



Sawyer County

Agenda

Zoning Committee Meeting

Friday, April 22, 2022 @ 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.

2. PRELIMINARY MATTERS

- a. Call to Order and Roll Call
- b. Election of Officers (Chairperson & Vice-Chairperson) - Per Sawyer County Zoning Committee By-Laws
- c. Appointment of Zoning Committee Secretary
- d. State of Committee and Hearing Procedure and Statement of Hearing Notice

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

- e. Pledge of Allegiance

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- f. Approval of Previous Meeting Minutes
[3-18-2022 ZC Minutes](#)

- g. 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

13 - 25

- a. A Public Hearing in the Town of Lenroot. RZN #22-006. Owner: Roger & Renee Sievers. Part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$; S21, T42N, R09W; Parcel #014-942-21-3117; 8.7 total acres; Zoned Forestry One (F-1) including 0.25 acres of Shoreland-Wetland as an overlay district. Purpose of request is to rezone all F-1 underlaying zone district to Residential/Recreational One (RR-1). The included 0.25 acres of Shoreland-Wetland (S-W) is not to be affected by the rezoning. Purpose of rezone is requested in order to subdivide into three Residential/Recreational One (RR-1) parcels. This will allow applicant to build three separate dwellings for family.
[RZN #22-006, Roger & Renee Sievers pkt.](#)
- b. Discussion/Action in the Town of Lenroot. RZN #22-006. Owner: Roger & Renee Sievers. Part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$; S21, T42N, R09W; Parcel #014-942-21-3117; 8.7 total acres; Zoned Forestry One (F-1) including 0.25 acres of Shoreland-Wetland as an overlay district. Purpose of request is to rezone all F-1 underlaying zone district to Residential/Recreational One (RR-1). The included 0.25 acres of Shoreland-Wetland (S-W) is not to be affected by the rezoning. Purpose of rezone is requested in order to subdivide into three Residential/Recreational One (RR-1) parcels. This will allow applicant to build three separate dwellings for family.

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- c. A Public Hearing in the Town of Edgewater. RZN #22-002. Owner: Hathaway Lodge LLC. Part of Government Lot 4; S20, T38N, R09W; Parcel #008-938-20-5402; 18.9 total acres; Zoned Forestry One (F-1) including 3.47 of Shoreland-Wetland as an overlay district. Purpose of request is to rezone all F-1 underlaying zone district to Residential/Recreational One (RR-1). The included 3.47 acres of Shoreland-Wetland (S-W) is not to be affected by the rezoning. The proposed rezone to Residential/Recreational One (RR-1) is requested in order to divide lot and build lakeshore cottages.
[RZN #22-002, Hathaway Lodge LLC pkt.](#)
- d. Discussion/Action in the Town of Edgewater. RZN #22-002. Owner: Hathaway Lodge LLC. Part of Government Lot 4; S20, T38N, R09W; Parcel #008-938-20-5402; 18.9 total acres; Zoned Forestry One (F-1) including 3.47 of Shoreland-Wetland as an overlay district. Purpose of request is to rezone all F-1 underlaying zone district to Residential/Recreational One (RR-1). The included 3.47 acres of Shoreland-Wetland (S-W) is not to be affected by the rezoning. The proposed rezone to Residential/Recreational One (RR-1) is requested in order to divide lot and build lakeshore cottages.

4. CONDITIONAL USE APPLICATIONS

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- a. A Public Hearing in the Town of Couderay. CUP #22-009. Owner: Cynthia Pulver & Deborah Linc. Lake A-SHE-GON Heights, Lots 47 & 48 Block 2, Lot 1 CSM 16/84 #4045; S24, T39N, R08W; Parcel #004-146-02-4400; .710 total acres; Zoned Residential/Recreational Two (RR-2). Permit desired for a 12' x 16' accessory building for tools &

materials to aid in prepping the property for future dwelling. As per section 4.26 (1) of the Sawyer County Zoning Ordinance
[CUP #22-009, Cynthia Pulver & Deborah Linc pkt.](#)

- b. Discussion/Action in the Town of Couderay. CUP #22-009. Owner: Cynthia Pulver & Deborah Linc. Lake A-SHE-GON Heights, Lots 47 & 48 Block 2, Lot 1 CSM 16/84 #4045; S24, T39N, R08W; Parcel #004-146-02-4400; .710 total acres; Zoned Residential/Recreational Two (RR-2). Permit desired for a 12' x 16' accessory building for tools & materials to aid in prepping the property for future dwelling. As per section 4.26 (1) of the Sawyer County Zoning Ordinance.

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- c. A Public Hearing in the Town of Bass Lake. CUP #22-010. Owner: Charles & Elizabeth Bauer; Agent: Alex Kerkman/Olson Solar Energy. Malar Beach, Lots 14-19 Block 1; S30, T40N, R08W; Parcel #002-157-01-1400; .413 total acres; Zoned Residential/Recreational One (RR-1). Permit desired for a solar array installation ground mount system, located across Poplar Lane a Town Road. Array will be bored under the Town road for powering the dwelling. Size will be 70'x12'. As per Section 4.26 (2) accessory structure across a Town Road in the Sawyer County Zoning Ordinance.
[CUP #22-010, Charles & Elizabeth Bauer pkt.](#)

- d. Discussion/Action in the Town of Bass Lake. CUP #22-010. Owner: Charles & Elizabeth Bauer; Agent: Alex Kerkman/Olson Solar Energy. Malar Beach, Lots 14-19 Block 1; S30, T40N, R08W; Parcel #002-157-01-1400; .413 total acres; Zoned Residential/Recreational One (RR-1). Permit desired for a solar array installation ground mount system, located across Poplar Lane a Town Road. Array will be bored under the Town road for powering the dwelling. Size will be 70'x12'. As per Section 4.26 (2) accessory structure across a Town Road in the Sawyer County Zoning Ordinance.

57 - 66

- e. A Public Hearing in the Town of Sand Lake. CUP #22-011. Owner: Darryl & Ruth Mast. Part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$; S09, T39N, R09W; Parcel #026-939-09-3301; 40 total acres; Zoned Agricultural One (A-1). Permit desired to build a 48 unit self-storage facility approximately 150' North of the South property line, on the East end of the front 40. Our plan is to erect a 50' x 290' building. 48 individual units with the possibility of adding a second building in the future. As per Section 17.4 (B) (13) of the Sawyer County Zoning Ordinance.
[CUP #22-011, Ruth & Daryl Mast pkt.](#)

- f. Discussion/Action in the Town of Sand Lake. CUP #22-011. Owner: Darryl & Ruth Mast. Part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$; S09, T39N, R09W; Parcel #026-939-09-3301; 40 total acres; Zoned Agricultural One (A-1). Permit desired to build a 48 unit self-storage facility approximately 150' North of the South property line, on the East end of the front 40. Our plan is to erect a 50' x 290' building. 48 individual units with the possibility of adding a second building in the future. As per Section 17.4 (B) (13) of the Sawyer County Zoning Ordinance.

67 - 74

- g. A Public Hearing in the Town of Winter. CUP #22-012. Owner: William & Allison Larson. Part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Lot 1 CSM 14/372 #3615; S09, T39N, R05W; Parcel #032-538-09-1121; 1.52 total acres; Zoned Residential One (R-1). Permit desired for a 30' x 30' garage on a concrete slab on vacant property. Contains no habitable space. Per section 4.26 (1) of the Sawyer County Ordinance.

[CUP #22-012, William & Tami Larson pkt.](#)

- h. Discussion/Action in the Town of Winter. CUP #22-012. Owner: William & Allison Larson. Part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Lot 1 CSM 14/372 #3615; S09, T39N, R05W; Parcel #032-538-09-1121; 1.52 total acres; Zoned Residential One (R-1). Permit desired for a 30' x 30' garage on a concrete slab on vacant property. Contains no habitable space. Per section 4.26 (1) of the Sawyer County Ordinance

75 - 85

- i. A Public Hearing on Town of Meteor - #22-013; Royce and Audrey Zesiger Trust. Agent: Town of Meteor. Part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$; S04, T37N, R08W; Parcel #018-837-04-4101. 11.15 Acres of the 40 Total Acres; Zoned Agricultural One (A-1). Permit desired for the five (5) year renewal of conditional use permit #19-018 for the location of a non-metallic mineral extraction operation, including rock crusher, and hot-mix plant. The CUP was originally approved at public hearing on April 15, 2011 and renewed on April 16, 2019.

[CUP #22-013, Royce & Audrey Zesiger pkt.](#)

- j. Discussion/Action in Town of Meteor - #22-013; Royce and Audrey Zesiger Trust. Agent: Town of Meteor. Part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$; S04, T37N, R08W; Parcel #018-837-04-4101. 11.15 Acres of the 40 Total Acres; Zoned Agricultural One (A-1). Permit desired for the five (5) year renewal of conditional use permit #19-018 for the location of a non-metallic mineral extraction operation, including rock crusher, and hot-mix plant. The CUP was originally approved at public hearing on April 15, 2011 and renewed on April 16, 2019.

86 - 99

- k. A Public Hearing in the Town of Winter. CUP #22-014. Owner: Donald & Marcella Thompson. Part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$; S01, T39N, R05W; Parcel #032-539-01-3201 and -3101; 75 total acres Zoned Agricultural One (A-2). Permit desired for a five (5) year renewal of conditional use permit CUP #19-019 for the location of a non-metallic mineral extraction operation, including rock crusher. The CUP was originally approved at public hearing on April 15, 2002 and most recently renewed on April 16, 2019.

[CUP #22-014, Donald & Marcella Thompson pkt.](#)

- l. Discussion/Action in the Town of Winter. CUP #22-014. Owner: Donald & Marcella Thompson. Part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$; S01, T39N, R05W; Parcel #032-539-01-3201 and -3101; 75 total acres Zoned Agricultural One (A-2). Permit desired for a five (5) year renewal of conditional use permit CUP #19-019 for the location of a non-metallic mineral extraction operation, including rock crusher. The CUP was originally approved at public hearing on April 15, 2002 and most recently renewed on April 16, 2019.

5. SPECIAL EVENT APPLICATION

100 - 109

- a. A Public Hearing in the Town of Bass Lake. SUP #22-001. Owner: Scott Poppe. The East ½ part of the Northwest ¼; S03, T40N, R09W; Parcel #002-940-03-2101; Tax ID# 49.50 Total Acres; Zoned Agricultural One (A-1). Purpose of request is to have a 3-year Tri-Annual Special Events (Customer Appreciation Days) May 20-22, July 22-24 and September 23-25, 2022. Anticipated attendance would be 50 to 100 participants per each event.
[SUP #22-001, Scott Poppe pkt.](#)
- b. Discussion/Action in the Town of Bass Lake. SUP #22-001. Owner: Scott Poppe. The East ½ part of the Northwest ¼; S03, T40N, R09W; Parcel #002-940-03-2101; Tax ID# 49.50 Total Acres; Zoned Agricultural One (A-1). Purpose of request is to have a 3-year Tri-Annual Special Events (Customer Appreciation Days) May 20-22, July 22-24 and September 23-25, 2022. Anticipated attendance would be 50 to 100 participants per each event.

6. NEW BUSINESS

110 - 113

- a. Accessory Structures Vacant Land (Discussion for drafting potential ordinance amendments)
[4-22-22 Questionnaire sent to Towns](#)
[V2.2Ord rev](#)
[V3.1POrd rev](#)
- b. Any other business that may become before the Committee.

7. ADJOURNMENT

8.

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.

**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
March 18, 2022**

Zoning Committee Members

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

Zoning Administration

Jay Kozlowski, Zoning & Conservation Administrator
Kathy Marks, Deputy Zoning & Conservation Administrator
Steven Sorenson, Corporation Council

PRELIMINARY MATTERS

1) Call to Order and Roll Call

Buckholtz called the Public Hearing before the Sawyer County Zoning Committee to order at 8:30 AM at the Sawyer County Courthouse, 10610 Main St. Hayward, Wisconsin. Roll call finds present: Ron Buckholtz, Bruce Paulsen, Dawn Petit (virtual), Tweed Shuman and Stacey Hessel. Boettcher is absent. From the Zoning Office: Jay Kozlowski and Kathy Marks. Steven Sorenson, Corporation Council.

2) Pledge of Allegiance.

3) 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 Gazette and posted.

4) Approval of February 18, 2022 minutes. Motion by Hessel to approve, 2nd by Shuman. All in favor.

5) Public Comment. Linda Zillmer, Edgewater property owner speaks of procedures. No other comments.

REZONE APPLICATION

a) **POSTPONED until April 22nd**. RZN #22-002. Owner: Hathaway Lodge LLC. Town of Edgewater. Motion by Shuman to except the postponement of RZN #22-002, Hathaway Lodge LLC. Second by Paulsen. All in favor. Motion carries.

b) A Public Hearing in the Town of Sand Lake. RZN #22-005. Owner: James & Rosemary Rhea. Part of Government Lot 6; S22, T39N, R09W; Parcel #026-939-22-5601; 22.86 total acres; Zoned Forestry One (F-1) AND Part NE ¼ NW ¼ S22, T39N. R09W; Parcel #026-939-22-2106; 5.4 total

acres; Zoned Forestry One (F-1). Purpose of request is to rezone 4.69 acres of parcel -5601 and the 5.4 acres of parcel -2016 for a total of 10.09 acres of F-1 zone district to Commercial One (C-1) for mini storage units. Kozlowski reads the withdraw letter for RZN #22-005, James & Rosemary Rhea. Motion by Paulsen to accept the withdraw of RZN#22-005, second by Shuman. All in favor. Motion carries.

CONDITIONAL USE APPLICATION

a) A Public Hearing in the Town of Winter. CUP #22-004. Owner: Shaun & Stephanie Melarvie. The SW ¼ of the NW ¼; S23, T39N, R05W; Parcel #032-539-23-2301; 40 total acres; Zoned Agricultural One (A-1). Purpose of request is to have a U-Haul dealership (under new & used car sales). Per section 17.4(B)(16). The maximum units would be 10 trucks & 10 trailers. Kozlowski reads the application, staff report, Town opinion and neighbor opinion letters. Motion by Petit to open the public hearing portion of the application, second by Hessel. All in favor. Shaun Melarvie, owner speaks in favor of the application. No other comments. Motion to come out of the public hearing portion by Petit, second by Hessel. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held by Committee. Motion by Hessel to approve the application, second by Paulsen. No other discussion. Findings of Fact: It would not create an air quality, water supply, or pollution problem. It is consistent with the Town comprehensive plan. Roll call finds Shuman – yes, Hessel – yes, Buckholtz – yes, Paulsen – yes, Petit – no. 4 to 1 Motion carries.

b) A Public Hearing in the Town of Edgewater. CUP #22-005. Owner: Beverly Skar. Agent: Joshua O'Rourke. Part of Government Lot 1, S33, T38N, R09W; Parcel #008-938-33-5108; 44.84 total acres; Zoned Forestry One (F-1) and Residential/Recreational One (RR-1). Purpose of request is to have a 1000 square foot commercial building for recreational sales & marina, per section 17.2(B) (3). This request would be only for the land East of County Hwy F between the road and Lake Chetek; approximately 3.06 acres. Kozlowski reads the application, staff report, Town opinion and Neighbor opinion letters. Motion to open the public hearing portion of the application by Shuman, second by Petit. All in favor. Joshua O'Rourke, agent speaks in favor of the application. Linda Zillmer, Edgewater property owner speaks of concerns and that it is not consistent with the Town's Comprehensive Plan. Motion by Hessel to come out of the public comment portion of the application, second by Paulsen. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held by Committee, Steve Sorenson, Corporation Council and Kozlowski. Motion to adjourn case #22-005, Skar/O'Rourke by Paulsen with conditions of additional information for an engineered for the driveway, grading for building and driveway permit from the County. Second by Shuman. Roll call finds: Hessel – yes, Buckholtz – yes, Paulsen – yes, Petit – no, Shuman – yes. 4 to 1 in favor to adjourn case #22-005. Motion carries.

c) **OWNER WITHDRAWN** - CUP #22-008. Owner: Delta23 Outfitters LLC. Town of Round Lake. Kozlowski reads withdraw letter. Motion by Shuman to approval the withdraw of the application, second by Paulsen. All in favor. Motion carries.

10 minutes break, Buckholtz calls the meeting back to order at 9:48am.

Motion by Hessel to hear both cases at the same time, second by Shuman all in favor. Motion carries.

