the following details:

- Overall Width:** 24' MINIMUM DRIVEWAY CLEARED WIDTH.
- Topsoil/Seed/Fertilizer/Mulch/Mat:** Indicated at both ends of the driveway.
- Dimensions:**
 - Left side: 2.6', 2', 6', 6', 6', 2', 11'.
 - Right side: 11'.
- Layers and Materials:**
 - 4" SALVAGED TOPSOIL (on the left side).
 - 2.5" ASPHALTIC SURFACE.
 - 6" BASE AGGREGATE DENSE 1 1/4 INCH.
 - 4" SALVAGED TOPSOIL (on the right side).
- Other Labels:**
 - ORIGINAL GROUND (dashed line on the left).
 - PROPOSED GROUND (dashed line on the right).
 - VAR. 4:1 NOR. TO 1 MIN. (slope indicator on the left).
 - VARIES (4:1 NOR. TO 1 MIN.) (slope indicator on the right).
 - POINT REFERRED TO ON PROFILE (pointing to the asphalt surface).
 - POINT REFERRED TO ON CROSS SECTION (pointing to the aggregate layer).
 - BASE AGGREGATE DENSE 3/4-INCH S-CULVERTS "IF" (note on the right).
- NOTE:** A note at the bottom left indicates that the diagram is a cross-section.

FINISHED TYPICAL SECTION - PRIVATE DRIVEWAY
STA 21+25.0 - 23+00.0

PROJECT NO: NWBE 2131		HWY: 14455W CHIPPEWA TRAIL		COUNTY: SAWYER		TYPICAL SECTIONS		SHEET 3		E
FILE NAME: W:\BIBI - PROJECTS\2131\2131 - CHM\TYPICAL\14455W CHIPPEWA TRAIL\2131\TYPICAL\TYPICAL SECTIONS\TYPICAL SECTIONS.DWG		PLOT DATE: 1/14/2021 10:00 AM		PLOT BY: JAMES COLEBY		PLOT NAME:		PLOT SCALE: 1/8" = 1'		W:\BIBI - PROJECTS\2131\2131 - CHM\TYPICAL\14455W CHIPPEWA TRAIL\2131\TYPICAL\TYPICAL SECTIONS\TYPICAL SECTIONS.DWG

CONTROL POINT AND BENCHMARK STATION & OFFSET TABLE					
PT. NO.	STATION	CH-PCBT	X	Y	DESCRIPTION
1	9+94.23	17.41.11	635166.28	1414.29	CP/ROAD SPIKE
2	23+52.08	25.27.17	635298.10	1441.63	CP/ROAD SPIKE
4	24+07.34	17.51.17	635354.53	1447.25	CP/ROAD SPIKE B.P. ALD CP3
45.9	23+17.42	27.35.17	635441.36	1448.19	BM/CONC. SLAB



PROJECT NO: NWBE 2231	HWY: 14455W CHIPPEWE TRAIL	COUNTY: SAWYER	PLAN AND PROFILE: DRIVEWAY 1	SHEET 9	E
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Conditional Use Permit Request STAFF REPORT

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

File: # CUP 21-033

Applicant:

John & Mary Bross
127 Barb Blvd.
De Klab, IL 60115



Property Location & Legal Description:

Town of Bass Lake. Abendpost Beach 1st Addn., Lots 25 & 26, Block 12; S31, T40N, R08W;
Parcel #002-106-12-2500; .171 total acres; Zoned Residential/Recreational One (RR-1).

Request: Purpose of request per Section 4.26 (2) of the Sawyer County Ordinance for the construction of a single accessory structure on an adjacent parcel divided by a public roadway (Court Oreilles Lake Drive) that does not contain the principal structure. Desired size is 24'x32' (26'x34') with eaves, height under 16'. This will also require a variance.

The construction of a single accessory structure on an adjacent parcel of land that are divided by a Public Roadway and defined as one contiguous tract of land by deed or survey map will also require Conditional Use Approval.

Project History & Summary of Request

The applicant is requesting to build a 24' x 32' accessory structure on the back side of Court Oreilles Lake Drive. This garage accessory structure is being requested to park a boat and other equipment in so that the garage attached with the house on the other side of the road could be used to store automobiles.