REZONES WITH CONDITIONAL USES

a) A Public Hearing in the Town of Bass Lake. RZN #22-003. Owner: Pinewood Properties LLC. Part of the N ½ S4, Part Lot CSM 16/41 #4022; S04, T40N, R09W; Parcel #002-940-04-2108; 73.18 total acres. Purpose of request is to rezone all Agricultural One (A-1) upland area excepting the Commercial One (C-1) area of 5.5 acres and the Shoreland-Wetland (S-W) area of approximately 1.5 acres, leaving approximately 66.18 acres to be rezoned to Residential/Recreational Two (RR-2). Purpose of the rezone request to RR-2 is to then apply for a Condition Use Permit for a 197 site RV Park. All sites are Southeast of Spring Creek. Leaving a buffer of existing golf course holes around perimeter of property. The Commercial One (C-1) portions are excluded from this request and would including an existing lodge area. A Public Hearing in the Town of Hayward, RZN #22-004, Owner: Pinewood Properties LLC. Part of the NE ¼, the NW ¼, the SW ¼, and the SE ¼ all of the SE ¼, Part Lot 1 CSM 16/41 #4022; S33, T41N, R09W; Parcel #010-941-33-4107; 87.89 total acres; Zoned Agricultural One (A-1). Purpose of request is to rezone all Agricultural One (A-1) upland area excepting the Shoreland-Wetland (S-W) area of approximately 35.68 acres, leaving approximately 52.21 acres to be rezoned to Residential/Recreational Two (RR-2). Purpose of the rezone request to (RR-2) is to then apply for a Conditional Use Permit for a 197 site RV Park. All sites are Southeast of Spring Creek. Leaving a buffer of existing golf course holes around perimeter of property. Kozlowski reads the application, staff reports, Bass Lake & Hayward Town opinions. Neighbor letters were sent to the Committee to review. All Committee members acknowledge that they did read through all the correspondence that was emailed. Motion to open the public hearing portion of the cases by Hessel, second by Shuman. All in favor. Adam Bodenschatz, owner speaks in favor of the application and hands out his future plans. Opposed to the application is John Cox, Goodyear, AZ, Greg Waterhouse, Hayward, WI, Jake Godick, attorney speaks of the area neighbor concerns. Guy Houston, Hayward, WI, Ken Milander, Hayward, WI, Kathleen Knaff, Hayward, WI, Jean Paul, Hayward, WI, speaks of looking for different location options., Gene Roush, Stone Lake, WI., Carol Mittelsdorff, Hayward, WI, Joe LaBrec, Hayward, WI., Ellen Demask, Hayward, WI., Roger Demask, Hayward, WI. Motion by Shuman to come out of the public hearing portion of the application, second by Paulsen. All in favor. Kozlowski reads the discussion/action portion of the applications. Discussion by Committee held. Motion by Hessel to approve the application as presented, second by Paulsen. Discussion held. Roll call finds: Buckholtz – no, Paulsen – yes, Petit – yes, Shuman – no, Hessel – yes. 3 to 2. Motion carried. Finding of Fact: It would not destroy prime agricultural lands. It is consistent with the Town(s) Comprehensive Plan. Motion carries

b) A Public Hearing in the Town of Bass Lake. CUP #22-006. Owner: Pinewood Properties LLC. Part of the N ½ S4, Part Lot CSM 16/41 #4022; S04, T40N, R09W; Parcel #002-940-04-2108; 73.18 total acres excepting the Commercial One (C-1) area of 5.5 acres and the Shoreland-Wetland (S-W) area of 1.5 acres leaving approximately 66.18 subject to the request. Permit requested for a 197 site RV Park. All sites to be Southeast of Spring Creek. A buffer of existing golf course holes would remain around the perimeter of the property. All Commercial One (C-1) zoned portions to remain Commercial One (C-1). This CUP is contingent upon zone district change to RR-2. A Public Hearing in the Town of Hayward, RZN #22-004, Owner: Pinewood Properties LLC. Part of the NE ¼, the NW ¼, the SW ¼, and the SE ¼ all of the SE ¼, Part Lot 1 CSM 16/41 #4022; S33, T41N, R09W; Parcel #010-941-33-4107; 87.89 total acres; Zoned Agricultural One (A-1). Purpose of request is to rezone all Agricultural One (A-1) upland area excepting the Shoreland-Wetland (S-W) area of approximately 35.68 acres, leaving

approximately 52.21 acres to be rezoned to Residential/Recreational Two (RR-2). Purpose of the rezone request to (RR-2) is to then apply for a Conditional Use Permit for a 197 site RV Park. All sites are Southeast of Spring Creek. Leaving a buffer of existing golf course holes around perimeter of property. Kozlowski reads the applications, staff reports, Town(s) opinions. Neighbor letters were sent to the Committee to review. All Committee members acknowledge that they did read through all the correspondence that were emailed. Motion to open the public hearing portion of the application by Hessel, second by Petit. All in favor. Adam Bodenschatz, owner speaks in favor of the application. Gene Rousch, Stone Lake, WI, asks if applicant has agreed to all of the conditions? Bodenschatz – yes. Jake Godick, attorney has more suggestions for conditions. Linda Zillmer, Edgewater property owner speaks of substantial evidence. Ken Milander, Hayward, WI speaks of the Town of Bass Lake having no notice, environmental impacts and that he cares about the wild life and environment. Guy Houston, Hayward, WI, speaks against the application and wants to know if J. Hall, chairman signed the Town opinion? Kozlowski says yes. Attorney Chris Nelson, for property owners speaks of their concerns. Carol Mittlesdorf, Hayward, WI asks what can they do to change minds? Ken Milander, Hayward, WI speaks against. Motion to come out of the public hearing portion of the application, second by Shuman. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion by Committee, Sorenson, and Kozlowski. Motion to approve the application with Town of Hayward conditions which includes all of the Town of Bass Lake conditions and possible conditions outlines in staff report. Second by Petit. Findings of fact: It would not be damaging to the others rights or property values. It would not be detrimental to ecology, wild life, wetlands or shorelands. It would not create an air quality, water supply, or pollution problem. It would not create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal. It would not create traffic or highway access problems. It would not destroy prime agricultural lands. It would be compatible with the surrounding uses and the area, with the comprehensive plans. It would not create an objectionable view. Paulsen amends the CUP's #22-006 & #22-007 to include that the Conditional Use permit stay with the applicant, Hessel agrees to the amendment, Second by Petit. Roll call finds: Paulsen – yes, Petit – yes, Shuman – no, Hessel – yes, Buckholtz – no. Motion carries.

NEW BUSINESS

a) Bernard & Gerri Bara Certified Survey Map over existing County Plat. Requires Zoning Committee acceptance, conditional acceptance, or rejection. Kozlowski explains the map. Motion to approve by Paulsen, second by Shuman. All in favor. Motion carries.

b) Brodie Lane Estates - County Subdivision Plat. Preliminary Plat Review. Requires Zoning Committee acceptance, conditional acceptance, or rejection. Hessel abstains from vote on the Brodie Lane Plat. Motion by Shuman to approve the preliminary map to the final map, second by Paulsen. All in favor. Motion carries.

c) Brodie Lane Estates – County Subdivision Plat. Final Plat. Hessel abstains from vote on the Brodie Lane Plat. Motion by Buckholtz, to approve the final plat, second by Paulsen. All in favor. Motion carries.

ADJOURNMENT

Buckholtz adjourns the meeting at 12:35pm. Chairman Buckholtz Thanks Paulsen for his service on the Committee.

Minutes prepared by Kathy Marks Deputy Sawyer County Zoning & Conservation Administrator



Rezone Request STAFF REPORT

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

File: # RZN 22-006

Applicant:

Roger & Renee Sievers
2355 Brook Ave
Red Wing, MN 55066

Property Location & Legal Description:

Town of Lenroot. Part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$; S21, T42N, R09W; Parcel #014-942-21-3117; 8.7 total acres; Zoned Forestry One (F-1) including 0.25 acres of Shoreland-Wetland as an overlay district.

Request:

Purpose of request is to rezone all F-1 underlying zone district to Residential/Recreational One (RR-1). The included 0.25 acres of Shoreland-Wetland (S-W) is not to be affected by the rezoning. Purpose of rezone is requested in order to subdivide into three Residential/Recreational One (RR-1) parcels. This will allow applicant to build three separate dwellings for family.

Summary of Request & Project History:

The applicant is requesting to rezone the above described 8.7 acres of from F-1 to RR-1. The S/W District overlay is not part of the rezone request and would stay as an overlay. This type of overlay district is common in many areas throughout the County and with extensive conversations with the WI DNR the requests clearly needs to state that just the underlying County Zone Districts are subject to the request and that it does not affect the S/W overlay district. The Zoning Committee will see all rezone requests include this type of language in the future unless someone is truly attempting to rezone a S/W district which is extremely rare.

The F-1 zone district requirements would need a minimum of 5 acres and a 300' width requirement. Thus, the zone district change is being requested. The Town of Lenroot comprehensive plan future land use shows this area as "Forestry Residential". Forestry residential, as defined by the Town of Lenroot comprehensive plan, are: "Areas where the Town has seen growth in residential development and is anticipated to see this active continue. In order to protect

the natural resource base and to promote low density development it is recommended that development be limited to a minimum lot size of 5 acres with one single-family dwelling and no further subdivision of the lot within this area.”

The anticipated lot sizes if the rezone is approved would be 3 lots at approximately 2-3 acres per lot. While this is not what the comprehensive plan recognizes for a recommendation with the Forestry Residential Area is should be noted that multiple other lots with this designation along the Jolly Fisherman Road and Minnesota Ridge Lane are already less than the 5 acre recommendation.

If the property was rezoned to RR-1 the minimum lot sizes would be 100’ of width of frontage and 200’ of depth. The surrounding land area is mixed between F-1 and other RR-1 properties with single family dwelling development along Nelson Lake.

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

- 1 It would not be significantly 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 not create an objectionable view.
- 8 It would be consistent with the Town and/or County Comprehensive Plan
- 9 It would be compatible with the surrounding uses and the area.

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

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



Rezoning Application # 22-006

Town of Lenroot

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: Roger + Renee Sievers

Address: 2355 Brooks Ave, Red Wing, MN, 55066 (property does not have fire number yet)

Phone: 651-353-6219

Email: roger@Sieverscreative.com

Legacy PIN # 014942213117 (pin: 57-014-2-42-09-21-301-000-000170)

Acreage: 8.7

Change from District F-1 to RR-1

Property Description: See attached property description and legal description on attached deed

Purpose of

Request: to obtain the ability to subdivide into 3 RR-1 parcels. This will allow us to build 3 separate living structures. Our intent is to build family cabins. We are NOT seeking to develop and sell. RR-1 will allow us to subdivide into smaller parcels not allowed with F-1 - see letter of intent and proposed layout

Roger Sievers

Renee Sievers - Renee A. Sievers

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

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

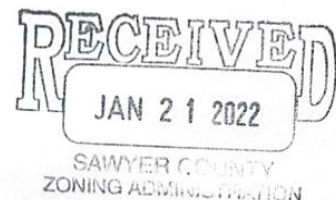
Name, Address, Phone & Email of Agent:

Phone: _____

Email: _____

Office Information: Fee: \$500.00

Date of Public Hearing 4-22-2022
March 18, 2022

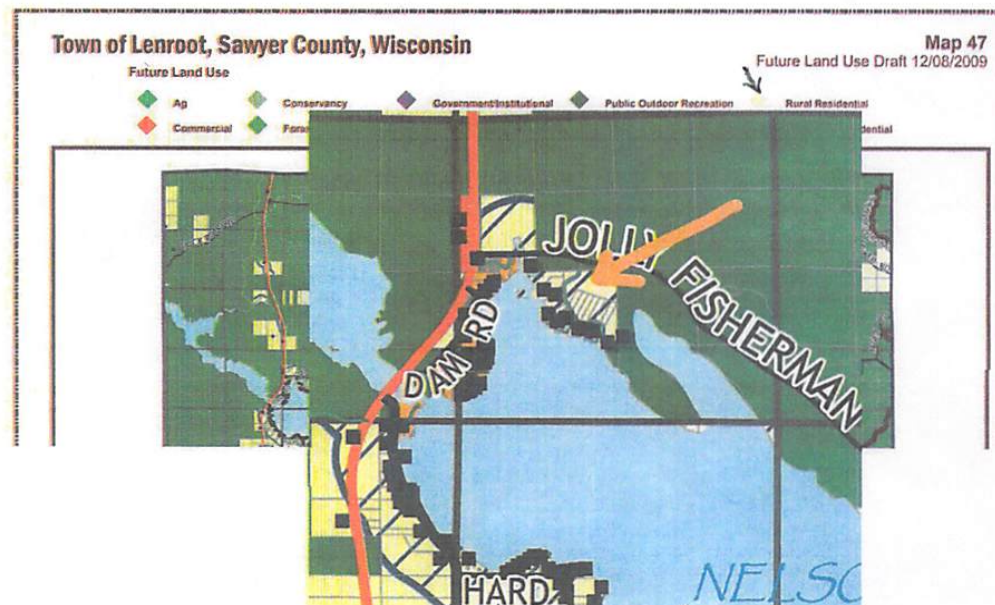


Roger & Renee Sievers
2355 Brooks Ave,
Red Wing, MN 55066
651.353.6219

This letter is to inform the respective committees of our intent for the property located on Minnesota Ridge Ln in Lenroot, WI (tax id#: 18230, Legacy Pin ID# 014942213117).

We purchased the land with the intent of building a family cabin and accompanying structures to allow for our family gatherings. I, Roger am the oldest of 12 kids whom many have their own children. We desire to build enough space that will allow our family members to come up and spend time enjoying the area with all the amenities a house would provide. This was not possible under the current F-1 zoning and bunkhouse rules. I would like to make sure that our intent is clear. We are not looking to sub divide for the purpose of developing and selling, but to have a family cabin that allows for our large family to have their own spaces. After speaking with Pat Brown at the Sawyer County Zoning Department, rezoning and subdividing appears to be the only way to accomplish the structures we desire. We are looking to build our main cabin 32'x36', a garage with a living quarters above (will be equal to or greater than 500 sq ft) and a guest cabin (will also be equal to or greater than 500 sq ft) . (see attached drawing titled "proposed layout").

In looking at the Lenroot Future Land Use Map it seems that the property we purchased is intended to be used as Rural Residential and not Forestry Residential. We intended to work closely with Sawyer County and the Town of Lenroot to ensure we maintain the Northwoods character in Lenroots comprehensive plan and to be in accordance with Sawyer County's Comprehensive Plan.



Real Estate Sawyer County Property Listing

Today's Date: 1/19/2022

Property Status: **Next Year**

Created On: 1/14/2022 4:07:17 PM

**Description**

Updated: 1/14/2022

Tax ID:	44389
PIN:	57-014-2-42-09-21-3 01-000-000170
Legacy PIN:	014942213117
Map ID:	
Municipality:	(014) TOWN OF LENROOT
STR:	S21 T42N R09W
Description:	PRT NESW
Recorded Acres:	8.700
Calculated Acres:	0.000
Lottery Claims:	0
First Dollar:	No
Waterbody:	Nelson Lake
Zoning:	(F-1) Forestry One
ESN:	400

**Tax Districts**

Updated: 1/14/2022

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

**Recorded Documents**

Updated: 1/14/2022

WARRANTY DEED	
Date Recorded: 12/22/2021	436673
EASEMENT	
Date Recorded: 7/6/2009	361499
JUDGMENT	
Date Recorded: 7/31/2006	340532
CERTIFIED SURVEY MAP	
Date Recorded: 4/26/1991	222923
WARRANTY DEED	
Date Recorded: 9/25/1986	201963

HISTORY [Expand All History](#)

White=Current Parcels Pink=Retired Parcels

Tax ID: 18230 **PIN:** 57-014-2-42-09-21-3 01-000-000010 **Leg. Pin:** 014942213101 **Map ID:** .9.1

44389 This Parcel Parents Children

**Ownership**

Updated: 1/14/2022

ROGER & RENEE SIEVERS RED WING MN**Billing Address:**

ROGER & RENEE SIEVERS
2355 BROOK AVE
RED WING MN 55066

Mailing Address:

ROGER & RENEE SIEVERS
2355 BROOK AVE
RED WING MN 55066

**Site Address** * indicates Private Road

N/A

**Property Assessment**

Updated: N/A

2021 Assessment Detail

Code	Acres	Land	Imp.
N/A			

2-Year Comparison	2020	2021	Change
Land:	0	0	0.0%
Improved:	0	0	0.0%
Total:	0	0	0.0%

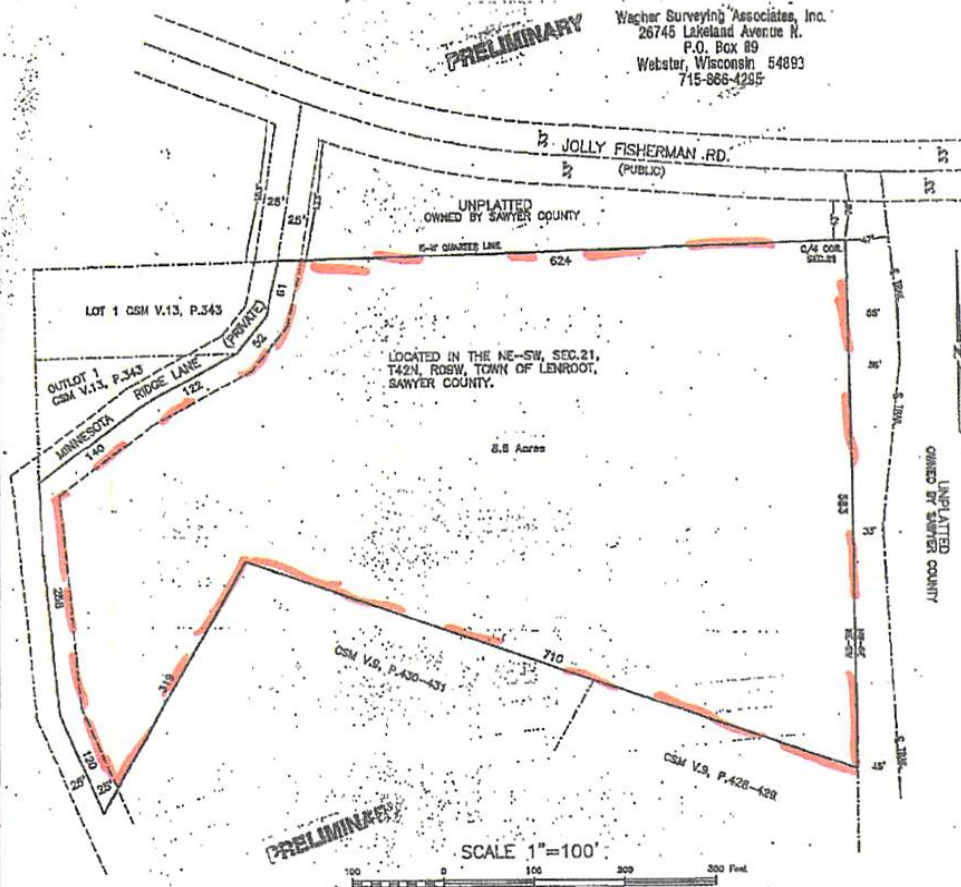
**Property History**

Parent Properties	Tax ID
57-014-2-42-09-21-3 01-000-000010	18230

Property Description map

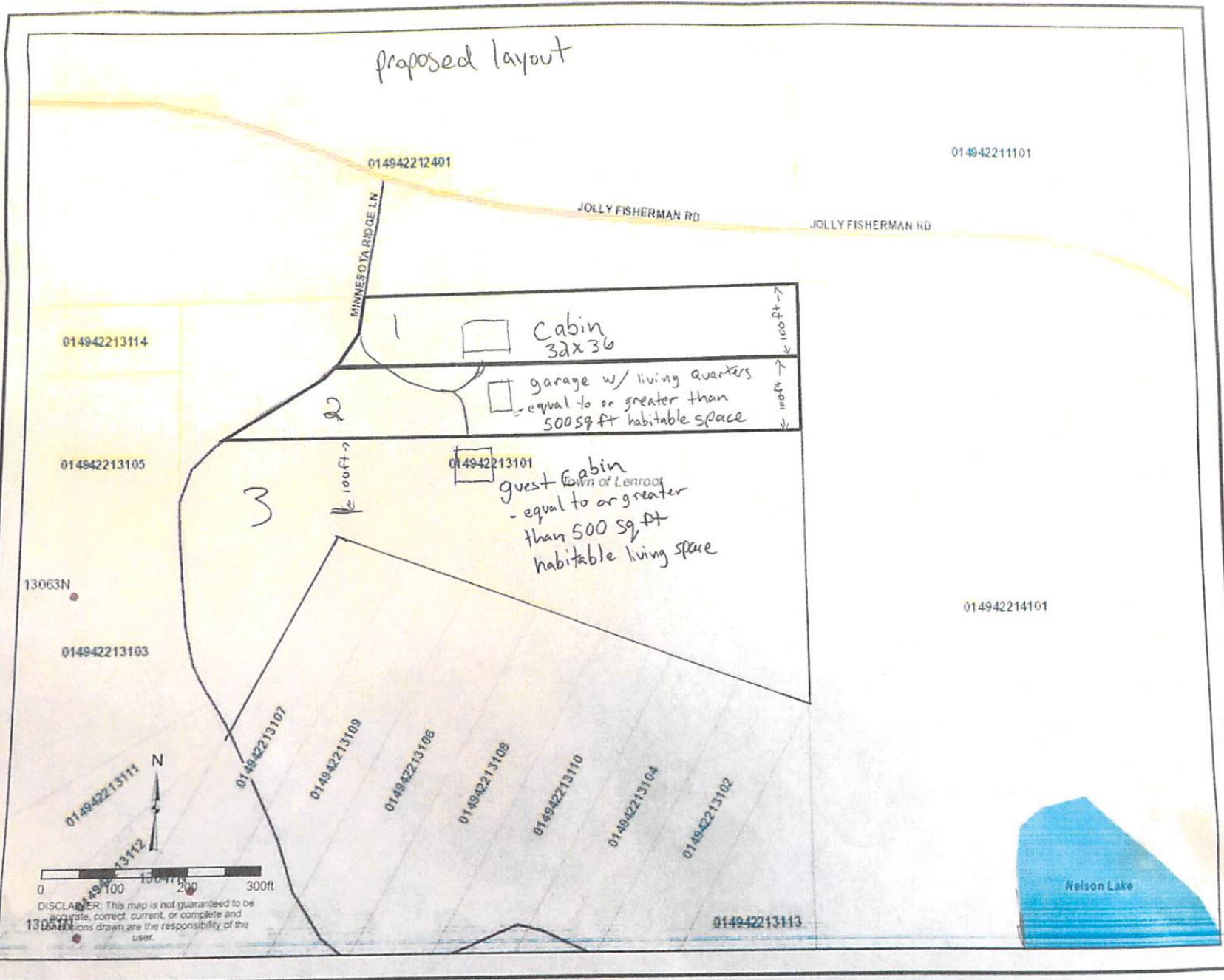
PRELIMINARY

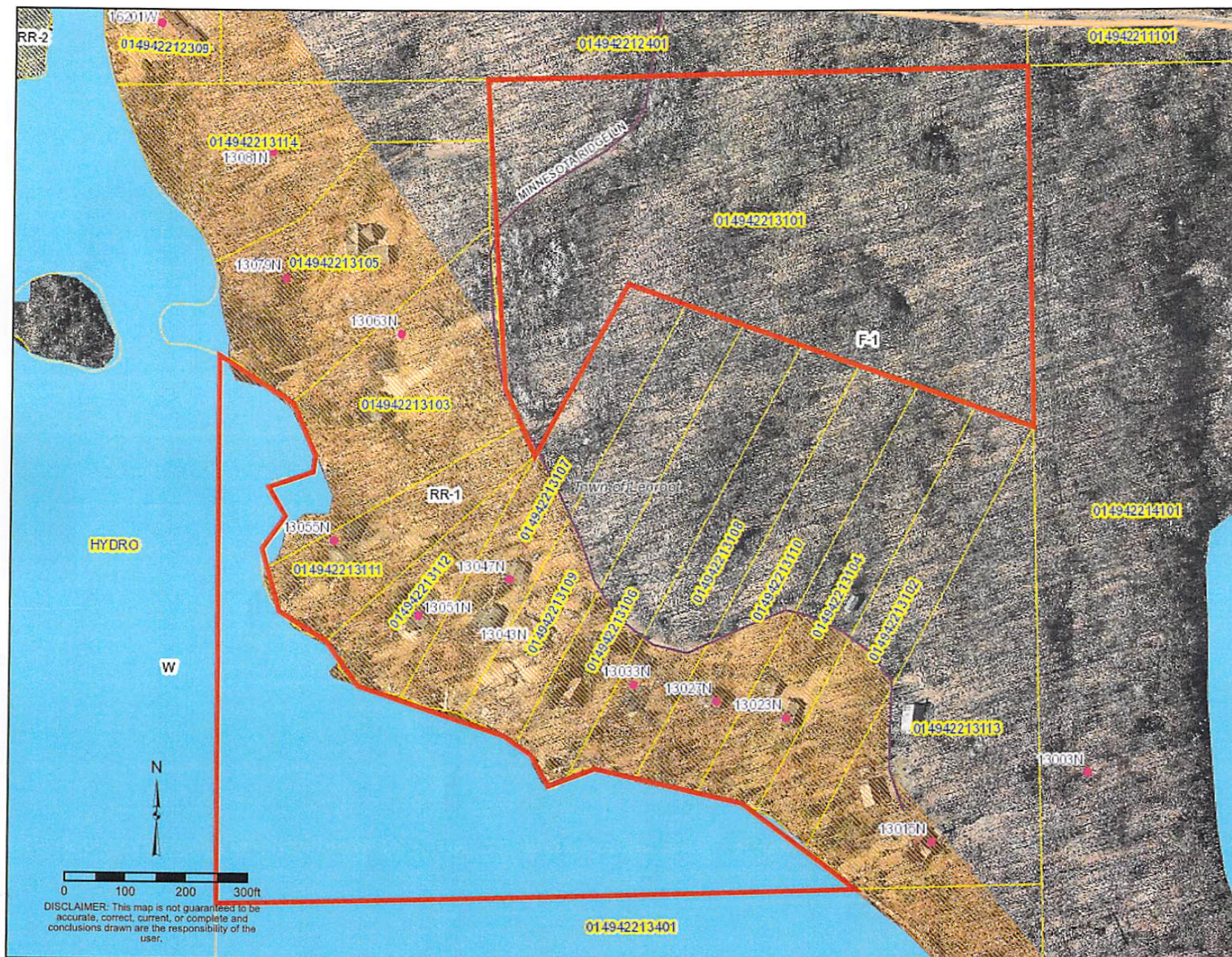
Wagner Surveying Associates, Inc.
26745 Lakeland Avenue N.
P.O. Box 89
Webster, Wisconsin 54893
715-866-4295



Wagner Surveying Associates, Inc.
26745 Lakeland Avenue N.
P.O. Box 89
Webster, Wisconsin 54893
715-866-4295

proposed layout







Surface Water Data Viewer Map



Legend

- Wetland Indicators
- Wetland Class Areas
- Wetland Class Points
 - Dammed pond
 - Excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
 - Filled excavated pond
- Filled Points
- Wetland Class Areas
- Filled Areas
- Wetland Class Areas
- Wetland Class Points
 - Dammed pond
 - Excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
 - Filled excavated pond
- Filled Points
- Wetland Class Areas
- Filled Areas
- Wetland Identifications and Confirmations
- NRCS Wetspots
- Municipality
- State Boundaries
- County Boundaries
- Major Roads
 - Interstate Highway
 - State Highway
 - US Highway
- County and Local Roads
 - County HWY
 - Local Road
- Drainage

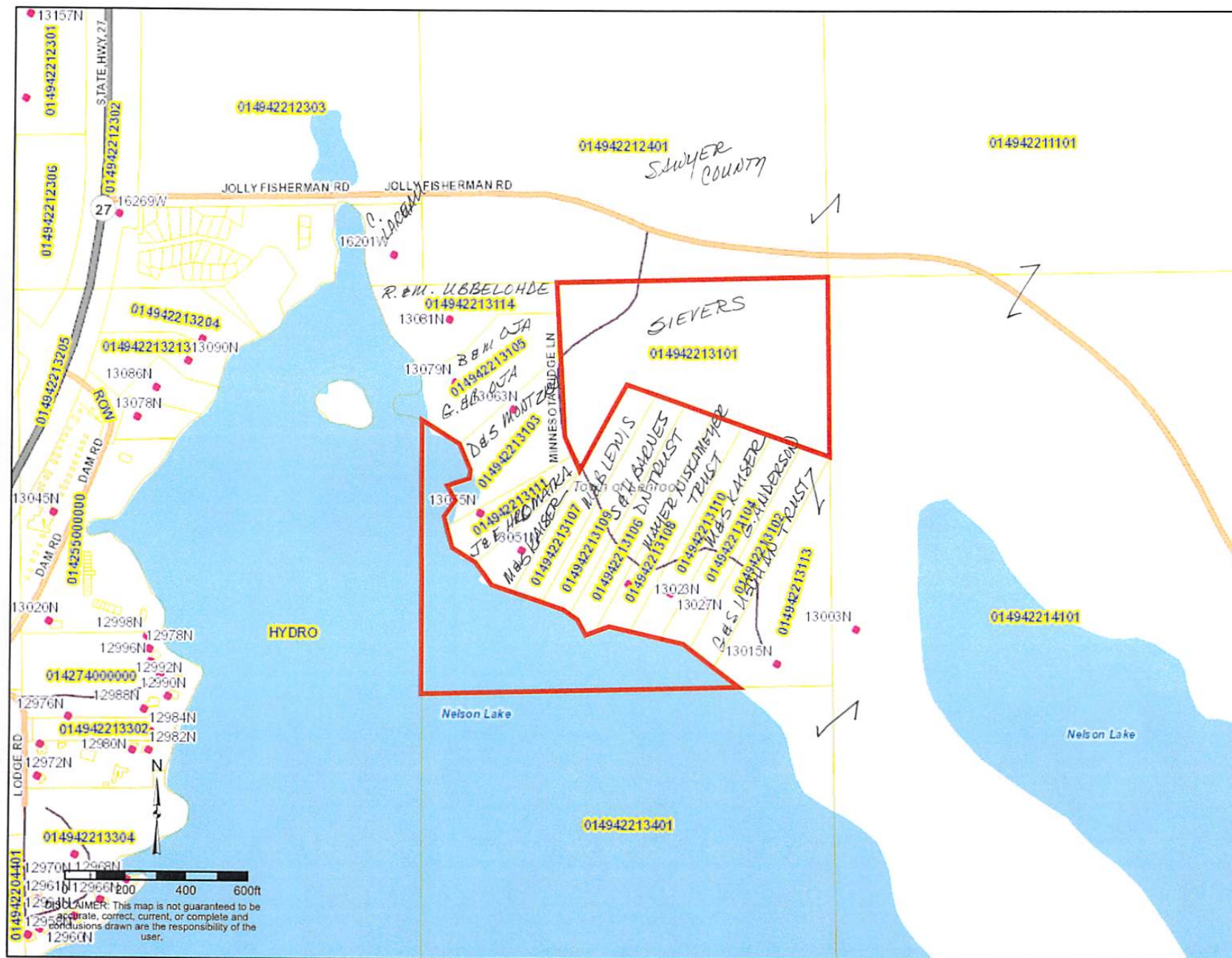
0.3 0 0.13 0.3 Miles

NAD_1983_HARN_Wisconsin_TM

1: 7,920

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

Notes

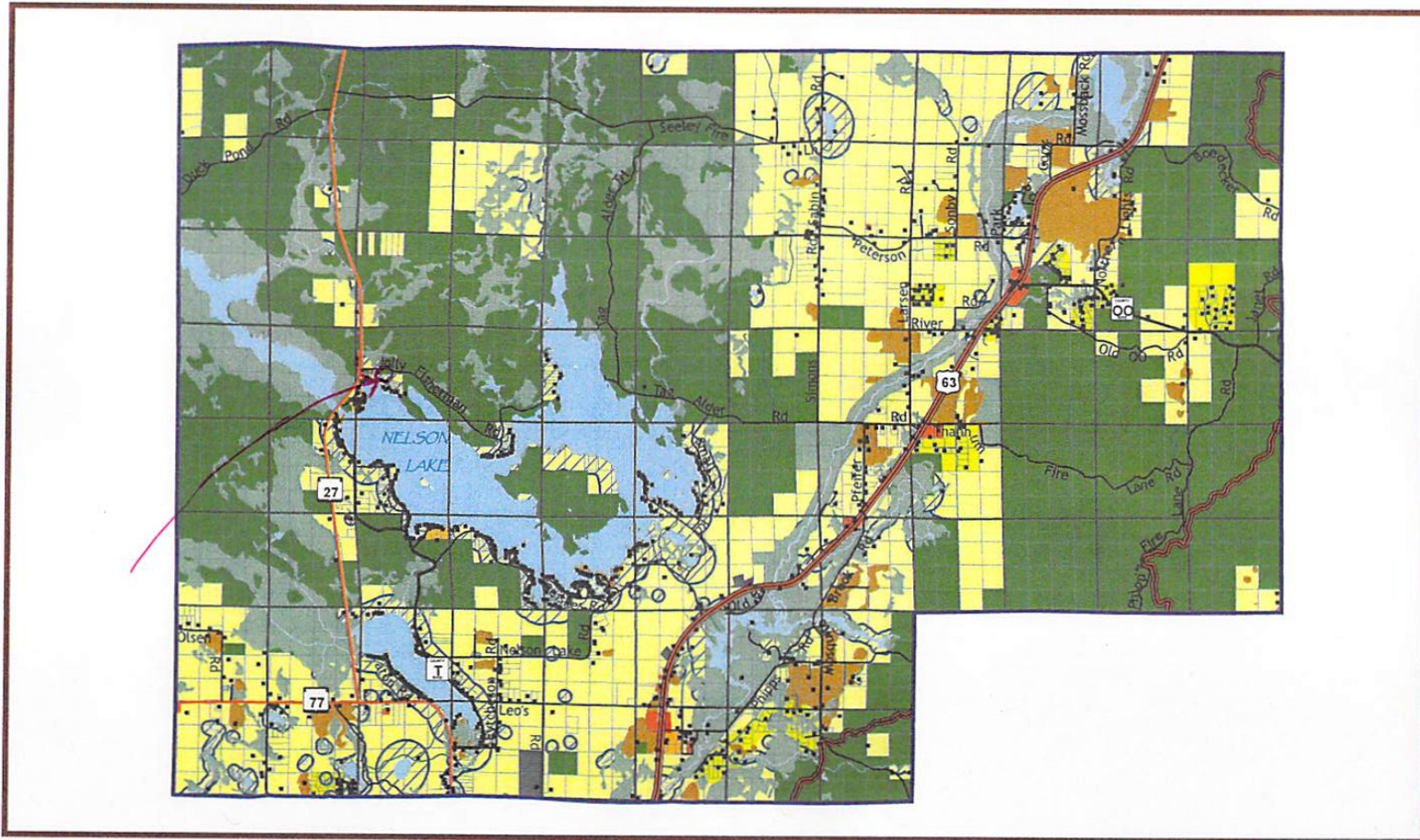


Town of Lenroot, Sawyer County, Wisconsin

Map 20 - Future Land Use

Future Land Use

- | | | | | |
|--|---|--|---|---|
|  Agricultural |  Conservancy |  Government/Institutional |  Public Outdoor Recreation |  Forestry Residential |
|  Commercial |  Rural Residential |  Industrial |  Resort Recreational |  Shoreland Residential |



Rezone Request STAFF REPORT

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

File: # RZN 22-002

Applicant:

Hathaway Lodge LLC (Steven Friendshuh)
PO Box 161
Stone Lake, WI 54876



Property Location & Legal Description:

Town of Edgewater Part of Government Lot 4; S20, T38N, R09W; Parcel #008-938-20-5402; 18.9 total acres; Zoned Forestry One (F-1) including 3.47 of Shoreland-Wetland as an overlay district.