As part of this request the proposed structure would not meet the required road setbacks in this area which is also requiring the prior granting of a variance as well. The variance is set to be heard on December 14th, 2021. At the time that this staff report is being prepared it is yet to be determined if the variance will be approved. If the variance is approved, the Zoning Committee should hear the case as presented. If the variance is denied, the Zoning Committee should still hear a CUP case for an accessory structure across a Town Road. The reason for this is that there is still buildable area across the road that meets all setbacks that would still require a CUP. In this case the ZC would need to set a specific condition as to the size that would be allowed that meets all setbacks. The following sizes meet setbacks including eave overhangs:

36' x 12' - 34' x 13.5' - 32' x 14.75'

As mentioned before this area is seeing a large amount of development and it would be anticipated that the Sawyer County Zoning Committee would see similar requests such as this in the future. Whether that is a good thing or not the Committee should be aware that this type of request is the first in this area and could be viewed as something that would set a “developmental pattern” for the area.

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 meets 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 No habitable area is allowed in this structure.
- 2 No commercial use or operation allowed in structure.
- 3 Size of proposed accessory structure not to exceed 24' x 32' (subject to change based upon Variance Case)
- 4 Must follow all other Town, County, State, Federal regulations/laws/conditions.

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.

10-29-2021



SUBJECT: Conditional Use Public Hearing Application #21- 033

Town of Bass Lake

TO: Sawyer County Zoning and Conservation Administration
10610 Main Street Suite 49
Hayward, Wisconsin 54843
Attn: Kathy Marks E-mail: kathy.marks@sawyercountygov.org

Property Owner Name & Address:

John & Mary Jo Bross
7534 N Court Onalies Lake Dr.

Phone: 815-756-1228 Email: JBross12@comcast.net
(all info)

Agent/Buyer _____

Phone: _____ Email: _____

Property description including Parcel Number:

ABENDPOST BEACH 1 ST
ADDN LOTS 25 & 26 BIK 12
002106122500

Permit is desired

for: Sec 4.26 (2) Ass. structure across town
road

Desired size - 24' x 32" (26' x 34') with eves
under 16' tall garage, variance also required.

Mary Jo Bross
Applicant (Property Owner)

Jim R. Bross
Applicant (Property Owner)

Fee: \$350.00 (January 2021)

Date of Public Hearing: Dec. 17, 2021

Signature of property owner(s) required. The undersigned person(s) hereby give permission for access to the property for inspection by Municipal Officials, Sawyer County Zoning Staff and Sawyer County Zoning Committee members if needed.

Real Estate Sawyer County Property Listing

Today's Date: 10/29/2021

Property Status: Current

Created On: 2/6/2007 7:55:01 AM



Description

Updated: 1/10/2014

Tax ID: 301
PIN: 57-002-2-40-08-31-5 15-156-122500
 Legacy PIN: 002106122500
 Map ID: -13.12.25 & 26
 Municipality: (002) TOWN OF BASS LAKE
 STR: S31 T40N R08W
 Description: ABENDPOST BEACH 1ST ADDN LOTS 25 & 26 BLK 12
 Recorded Acres: 0.171
 Lottery Claims: 0
 First Dollar: No
 Zoning: (RR1) Residential/Recreational One
 ESN: 447



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: 9/19/2011

WARRANTY DEED

Date Recorded: 11/22/2013

[388460](#)

PERSONAL REPRESENTATIVES DEED

Date Recorded: 8/30/1988

[210700](#) 423/354

Ownership

Updated: 1/10/2014

JOHN K BROSS DE KALB IL
MARY JO BROSS DE KALB IL

Billing Address:

JOHN K & MARY JO BROSS
 127 BARB BLVD
 DE KALB IL 60115

Mailing Address:

JOHN K & MARY JO BROSS
 127 BARB BLVD
 DE KALB IL 60115



Site Address * indicates Private Road

N/A



Property Assessment

Updated: 2/6/2007

2021 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	0.171	800	0

2-Year Comparison

	2020	2021	Change
Land:	800	800	0.0%
Improved:	0	0	0.0%
Total:	800	800	0.0%



Property History

N/A

Real Estate Sawyer County Property Listing

Today's Date: 10/29/2021

Property Status: Current

Created On: 2/6/2007 7:55:01 AM

Description	Updated: 1/10/2014
Tax ID:	306
PIN:	57-002-2-40-08-31-5 15-156-130600
Legacy PIN:	002106130600
Map ID:	-13.13.6-8
Municipality:	(002) TOWN OF BASS LAKE
STR:	S31 T40N R08W
Description:	ABENDPOST BEACH 1ST ADDN LOTS 6-8 BLK 13
Recorded Acres:	0.207
Lottery Claims:	0
First Dollar:	Yes
Waterbody:	Lac Courte Oreilles
Zoning:	(RR1) Residential/Recreational One
ESN:	447

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: 9/19/2011
WARRANTY DEED	
Date Recorded: 11/22/2013	388460
PERSONAL REPRESENTATIVES DEED	
Date Recorded: 8/30/1988	210700 423/354