Request:

Purpose of request is to rezone the 18.9 acres of the F-1 underlaying zone district to Residential/Recreational One (RR-1). The included 3.47 acres of Shoreland-Wetland (S-W) is not to be affected by the rezoning. The proposed rezone to Residential/Recreational One (RR-1) is requested in order to divide lot and build lakeshore cottages.

Summary of Request & Project History:

The applicant is requesting to rezone the above described 18.9 acres of from F-1 to RR-1. The S/W District overlay is not part of the rezone request and would stay as an overlay. This type of overlay district is common in many areas throughout the County and with extensive conversations with the WI DNR the requests clearly needs to state that just the underlaying County Zone Districts are subject to the request and that it does not affect the S/W overlay district. The Zoning Committee will see all rezone requests include this type of language in the future unless someone is truly attempting to rezone a S/W district which is extremely rare.

The F-1 zone district requirements would need a minimum of 5 acres and a 300' width requirement. Thus, the zone district change is being requested. The Town of Edgewater comprehensive plan future land use shows this area as "shoreland residential". Shoreland residential as defined by the Town of Edgewater comprehensive plan still references the old Lake Classification system which is no long in effect. These Lake Classifications were initially intended to protect environmental sensitive bodies of water. This property is located on Little Sissabagama and an unnamed lake which were "Wilderness" bodies of water which would have required a 300' wide lot of water frontage and a minimum land area of 5 acres. The Town Comp Plan references only up to the old Class 3 system which would have a minimum density of 1 home per 40,000 square feet of land area and 200' of frontage.

If the property was rezoned to RR-1 the minimum lot sizes would be 100' of width of frontage and 200' of depth under the new shoreland zoning rules and most likely could "fit" 4 lots on Little Sis. Also note that rezones cannot include conditions. With remaining F-1 the property could be divided into 3 lots but only 1 of the lots would be allowed Little Sissabagama Lake access.

The surrounding land area is mixed between F-1 and other RR-1 properties with single family dwelling development along Little Sissabagama Lake.

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

- 1 It would not be significantly 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 not create an objectionable view.
- 8 It would be consistent with the Town and/or County Comprehensive Plan
- 9 It would be compatible with the surrounding uses and the area.

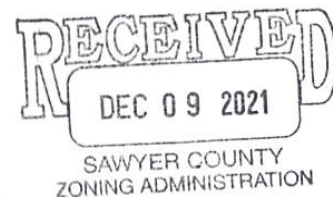
Findings of Fact for Denial: (choose from list below)

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

Rezone Application # 22-002Town of Edgewater
Sawyer County**Return Original**To: Sawyer County Zoning and Conservation
10610 Main Street, Suite 49
Hayward, WI 54843Phone: 715-634-8288
E-mail: Kathy.marks@sawyercountygov.orgOwner: HATHAWAY Lodge, LLC STEVEN FRIENDSHUFT - Sole Owner
HATHAWAY Lodge, LLCAddress: PO Box 161, Stone Lake, WI 54876Phone: 715-492-0265 Email: _____Legacy PIN # 008-938-20-5402 Acreage: 18.9 Ac.Change from District FORESTRY to RR-1**Property Description:**The East Half of Government Lot 4, Section 20, Township 38 North, Range 9 West,
located in the Town of Edgewater, Sawyer County, Wisconsin, EXCEPTING
therefrom all that part of the East Half thereof (determined by running a line midway
between the East and West line of said lot) lying North of the extended South line of
Government Lot 3 of said Section 20, Township 38 North, Range 9 West.**Purpose of****Request:**3389N GREEN LAKE ROADCHANGE FORESTRY TO RR-1 IN ORDER TO BUILD LAKESHORE
COTTAGESSTEVEN FRIENDSHUFTSteven Friendshuft***Please Print & Sign (Property Owner)**

The above hereby make application for a rezone. 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:

STEVEN FRIENDSHUFTPO Box 161STONE LAKE, WI 54876Phone 715-492-0265 Email: N/AOffice Information: Fee: \$400.00
Rev. 1/2021Date of Public Hearing 2-18-21

Real Estate Sawyer County Property Listing

Today's Date: 12/14/2021

Property Status: **Current**

Created On: 2/6/2007 7:55:16 AM

 Description

Updated: 10/9/2006

Tax ID:	9231
PIN:	57-008-2-38-09-20-5 05-004-000020
Legacy PIN:	008938205402
Map ID:	:4.2
Municipality:	(008) TOWN OF EDGEWATER
STR:	S20 T38N R09W
Description:	PRT GOVT LOT 4
Recorded Acres:	18.900
Calculated Acres:	18.209
Lottery Claims:	0
First Dollar:	Yes
Waterbody:	Little Sissabagama Lake Unnamed Lake
Zoning:	(F-1) Forestry One
ESN:	459

 Tax Districts

Updated: 2/6/2007

1	State of Wisconsin
57	Sawyer County
008	Town of Edgewater
650441	Birchwood School District
001700	Technical College

 Recorded Documents

Updated: 8/30/2021

 WARRANTY DEED	
Date Recorded: 8/27/2021	434300
 WARRANTY DEED	
Date Recorded: 7/7/2006	340064

 Ownership

Updated: 8/30/2021

HATHAWAY LODGE LLC STONE LAKE WI**Billing Address:****HATHAWAY LODGE LLC**
PO BOX 161
STONE LAKE WI 54876**Mailing Address:****HATHAWAY LODGE LLC**
PO BOX 161
STONE LAKE WI 54876 **Site Address**

* indicates Private Road

3389N GREEN LAKE RD STONE LAKE 54876

 Property Assessment

Updated: 6/28/2021

2021 Assessment Detail

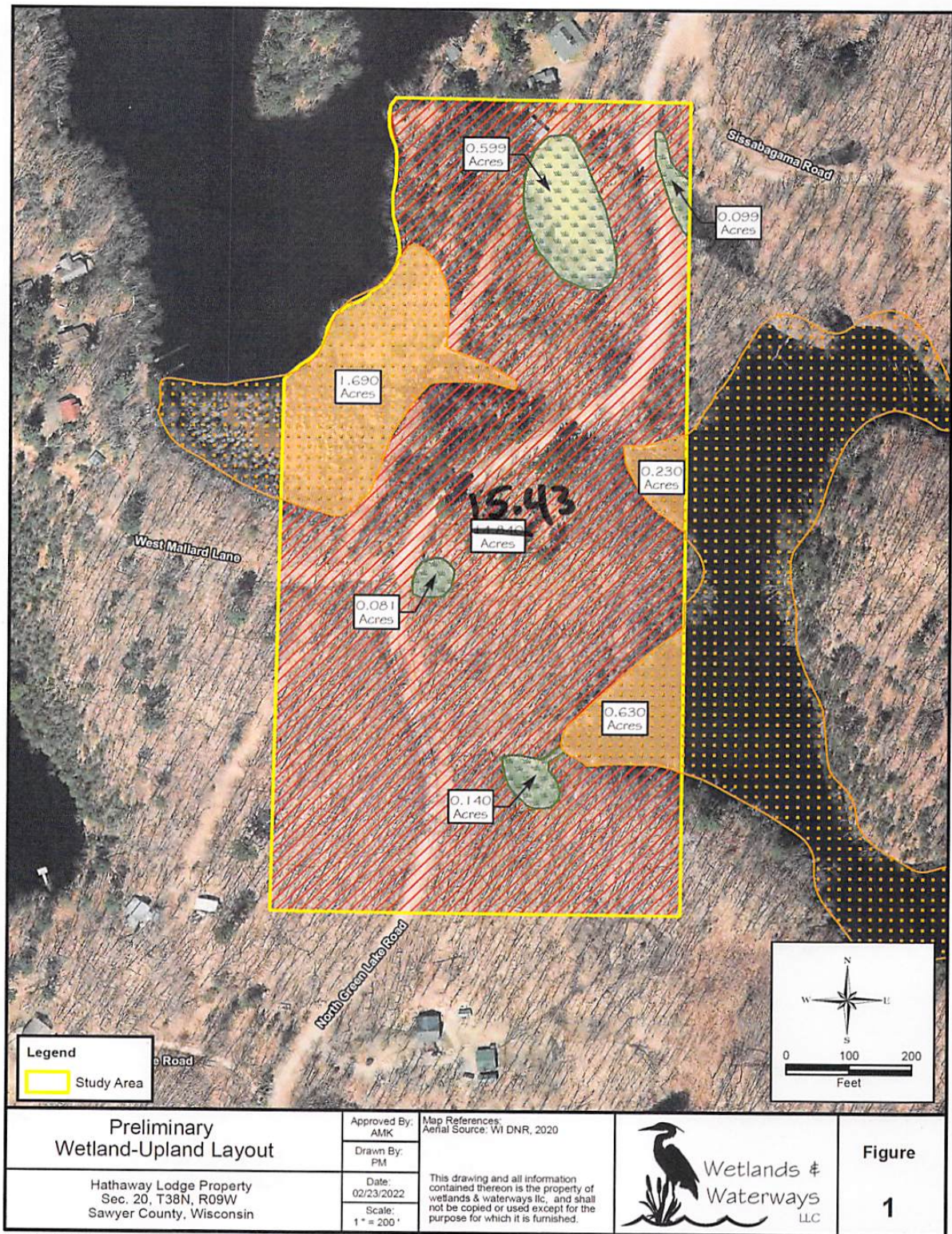
Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.900	274,500	1,100
G5-UNDEVELOPED	2.000	400	0
G6-PRODUCTIVE FOREST	15.000	24,000	0

2-Year Comparison

	2020	2021	Change
Land:	283,100	298,900	5.6%
Improved:	3,600	1,100	-69.4%
Total:	286,700	300,000	4.6%

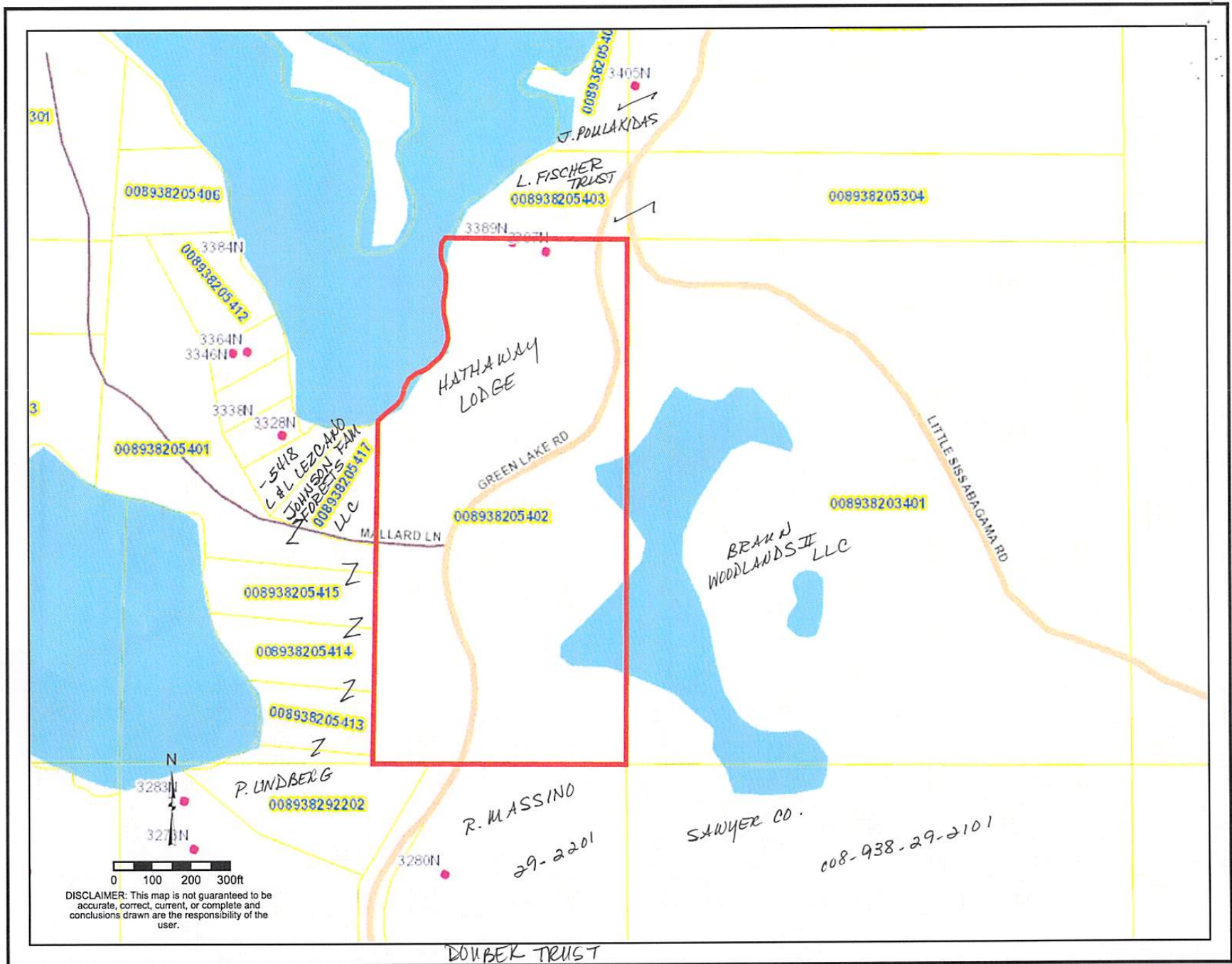
 Property History

N/A

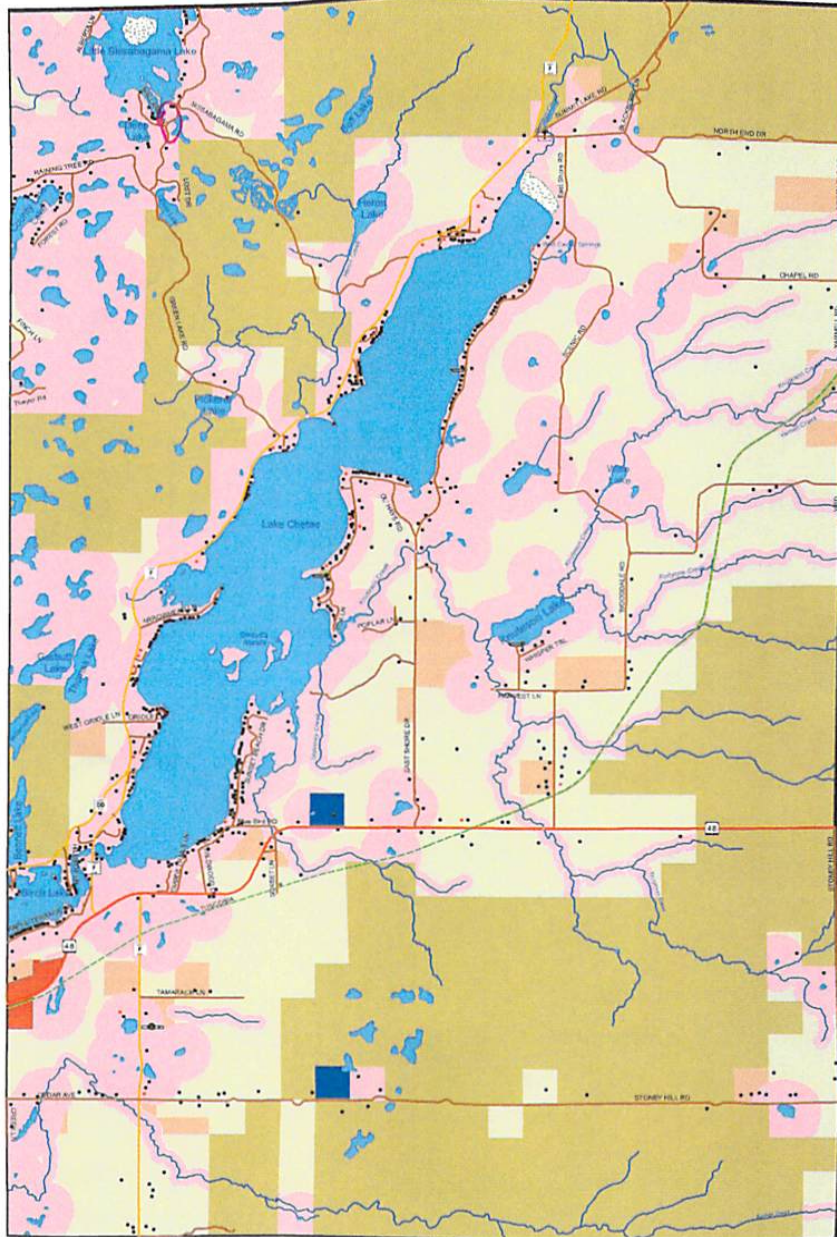


3.469 acres





Town of Edgewater, Future Land Use Map 44



0 0.2 0.4 0.6 1.2
Miles



- Agriculture
- Commercial
- Conservation Preserve
- Forest Residential
- Forestry
- Governmental/Institutional
- Park & Recreational
- Shoreland



Source:
Sawyer County,
Land Records Department,
and State of Wisconsin DNR.