Ownership	Updated: 1/10/2014
JOHN K BROSS	DE KALB IL
MARY JO BROSS	DE KALB IL

Billing Address:	Mailing Address:
JOHN K & MARY JO BROSS	JOHN K & MARY JO BROSS
127 BARB BLVD	127 BARB BLVD
DE KALB IL 60115	DE KALB IL 60115

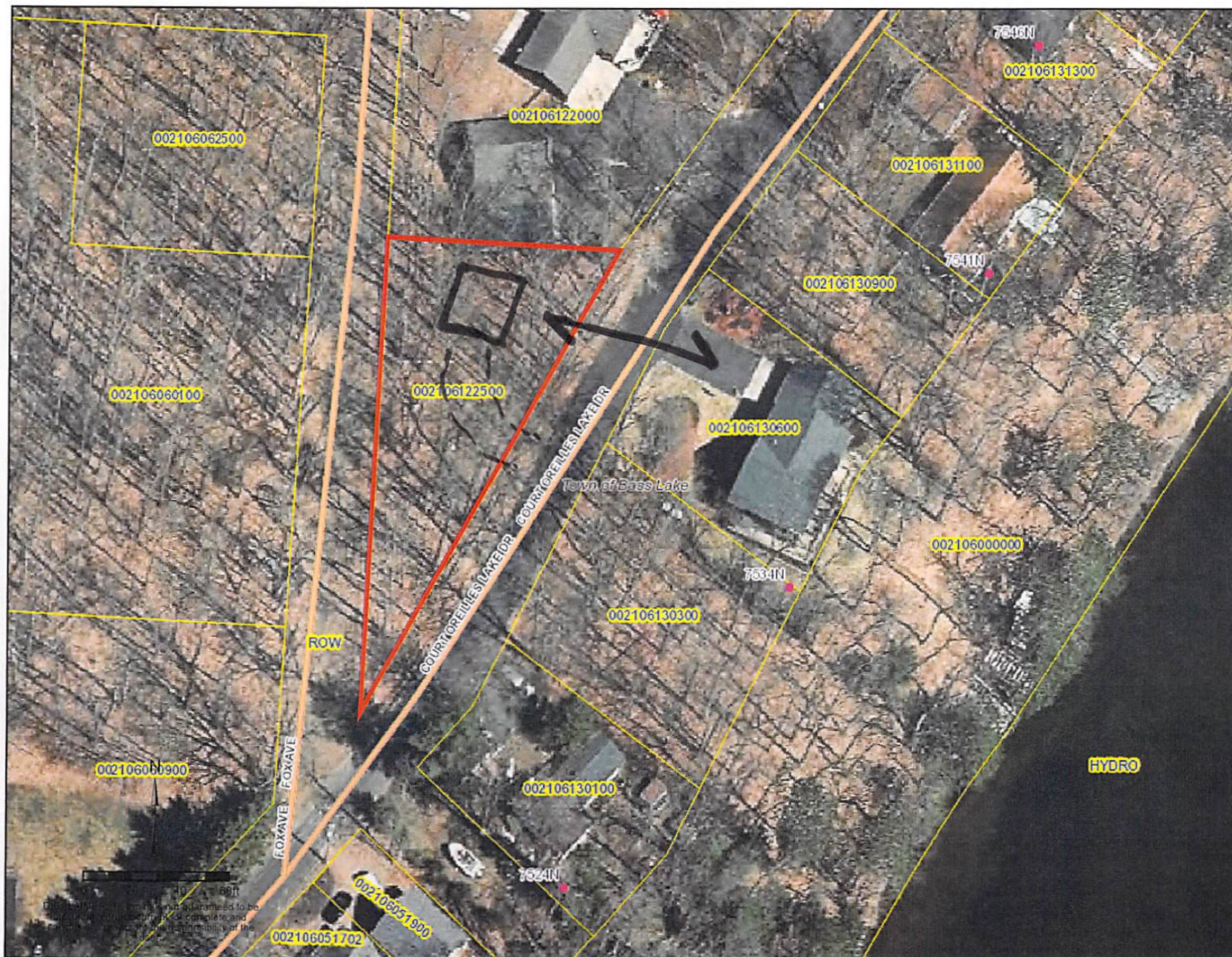
Site Address	* indicates Private Road
7534N COURT OREILLES LAKE DR	HAYWARD 54843