Note:
Structure Database May 24, 2004
and last updated January 10, 2005
by Town Planning Committee.



Surface Water Data Viewer Map



Legend

- Wetland Indicators
- Wetland Class Areas
- Wetland Class Points
 - Dammed pond
 - Excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
 - Filled excavated pond
- Filled Points
- Wetland Class Areas
- Filled Areas
- Wetland Identifications and Confirmations
- NRCS Wetspots
- Railroads
- Index to EN_Image_Basemap_Leaf Off

Notes

0.1 0 0.03 0.1 Miles

NAD_1983_HARN_Wisconsin_TM

1: 1,980

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>



Conditional Use Permit Request STAFF REPORT

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

File: # CUP 22-009

Applicant:

Cynthia Pulver & Deborah Linc
2621 30th Ave
Elk Mound, WI 54739

Property Location & Legal Description:

Lake A-SHE-GON Heights, Lots 47 & 48 Block 2, Lot 1 CSM 16/84 #4045; S24, T39N, R08W; Parcel #004-146-02-4400; .710 total acres; Zoned Residential/Recreational Two (RR-2). Site address: 12597W N Bag-Waki Drive

Request: Permit desired for a 12' x 16' accessory building for tools & materials to aid in prepping the property for future dwelling. As per section 4.26 (1) of the Sawyer County Zoning Ordinance.

4.26(1)....The construction of accessory buildings on vacant property may only be allowed by Conditional Use with Town and Zoning Committee Approval. Granting of a Conditional Use will require within 3 years for a principal dwelling Land Use Permit to be applied for and the principal dwelling to be built within the permit time frame on the same parcel. Failure to build principal dwelling will result in citation and order for removal of accessory structure.

Project History & Summary of Request

As per conversations with the applicants the Conditional Use Permit is being requested to first build an outbuilding prior to constructing a cabin. Proposed accessory structure is to meet all other County Zoning setback and use requirements.

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 Land Use Permit is required and applied for accessory structure(s) within 1 year from the date of Zoning Committee decision.
- 2 Land Use Permit is required and applied for principal structure within 3 years from date of Zoning Committee decision. Failure to apply will result in citation with potential order for removal of accessory building.
- 3 Proposed accessory structure must me all other Sawyer County Zoning & Conservation requirements and compliant with all other State & Federal Laws
- 4 Size of proposed structure not to exceed 12' x 16'.

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

- 1 It would not be significantly 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 be consistent with the Town and/or County Comprehensive Plan
- 9 It would not create an objectionable view.

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

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



Conditional Use Public Hearing Application

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:

Cynthia L. Pulver + Deborah Linc
2621 30th Ave
EIR Mound WI 54739

Phone: 612 325-9308 Email: cindi.pulver@gmail.com

Property description including Parcel Number:

12597 W N. Bag Waki Dr Couderay WI 54828
Tax ID 4197, Legacy ID 004-146-02 440, PIN- 57-004-2-39-08-24-5 15-180-024400
Lake ASHE-GON Heights Lots 47 & 48 Block 2 Lot 1
CSM 16/84 #4045

Permit desired for:

STORAGE 12x16 for tools & material
to aid in prepping property for future dwelling.
S. 4.26

Cynthia L. Pulver
C L Pulver
Owner Print & Sign

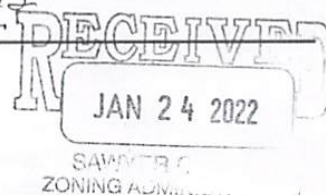
Deborah A. Linc.
Deborah A. Linc.
Owner Print & Sign

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:

Fee: \$350.00
Rev January 2021

Date of Public Hearing: 4-22-2022
3-18-2022



Real Estate Sawyer County Property Listing

Today's Date: 1/24/2022

Property Status: Current

Created On: 2/6/2007 7:55:08 AM

**Description**

Updated: 7/16/2021

Tax ID:	4197
PIN:	57-004-2-39-08-24-5 15-180-024400
Legacy PIN:	004146024400
Map ID:	-1.2.44
Municipality:	(004) TOWN OF COUDERAY
STR:	S24 T39N R08W
Description:	LAKE A-SHE-GON HEIGHTS LOTS 47 & 48 BLK 2 LOT 1 CSM 16/84 #4045
Recorded Acres:	0.710
Calculated Acres:	0.706
Lottery Claims:	0
First Dollar:	No
Waterbody:	Ashegon Lake
Zoning:	(RR2) Residential/Recreational Two
ESN:	

**Tax Districts**

Updated: 2/6/2007

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

**Recorded Documents**

Updated: 10/26/2021

WARRANTY DEED	
Date Recorded: 10/25/2021	435467
CERTIFIED SURVEY MAP	
Date Recorded: 8/10/1994	243331
WARRANTY DEED	
Date Recorded: 6/5/1992	229253
NOTE	
Date Recorded:	

**Ownership**

Updated: 10/26/2021

CYNTHIA L PULVER	ELK MOUND WI
DEBORAH A LINC	ELK MOUND WI

Billing Address:

CYNTHIA L PULVER
2621 30TH AVE
ELK MOUND WI 54739

Mailing Address:

CYNTHIA L PULVER
2621 30TH AVE
ELK MOUND WI 54739

**Site Address** * indicates Private Road

12597W N BAG-WAKI DR	COUDERAY 54828
----------------------	----------------

**Property Assessment**

Updated: 8/19/2013

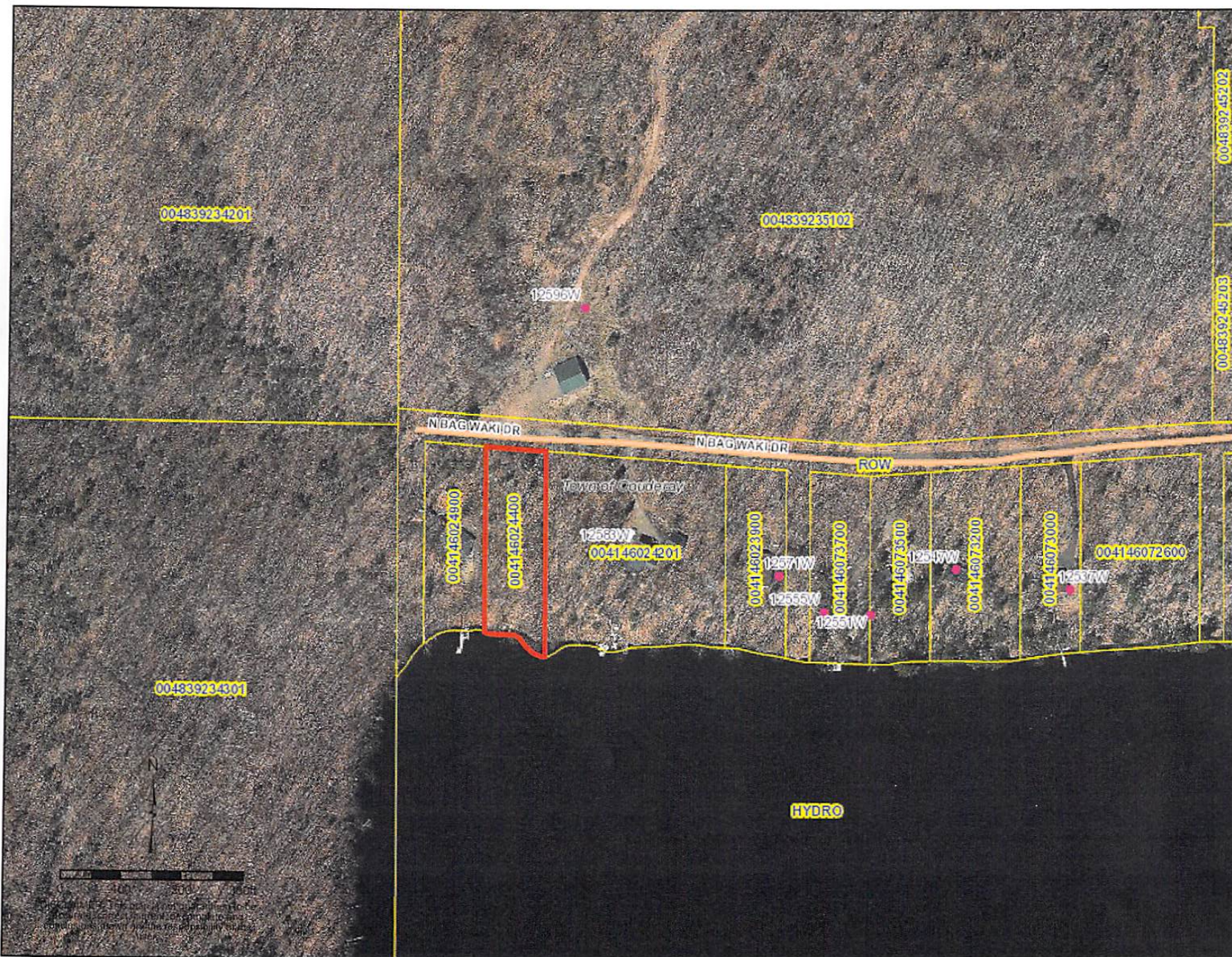
2021 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	0.710	70,400	0

2-Year Comparison	2020	2021	Change
Land:	70,400	70,400	0.0%
Improved:	0	0	0.0%
Total:	70,400	70,400	0.0%

**Property History**

N/A







Conditional Use Permit Request STAFF REPORT

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

File: # CUP 22-010

Applicant:

Charles & Elizabeth Bauer
14254W Poplar Lane
Hayward, WI 54843

Agent: Alex Kerkman/Olson Solar Energy

Property Location & Legal Description:

Malar Beach, Lots 14-19 Block 1 & Lots 13-19 Block 2; S30, T40N, R08W; Parcel #002-157-01-1400; .413 total acres; Zoned Residential/Recreational One (RR-1).

Request: Permit desired for a solar array installation ground mount system, located across Poplar Lane a Town Road. Array will be bored under the Town road for powering the dwelling. Size will be 70'x12'. As per Section 4.26 (2) accessory structure across a Town Road in the Sawyer County Zoning Ordinance.

Project History & Summary of Request

The applicant is requesting to build a 70' x 12' accessory structure (solar panel array) on a vacant parcel across the Town Road per Section 4.26(2) of the Sawyer County Zoning Ordinance. There would not be the ability to construct this size structure on the lake side parcel as well as available sunlight. By placing this structure on the back side of Poplar Lane it is proposed that the electrical lines associated with the array would be directionally bored under the road. While this request is for an alternative energy source it still required this approval process in that a ground mounted solar panel array is treated as an accessory structure within the Sawyer County Zoning & Conservation Department.

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 No commercial use or operation allowed with the solar array.
- 2 A deed restriction, recorded in the Register of Deeds, be placed on the 2 properties that they cannot be sold separately unless the array is removed.
- 3 A Land Use Permit is required for the construction of the array as part of an accessory structure.
- 4 Size of proposed accessory structure (solar panel array) not to exceed 70' x 12'
- 5 Must follow all other County, State, Federal regulations/laws including also abiding by Town of Bass Lake Conditions as specified from Town Board Meeting.

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

- 1 It would not be significantly 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 be consistent with the Town and/or County Comprehensive Plan
- 9 It would not create an objectionable view.

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

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



Conditional Use Public Hearing Application

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:

Dave (Charles) Bauer
14254 West Poplar Avenue
Hayward, WI, 54843

Phone: 612-221-4743

Email: dave@bauerhomestead.com

Property description including Parcel Number:

Tax ID: 1379
PIN: 57-002-2-40-08-30-5 15-165-011400
Legacy PIN: 002157011400
Map ID: -11.1.14-19
Description: MALABAR BEACH LOTS 14-19 BLK 1

Permit desired for:

Solar array installation, ground mount. Array located at parcel # 002157021300
wires to be bored under Poplar Lane, powering house at parcel # 002157011400
70' X 12'

5.4.26 (2) ACCESSORY STRUCTURE ACROSS TOWN ROAD

CHARLES D. BAUER
Charles D. Bauer
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.

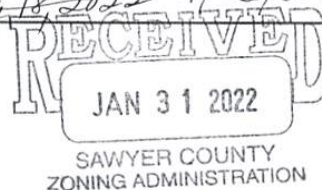
Name, Address, Phone & Email of Agent or Buyer:

Alex Kerkman / Olson Solar Energy
1009 Riders Club Rd, Onaleska, WI, 54650
608-386-3805
alex.kerkman@olsonsolarenergy.com

Email info

Fee: \$350.00
Rev January 2021

Date of Public Hearing: March 18, 2022 4/22/2022



Real Estate Sawyer County Property Listing

Today's Date: 2/2/2022

Property Status: **Current**

Created On: 2/6/2007 7:55:02 AM

**Description**

Updated: 9/29/2011

Tax ID:	1379
PIN:	57-002-2-40-08-30-5 15-165-011400
Legacy PIN:	002157011400
Map ID:	-11.1.14-19
Municipality:	(002) TOWN OF BASS LAKE
STR:	S30 T40N R08W
Description:	MALAR BEACH LOTS 14-19 BLK 1
Recorded Acres:	0.413
Calculated Acres:	0.413
Lottery Claims:	1
First Dollar:	Yes
Waterbody:	Grindstone Lake
Zoning:	(RR1) Residential/Recreational One
ESN:	445

**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: 1/31/2014

WARRANTY DEED
Date Recorded: 11/16/1993 238943 522/169

**Ownership**

Updated: 9/29/2011

CHARLES D & ELIZABETH L BAUER HAYWARD WI**Billing Address:**

CHARLES D & ELIZABETH L BAUER
14254W POPLAR LN
HAYWARD WI 54843

Mailing Address:

CHARLES D & ELIZABETH L BAUER
14254W POPLAR LN
HAYWARD WI 54843

**Site Address** * indicates Private Road

14254W POPLAR LN * HAYWARD 54843

**Property Assessment**

Updated: 9/13/2012

2022 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	0.413	190,100	220,200

2-Year Comparison

	2021	2022	Change
Land:	190,100	190,100	0.0%
Improved:	220,200	220,200	0.0%
Total:	410,300	410,300	0.0%

**Property History**

N/A

Real Estate Sawyer County Property
Listing

Today's Date: 3/23/2022

Property Status: Current

Created On: 2/6/2007 7:55:02 AM

Description	Updated: 9/29/2011
Tax ID: 1388	
PIN: 57-002-2-40-08-30-5 15-165-021300	
Legacy PIN: 002157021300	
Map ID: -11.2.13-19	
Municipality: (002) TOWN OF BASS LAKE	
STR: S30 T40N R08W	
Description: MALAR BEACH LOTS 13-19 BLK 2	
Recorded Acres: 0.482	
Lottery Claims: 0	
First Dollar: No	
Zoning: (RR1) Residential/Recreational One	
ESN: 445	

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: 1/31/2014
WARRANTY DEED	
Date	
Recorded: 11/16/1993	238943 522/169

Ownership	Updated: 9/29/2011
CHARLES D & ELIZABETH L BAUER	HAYWARD WI

Billing Address:	Mailing Address:
CHARLES D & ELIZABETH L BAUER 14254W POPLAR LN HAYWARD WI 54843	CHARLES D & ELIZABETH L BAUER 14254W POPLAR LN HAYWARD WI 54843