Property Assessment

Updated: 9/13/2012

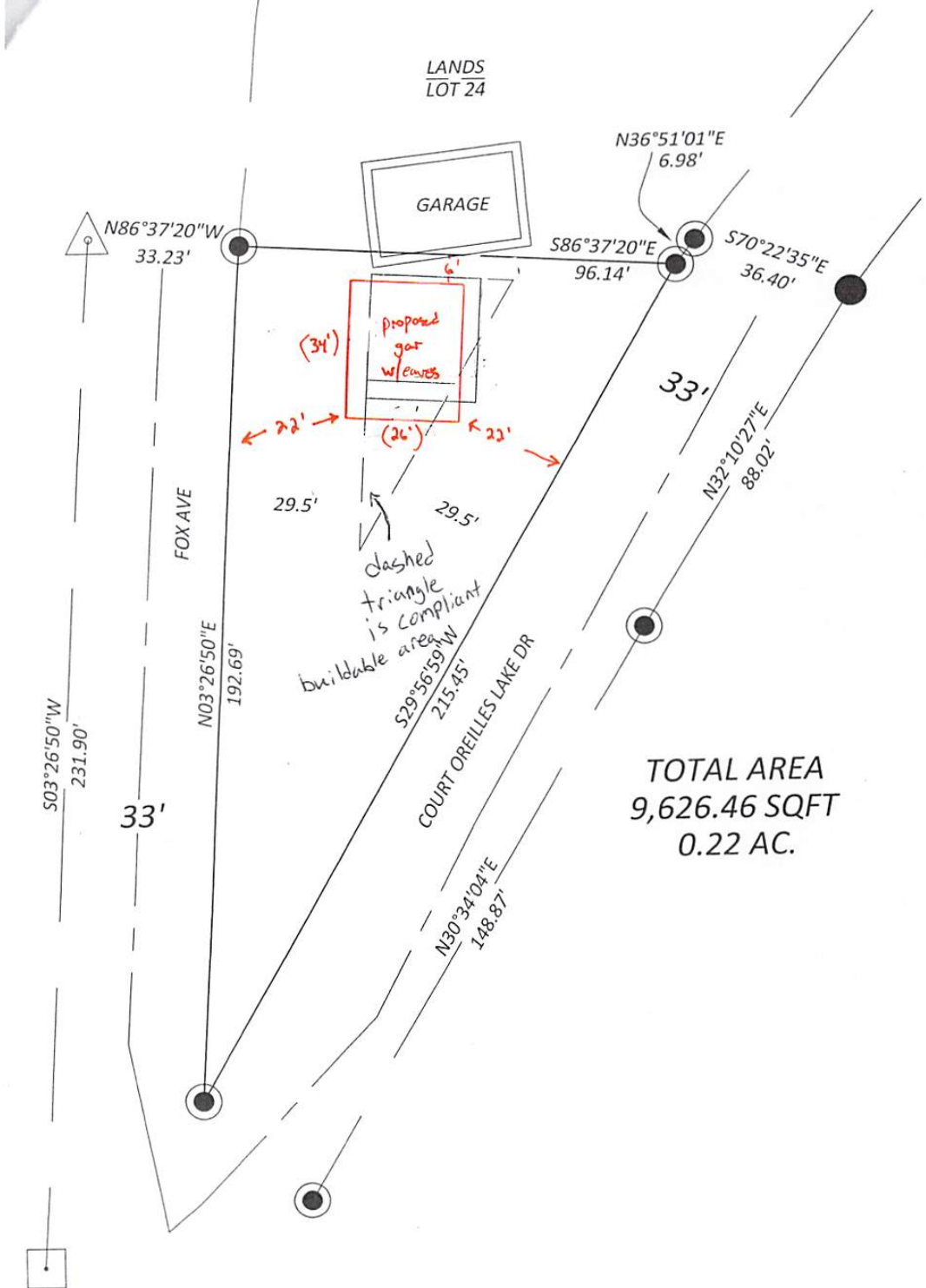
2021 Assessment Detail			
Code	Acres	Land	Imp.
G1-RESIDENTIAL	0.207	145,800	193,200
2-Year Comparison			
	2020	2021	Change
Land:	145,800	145,800	0.0%
Improved:	193,200	193,200	0.0%
Total:	339,000	339,000	0.0%

Property History
N/A



BLK 12

LANDS
LOT 24



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 or semi-trailer, 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 including, but not limited to, simply container, cargo or freight container, ISO container, semi-trailers, shipping, sea or ocean container, sea van or (Conex) box, container van, sea can, c can, etc. 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. A fire number/site address is also required as part of this accessory structure exemption. A SHIPPING CONTAINER is not allowed for this exemption.

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.

Other considerations:

- Shipping Containers not allowed for "exempt accessory structure"?
- CUP required for any shipping containers?
- Increased setback distance for accessory structure on vacant property?
- Town Accessors would show improvement values for "sheds" if LUP is issued.