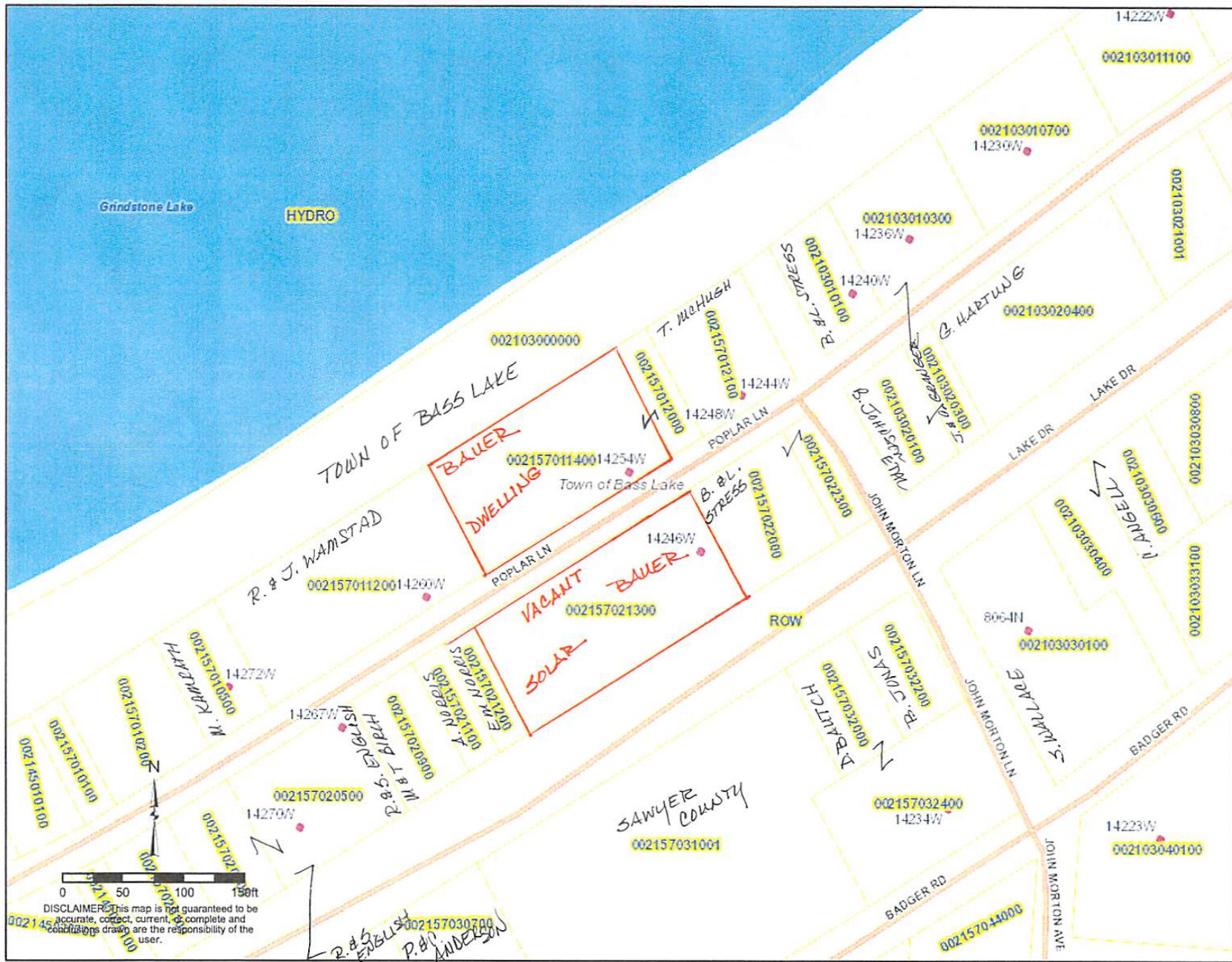
Site Address	* indicates Private Road
N/A	

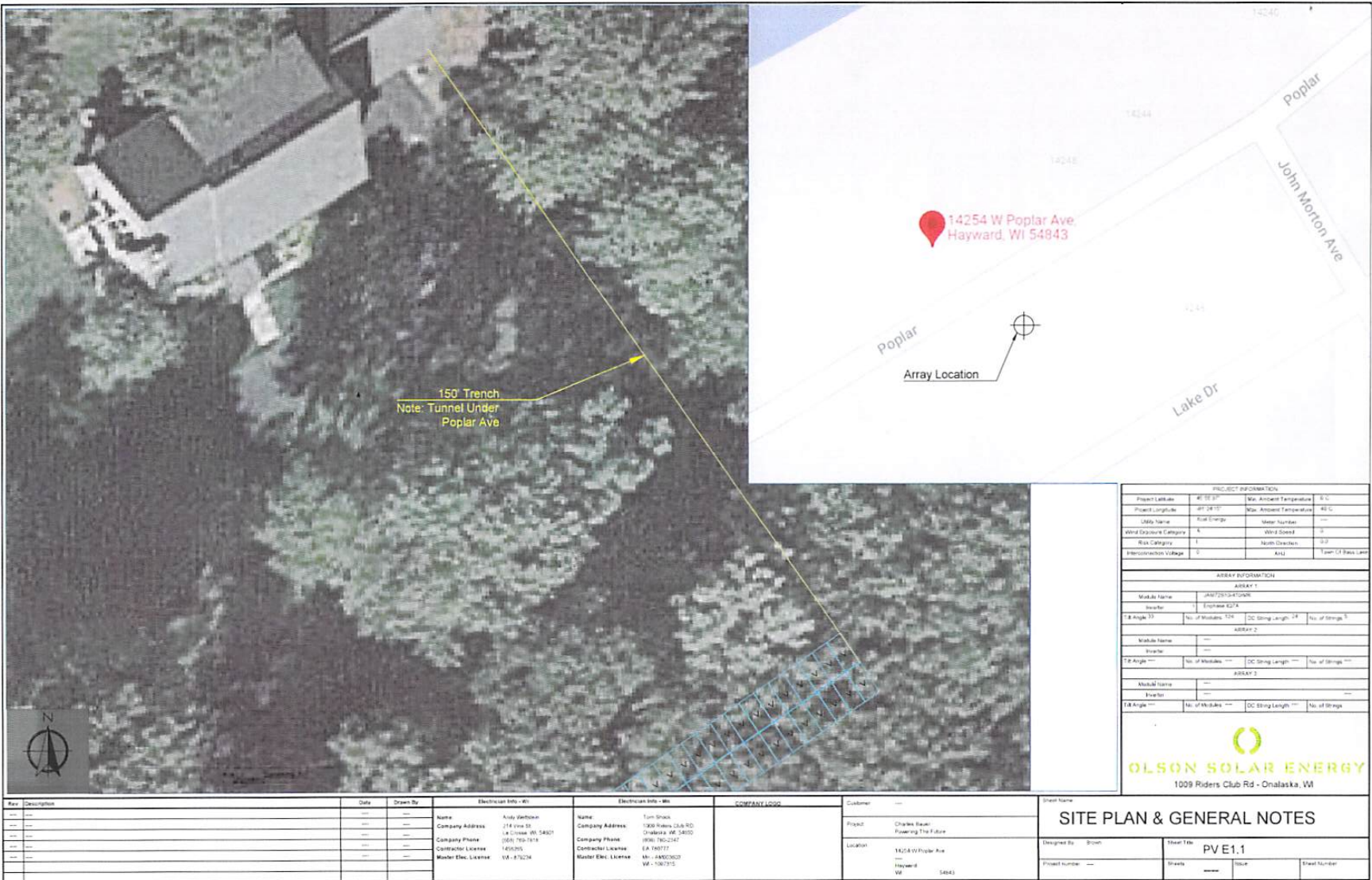
Property Assessment	Updated: 9/13/2012
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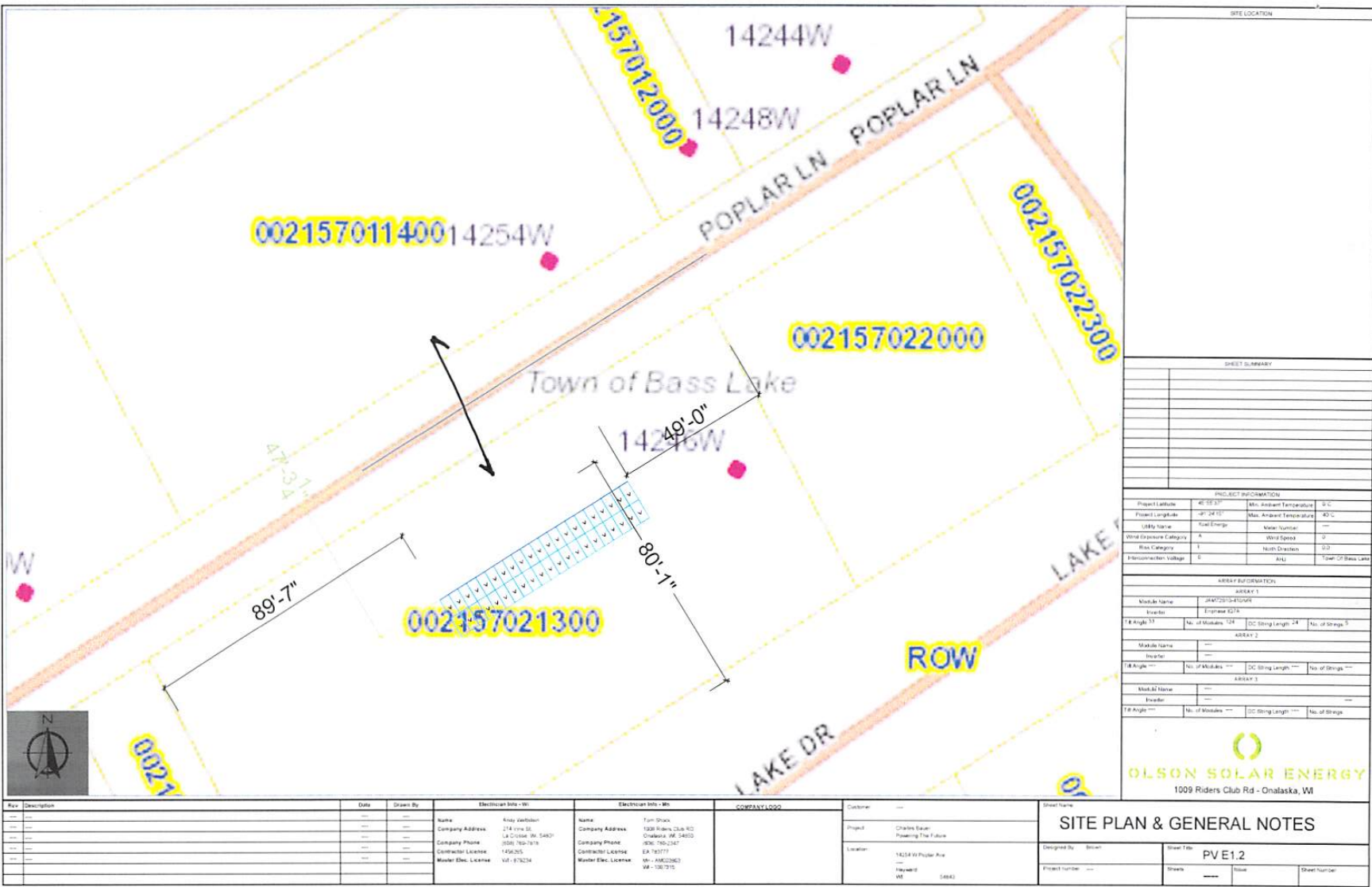
2022 Assessment Detail			
Code	Acres	Land	Imp.
G1-RESIDENTIAL	0.482	6,700	0

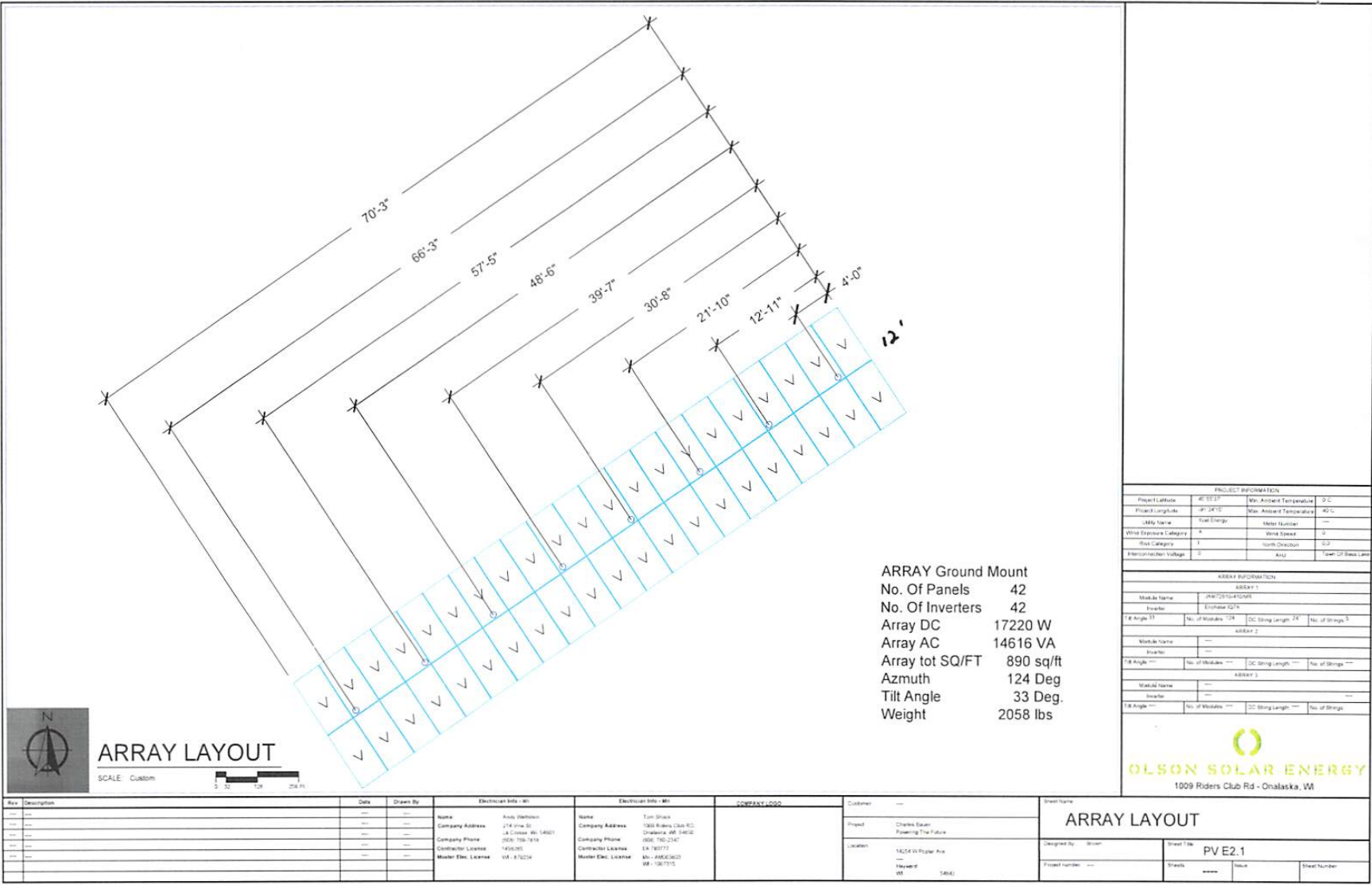
2-Year Comparison	2021	2022	Change
Land:	6,700	6,700	0.0%
Improved:	0	0	0.0%
Total:	6,700	6,700	0.0%

Property History
N/A

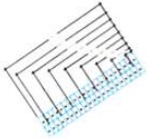
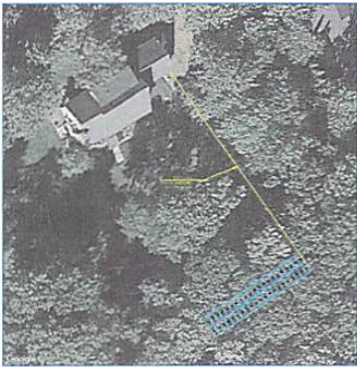








U361:



GENERAL NOTES

SHEET SUMMARY

PROJECT INFORMATION

AREA 1 INFORMATION

AREA 2 INFORMATION

AREA 3 INFORMATION

OLSON SOLAR ENERGY
1009 Riders Club Rd - Onalaska, WI

Rev	Description	Date	Drawn By	Engineering Stamp	Company Contact Info	COMPANY LOGO	Customer	Project	Location	Designed By	Drawn	Sheet Title	Project Number	Sheets	Issue	Sheet Number
---	---	---	---	---	Company Name: --- Company Address: --- Company Phone: --- Company FAX: --- Company Email: ---	---	---	Charles Smith Planning The Future	14214 W Poplar Ave Mayfield WI 54642	---	---	PVS1.1	---	---	---	---

RACKING SCHEMATIC





Conditional Use Permit Request STAFF REPORT

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

File: # CUP 22-011

Applicant:

Darryl & Ruth Mast
6506N Old 27 Road
Stone Lake, WI 54876

Property Location & Legal Description:

Town of Sand Lake. Part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$; S09, T39N, R09W; Parcel #026-939-09-3301; 40 total acres; Zoned Agricultural One (A-1). Site Address 6506N Old 27 Road.

Summary of Request and Project History: Permit desired to build a 48 unit self-storage facility approximately 150' North of the South property line, on the East end of the front 40. The applicant's plan is to erect a 50' x 290' building. 48 individual units with the possibility of adding a second building in the future. This request is made as per Section 17.4 (B) (13) of the Sawyer County zoning Ordinance for a mini storage warehouse unit.

This request is a little unique in that generally these types of structures are found within the C-1 District. However, The Sawyer County Zoning Ordinance does allow for these types of structures as a CUP within the A-1 District per current Ordinance. This CUP request would go with the property and if a CUP is approved it was also grant approval to erect the 2nd building with an application for a Land Use Permit within 5 years of CUP approval date. If a Land Use Permit is not applied for within 5 years and erected within the permit time-frame the applicant will need to reapply for a CUP.

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 Size of building to be approximately 50' x 290'
- 2 All setbacks are to be met.
- 3 All other town, County, State, Federal Laws are followed.
- 4 All signage to meet requirements of Sawyer County Zoning Ordinance.
- 5 All lighting to be downed lighting.
- 6 Land Use Permit required for first and second proposed building within a 5-year time frame.

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

- 1 It would not be significantly 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 be consistent with the Town and/or County Comprehensive Plan
- 9 It would not create an objectionable view.

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

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



Conditional Use Public Hearing Application

TO: Sawyer County Zoning and Conservation Administration

10610 Main Street Suite 49

Hayward, Wisconsin 54843

Attn: Kathy Marks E-mail: kathy.marks@sawyercountygov.org

Phone: 715-638-3225

Property Owner Name & Address:

Darryl E Ruth Mast

10546 N Old 27 Rd

Stone Lake, WI 54876

Phone: 715-699-0109

Email: darrylmast@centurytel.net

Property description including Parcel Number:

Tax ID 28106

SW1/4 SW1/4 E SE1/4 SW1/4, Sec. 09, T39N, R09W; Part of Parcel
#026-939-09-3301 ~~3301~~

Permit desired for:

Build 48 unit self-storage facility approximately 150' N
of the South property line, on the East end of the front 40.

Our plan is to erect a 50' x 290' ^{building} 48 individual units,
with the possibility of adding a second building in the future.

Pz 17.4 (B) (13)

Ruth Mast
Ruth Mast

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:

Fee: \$350.00

Rev January 2021

Date of Public Hearing: March 18, 2022 April 22, 2022

>>Self-Storage Facility Operating Plan

Darryl Mast

6506N Old 27 Rd; Stone Lake, WI 54876

We are requesting a conditional use permit to build a 48-unit self-storage facility approximately 150' North of our South property line, on the East end of the front forty.

Our plan is to erect a 50' x 290' building comprised of 48 individual units, with the possibility of adding a second building in the future.

Real Estate Sawyer County Property Listing

Today's Date: 2/4/2022

Property Status: **Current**

Created On: 2/6/2007 7:55:47 AM

**Description**

Updated: 8/3/2005

Tax ID:	28106
PIN:	57-026-2-39-09-09-3 03-000-000010
Legacy PIN:	026939093301
Map ID:	.11.1
Municipality:	(026) TOWN OF SAND LAKE
STR:	S09 T39N R09W
Description:	SWSW
Recorded Acres:	40.000
Calculated Acres:	31.252
Lottery Claims:	1
First Dollar:	Yes
Waterbody:	Unnamed Lake
Zoning:	(A-1) Agricultural One
ESN:	423

**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

**Recorded Documents**

Updated: 9/12/2014

WARRANTY DEED
Date Recorded: 3/3/2004 319753

**Ownership**

Updated: 2/6/2007

DARRYL M & RUTH ANN MAST STONE LAKE WI**Billing Address:****Mailing Address:**

DARRYL M & RUTH ANN MAST **DARRYL M & RUTH ANN MAST**
 6506N OLD 27 RD 6506N OLD 27 RD
 STONE LAKE WI 54876 STONE LAKE WI 54876

**Site Address** * indicates Private Road

6506N OLD 27 RD STONE LAKE 54876

**Property Assessment**

Updated: 4/13/2021

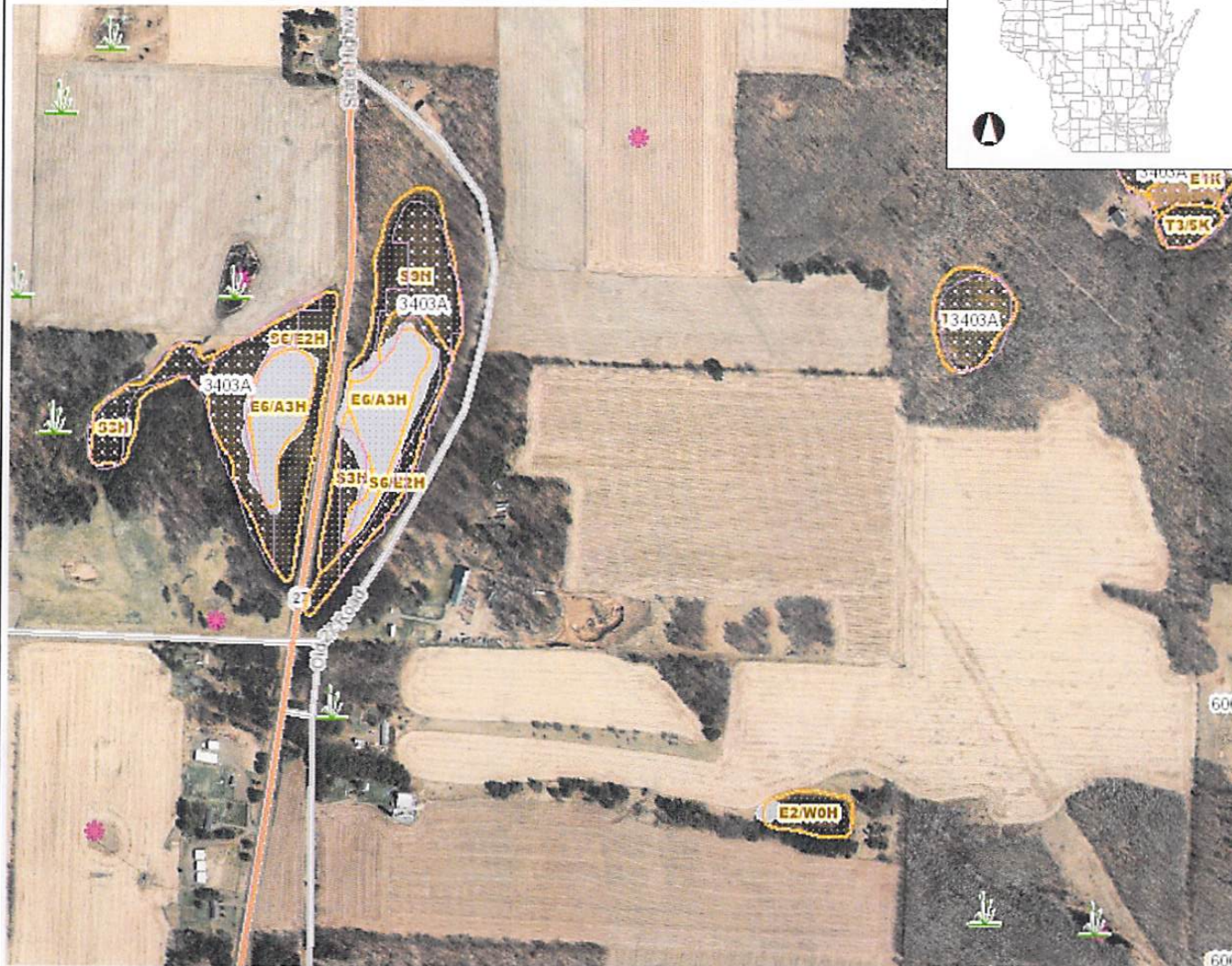
2022 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.000	5,000	67,200
G2-COMMERCIAL	1.000	5,000	98,500
G4-AGRICULTURAL	20.000	1,700	0
G5-UNDEVELOPED	14.000	4,200	0
G8-AGRICULTURAL FOREST	4.000	4,000	0

2-Year Comparison	2021	2022	Change
Land:	19,900	19,900	0.0%
Improved:	165,700	165,700	0.0%
Total:	185,600	185,600	0.0%

**Property History**

N/A



0.3	0	0.13	0.3 Miles
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NAD_1983_HARN_Wisconsin_TM

1: 7,920

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

Legend

-  Wetland Indicators
 Wetland Class Areas
 Wetland Class Points
 Dammed pond
 Excavated pond
 Filled/drained wetland
 Wetland too small to delineate
 Filled excavated pond
 Filled Points
 Wetland Class Areas
 Filled Areas
 Wetland Class Areas
 Wetland Class Points
 Dammed pond
 Excavated pond
 Filled/drained wetland
 Wetland too small to delineate
 Filled excavated pond
 Filled Points
 Wetland Class Areas
 Filled Areas
 Wetland Identifications and Confirmations
 NRCS Wetspots
 Municipality
 State Boundaries
 County Boundaries
 Major Roads
 Interstate Highway
 State Highway
 US Highway
 County and Local Roads
 County HWY
 Local Road
 Railroads

Notes



Conditional Use Permit Request STAFF REPORT

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

File: # CUP 22-012

Applicant:

William & Allison Larson
1010 County Road W
Two Rivers, WI 54241

Property Location & Legal Description:

Part of the NE ¼ of the NE ¼, Lot 1 CSM 14/372 #3615; S09, T39N, R05W; Parcel #032-538-09-1121; 1.52 total acres; Zoned Residential One (R-1). Site Address 4489N Price Dam Road

Request: Permit desired for a 30' x 30' garage on a concrete slab on vacant property. Contains no habitable space. As per section 4.26 (1) of the Sawyer County Zoning Ordinance.

4.26(1)....The construction of accessory buildings on vacant property may only be allowed by Conditional Use with Town and Zoning Committee Approval. Granting of a Conditional Use will require within 3 years for a principal dwelling Land Use Permit to be applied for and the principal dwelling to be built within the permit time frame on the same parcel. Failure to build principal dwelling will result in citation and order for removal of accessory structure.

Project History & Summary of Request

As per conversations with the applicants the Conditional Use Permit is being requested to first build an outbuilding prior to constructing a cabin. Proposed accessory structure is to meet all other County Zoning setback and use requirements.

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 Land Use Permit is required and applied for **accessory structure(s)** within 1 year from the date of Zoning Committee decision.
- 2 Land Use Permit is required and applied for **principal structure** within 3 years from date of Zoning Committee decision. Failure to apply will result in citation with potential order for removal of accessory building.
- 3 Proposed accessory structure must meet all other Sawyer County Zoning & Conservation requirements including setbacks and also compliant with all other State & Federal Laws
- 4 Size of proposed structure not to exceed 30' x 30' with no habitable area.

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

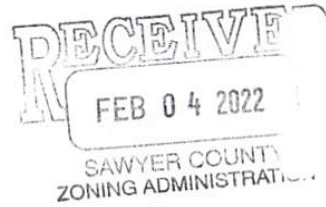
- 1 It would not be significantly damaging to the rights of others or property values
- 2 It would not be detrimental to ecology, wild life, wetlands or shorelands.
- 3 It would not create an air quality, water supply, or pollution problem.
- 4 It would not create topographical problems such as run off, 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 be consistent with the Town and/or County Comprehensive Plan
- 9 It would not create an objectionable view.

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

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



Conditional Use Public Hearing Application



TO: Sawyer County Zoning and Conservation Administration
10610 Main Street Suite 49
Hayward, Wisconsin 54843

Attn: Kathy Marks E-mail: kathy.marks@sawyercountygov.org

Phone: 715-638-3225

Property Owner Name & Address:

WILLIAM & ALLEEN LABOW
1010 CTH V.V.
TWO BEVERS WI 54241

Phone: (715) 901-3969

Email: WWORC@HOTMAIL.COM

Property description including Parcel Number:

PRT NENE LOT 1 CSM 14/372 #3615, S09, T38N, R05W,
#032-538-09-1121, JAX ID #43610

Permit desired for:

DETACH GARAGE 30'x30' ON CONCRETE SLAB. NOT FOR LIVING PURPOSES
4.26(1)
ON VACANT PROPERTY

WILLIAM LABOW

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:

Fee: \$350.00

Rev January 2021

Date of Public Hearing:

April 22, 2022

Real Estate Sawyer County Property Listing

Today's Date: 2/7/2022

Property Status: Current

Created On: 8/14/2019 10:48:37 AM

 Description

Updated: 8/14/2019

Tax ID:	43610
PIN:	57-032-2-38-05-09-1 01-000-000210
Legacy PIN:	032538091121
Map ID:	
Municipality:	(032) TOWN OF WINTER
STR:	S09 T38N R05W
Description:	PRT NENE LOT 1 CSM 14/372 #3615
Recorded Acres:	1.520
Calculated Acres:	0.000
Lottery Claims:	0
First Dollar:	No
Waterbody:	Winter Lake
Zoning:	(R-1) Residential One
ESN:	428

 Tax Districts

Updated: 8/14/2019

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

 Recorded Documents

Updated: 8/21/2020

 TRUSTEES DEED	
Date Recorded: 8/7/2020	425577
 NOTE	
Date Recorded: 8/14/2019	
 TRUST DEED	
Date Recorded: 8/6/2008	355177
 WARRANTY DEED	
Date Recorded: 9/19/1997	263219 613/294
 CERTIFIED SURVEY MAP	
Date Recorded: 1/21/1993	233227

HISTORY [Expand All History](#)

White=Current Parcels

Pink=Retired Parcels

 **Tax ID:** 33941 **PIN:** 57-032-2-38-05-09-1 01-000-000080 **Leg. Pin:** 032538091108 **Map ID:** .1.8

43610 This Parcel  Parents  Children

 Ownership

Updated: 8/21/2020

WILLIAM & ALLISON LARSON TWO RIVERS WI**Billing Address:****Mailing Address:**

WILLIAM & ALLISON LARSON **WILLIAM & ALLISON LARSON**
 1010 COUNTY RD VV 1010 COUNTY RD VV
 TWO RIVERS WI 54241 TWO RIVERS WI 54241

**Site Address** * indicates Private Road

4489N PRICE DAM RD WINTER 54896

**Property Assessment**

Updated: 5/15/2020

2022 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.520	55,100	0

2-Year Comparison

	2021	2022	Change
Land:	55,100	55,100	0.0%
Improved:	0	0	0.0%
Total:	55,100	55,100	0.0%

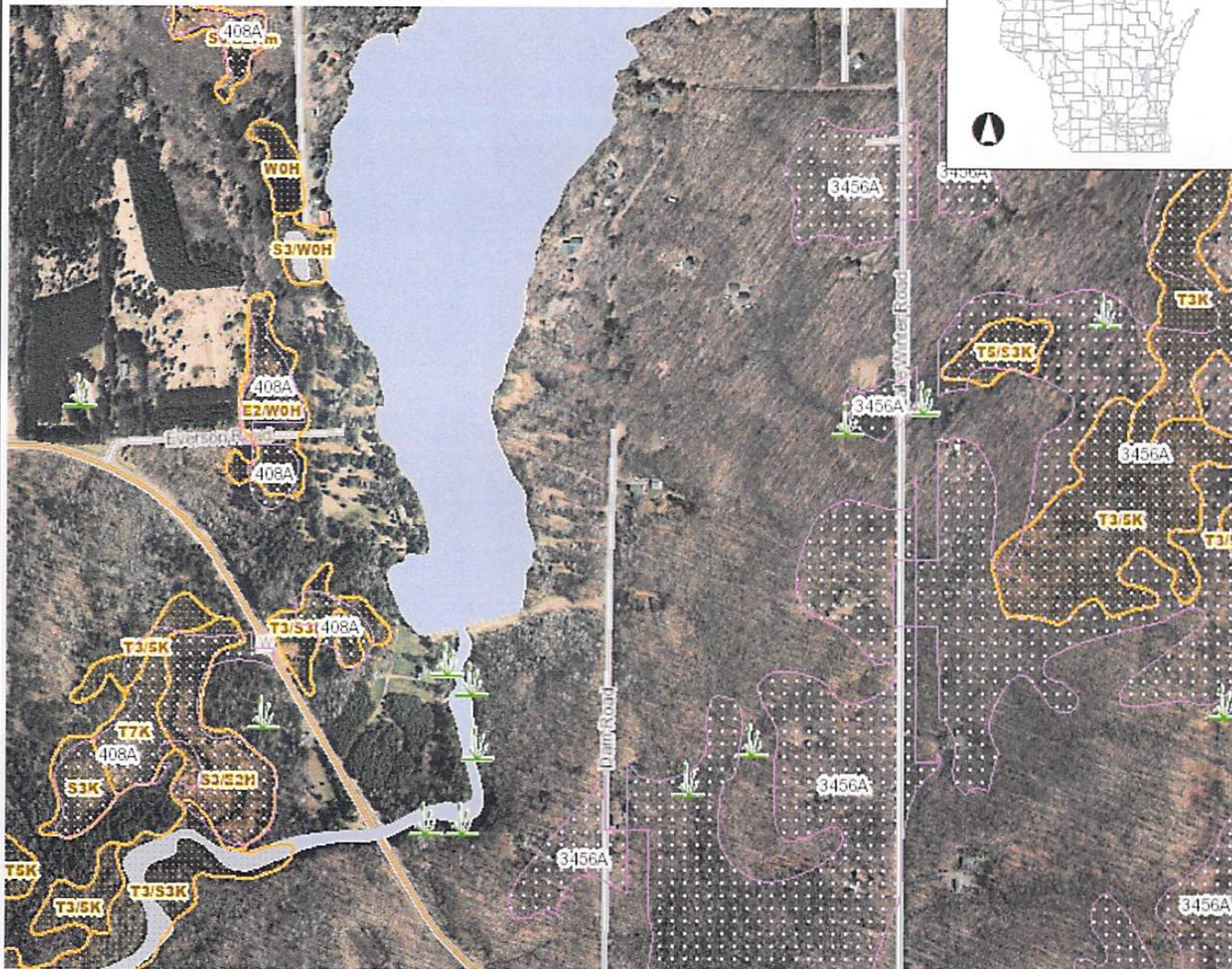
**Property History**

Parent Properties	Tax ID
57-032-2-38-05-09-1 01-000-000080	33941









0.3 0 0.13 0.3 Miles

NAD_1983_HARN_Wisconsin_TM

1: 7,920

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

Legend

-  Wetland Indicators
 Wetland Class Areas
 Wetland Class Points
 Dammed pond
 Excavated pond
 Filled/drained wetland
 Wetland too small to delineate
 Filled excavated pond
 Filled Points
 Wetland Class Areas
 Filled Areas
 Wetland Class Areas
 Wetland Class Points
 Dammed pond
 Excavated pond
 Filled/drained wetland
 Wetland too small to delineate
 Filled excavated pond
 Filled Points
 Wetland Class Areas
 Filled Areas
 Wetland Identifications and Confirmations
 NRCS Wetspots
 Municipality
 State Boundaries
 County Boundaries
 Major Roads
 Interstate Highway
 State Highway
 US Highway
 County and Local Roads
 County HWY
 Local Road
 Railroads

Notes



Conditional Use Permit Request STAFF REPORT

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

File: # CUP 22-013

Applicant:

Royce & Audrey Zesiger
2182 26th St
Rice Lake, WI 54868

Agent:

Town of Meteor Pit
Agent: Town Chairman, Dale Olson

Property Location & Legal Description:

Part of the NE1/4 of the SE1/4; S04, T37N, R08W; Parcel #018-837-04-4101. 11.15 Acres of the 40 Total Acres; Zoned Agricultural One (A-1).

Request: Permit desired for the five (5) year renewal of conditional use permit #19-018 for the location of a non-metallic mineral extraction operation, including rock crusher, and hot-mix plant. The CUP was originally approved at public hearing on April 15, 2011 and renewed on April 16, 2019.

Project History and Summary of Request:

The renewal of CUP 19-018 is for the location of a non-metallic mineral extraction operation including rock crusher and hot-mix plant. The property is 40 acres with approximately 9 acres currently active and zoned A-1. The existing use is a gravel pit and hay field. Surrounding use is forestry and light residential with the nearest residence at 623'. Over the next 5 years as part of the renewal it is anticipated to have approximately 11-15 acres of open area. The current hours of operation are 5 AM – 10 PM Monday-Saturday, March-November.

The Zoning Department does not show any complaints on file for this site. Pursuant to NR 135.02(2) municipalities are exempt from financial assurance requirements.

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 Maintain compliance with NR 135 (reclamation plan)
- 2 Maintain compliance with Plan of Operation including current hours of operation from daylight hours and crushing plant and hot mix asphalt plant from 5 AM – 10 PM Monday-Saturday, March-November.
- 3 Maintain compliance with Plan of Operation
- 4 Maintain compliance with Department of Natural Resources Chapter 30

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

- 1 It would not be significantly 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 be consistent with the Town & County Comprehensive Plan.
- 9 It would not create an objectionable view.

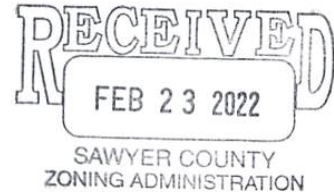
Findings of Fact for Denial: (choose from list below)

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



SUBJECT: Conditional Use Public Hearing Application # 22-013 Town of Meteor

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:
ROYCE & AUDREY ZESIGER REV TRUST
2182 26TH ST
RICE LAKE WI 54868

Phone: 715-236-2228 Email: audzesiger@gmail.com

Agent/Buyer
Town of Meteor
1544N Cole Lane
Exeland, WI 54835

Phone: 715-943-2056

Email: ~~Meteorclerk@outlook.com~~
clerk@townofmeteor.wi.gov

Property description including Parcel Number:

NE 1/4 SE 1/4 S04 T37N R08W Parcel# 018-837-04-4101. Property is Zoned Agricultural One (A-1) and is 40 acres. Known as Zesiger Pit.

Permit is desired for:

The five (5) year renewal of conditional use permit #19-018 for the location of a non-metallic mineral extraction operation, including rock crusher, and hot-mix plant. The CUP was originally approved at public hearing on April 15, 2011 and renewed on April 16, 2019.

Royce Zesiger
Applicant (Property Owner)

Audrey Zesiger
Applicant (Property Owner)

Fee: \$300.00 (January 2021)

Date of Public Hearing: April 22, 2022

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.

TO:

*Meteor Town Board
Sawyer County Zoning Committee
Sawyer County Zoning Department*

IN REFERENCE TO:

*A Conditional Use Permit Application for the Zesiger Pit,
including a Rock Crusher and Temporary Hot Mix Asphalt
Plant, Town of Meteor, Sawyer County, WI*

DATE:

February 2016

1.0 INTRODUCTION & PURPOSE

This application to the Sawyer County Zoning and Conservation Department by Royce Zesiger, is a request renewal of Conditional Use Permit 11-006 for the Zesiger Pit including a rock crusher and a temporary hot mix asphalt plant. In accordance with the Sawyer County Zoning Ordinance, Section 6.22, in order to permit a rock crushing operation and a temporary hot-mix asphalt plant at the Zesiger Pit, a Conditional Use Permit is required from the Sawyer County Zoning Committee. The property will be used primarily for the State Highway 48 and State Highway 40 projects, which will go from Birchwood to Exeland, but there may be some county, township and private work throughout the permit term.

1.1 PROPERTY OWNER & LOCATION

The Zesiger Pit is owned by Royce Zesiger, whose address is 2451N County Road C, Exeland, WI 54835.

The Zesiger Pit is located approximately 2 miles north of State Highway 48 on County Road C (See *Figure 1*, Zesiger Pit Location Map).

The legal description for the Zesiger Pit is as follows; "Part of the NE of the SE of Section 4, T37N – R8W, Town of Meteor, Sawyer County, Wisconsin".



all of the recycle materials will be reused in asphalt mix or hauled from the site after processing.

1.5 OPERATION SCHEDULE

Activity at the site will occur during the normal Wisconsin construction season (March to November).

Hours of daily operation of the crushing plant and hot mix asphalt plant will typically be from 5:00 A.M. to 10:00 P.M. Monday through Saturday. Outside of production of the sand and gravel, the normal hours for sale of stone products is dependent on the local demand but is normally during the daylight hours Monday through Saturday.

1.6 COMMENCEMENT

Crushing and processing of sand and gravel will occur once during the 1 year permit term to get the projects in the area completed. The temporary Hot Mix Plant will be used for Wisconsin Department of Transportation Projects, Sawyer County and local road projects. We propose to have a temporary plant setup at this location for approximately 5-8 weeks of the 2011 construction season.

1.7 HAUL ROUTES

All truck traffic will leave the pit and travel either north or south on County Road C. The entrance/exit onto County Highway C will be cleared of the dirt during these operations times.

1.8 RECLAMATION

The Town of Meteor has a Reclamation Permit and Reclamation Plan on file with Sawyer County Zoning.

Real Estate Sawyer County Property Listing

Today's Date: 2/23/2022

Property Status: Current

Created On: 2/6/2007 7:55:33 AM

 Description

Updated: 2/24/2020

Tax ID:	19520
PIN:	57-018-2-37-08-04-4 01-000-000010
Legacy PIN:	018837044101
Map ID:	.13.1
Municipality:	(018) TOWN OF METEOR
STR:	S04 T37N R08W
Description:	NESE
Recorded Acres:	40.000
Calculated Acres:	37.888
Lottery Claims:	0
First Dollar:	No
Zoning:	(A-1) Agricultural 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: 2/24/2020

 WARRANTY DEED	
Date Recorded: 4/17/2015	395186
 EASEMENT DEED	
Date Recorded: 5/23/2019	417883
 CONVEYANCE RECORDED NOT USED	
Date Recorded: 4/23/2014	390076
 RELINQUISHMENT OF FARMLAND PRESERVATION	
Date Recorded: 5/20/1983	186839
 WARRANTY DEED	
Date Recorded: 8/15/1974	148655 253/381 350/181
 NOTE	
Date Recorded:	

 Ownership

Updated: 2/24/2020

ROYCE AND AUDREY ZESIGER
REVOCABLE LIVING TRUST RICE LAKE WI

Billing Address:

ROYCE & AUDREY ZESIGER
REV TRUST
 2182 26TH ST
 RICE LAKE WI 54868

Mailing Address:

ROYCE & AUDREY ZESIGER
REV TRUST
 2182 26TH ST
 RICE LAKE WI 54868

 Site Address

* indicates Private Road

N/A

 Property Assessment

Updated: 9/4/2012

2022 Assessment Detail

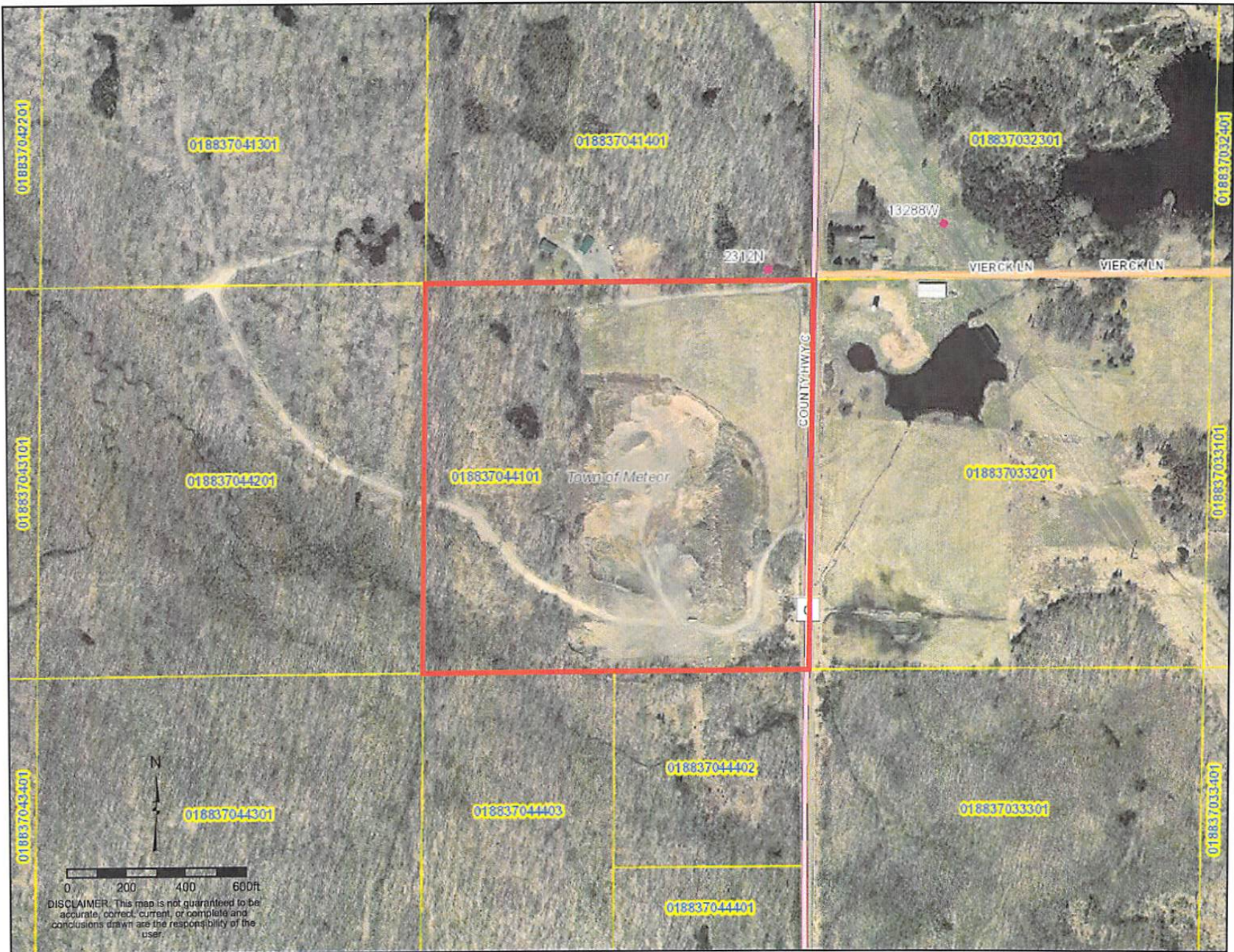
Code	Acres	Land	Imp.
G2-COMMERCIAL	3.000	7,500	0
G4-AGRICULTURAL	12.000	1,500	0
G8-AGRICULTURAL FOREST	25.000	15,000	0

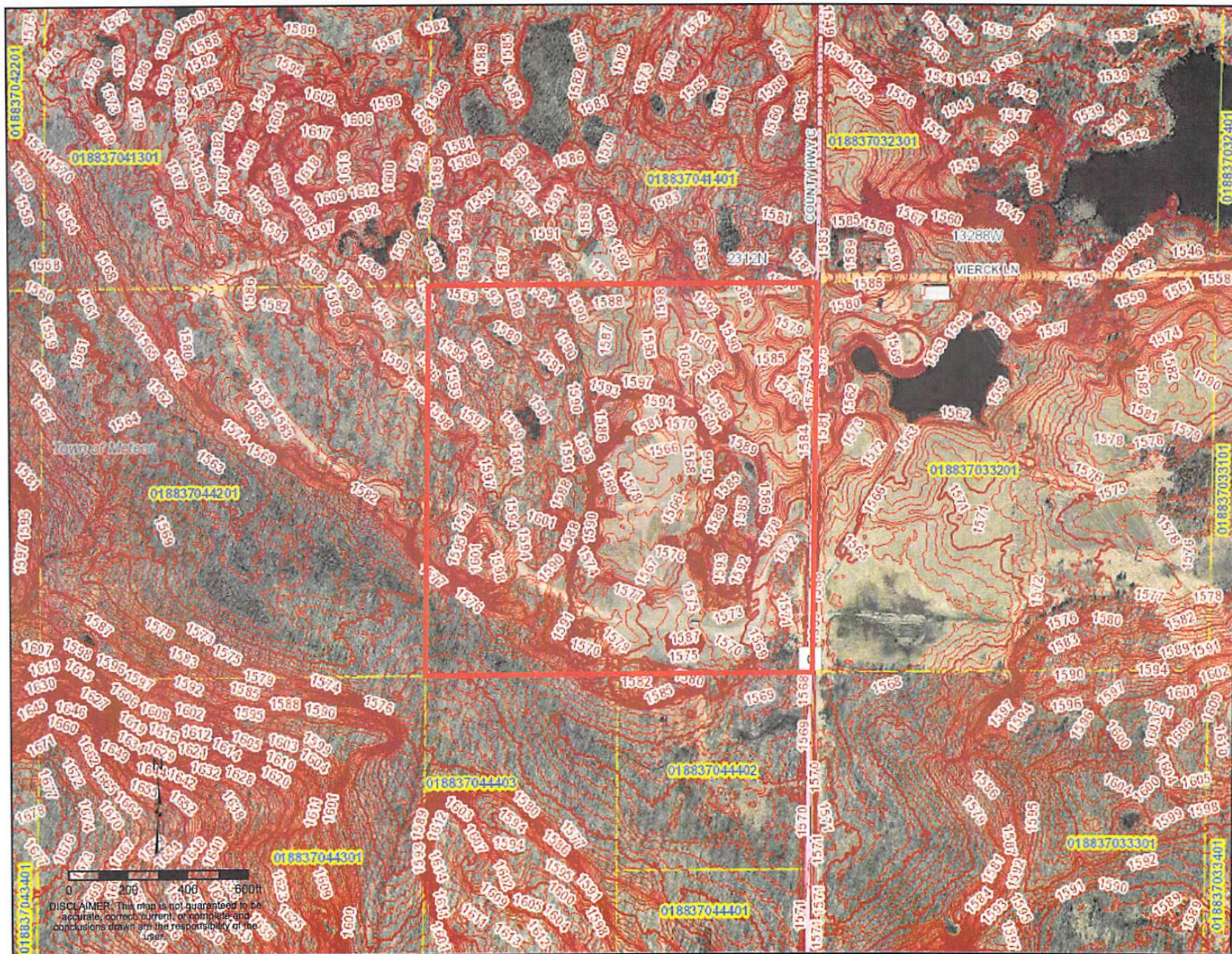
2-Year Comparison

	2021	2022	Change
Land:	24,000	24,000	0.0%
Improved:	0	0	0.0%
Total:	24,000	24,000	0.0%

 Property History

N/A







0.1	0	0.06	0.1 Miles
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NAD_1983_HARN_Wisconsin_TM

1: 3,960

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

Legend

-  Wetland Indicators
 Wetland Class Areas
 Wetland Class Points
 Dammed pond
 Excavated pond
 Filled/draind wetland
 Wetland too small to delineate
 Filled excavated pond
 Filled Points
 Wetland Class Areas
 Filled Areas
 Wetland Class Areas
 Wetland Class Points
 Dammed pond
 Excavated pond
 Filled/draind wetland
 Wetland too small to delineate
 Filled excavated pond
 Filled Points
 Wetland Class Areas
 Filled Areas
 Wetland Identifications and Confirmations
 NRCS Wetspots
 Municipality
 State Boundaries
 County Boundaries
 Major Roads
 Interstate Highway
 State Highway
 US Highway
 County and Local Roads
 County HWY
 Local Road
 Railroads

Notes



Conditional Use Permit Request STAFF REPORT

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

File: # CUP 22-014

Applicant:

Donald and Marcella Thompson
5089N Thompson Road
Winter, WI 54896

Property Location & Legal Description:

Part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$; S01, T39N, R05W; Parcel #032-539-01-3201 and -3101; 75 total acres Zoned Agricultural One (A-2). Known as Bumblebee Road Pit

Request: Five-year renewal of conditional use permit 19-019 for non-metallic mineral extraction operation including rock crusher and asphalt plant. Originally approved April 15, 2002. Last renewed April 16, 2019

Project History & Summary of Request

The renewal of CUP 19-019 is for the location of a non-metallic mineral extraction operation including rock crusher and asphalt plant periodically. The property is 75 acres and zoned A-2. Approximately 22 acres is currently active with no additional expansion proposed at this time. The existing use is a gravel pit and woodland area. Surrounding use is forestry and light residential. Nearest residence is 2037'. Complaints were received in 2020 for aspects of the berm of the pit being too close to the property line. Also, that the gate was left open on a Sunday. These issues were discussed with the Pit owner and have been rectified at this point. If pit operations were to occur on a Sunday either citations or revocation of the CUP may occur.

The current hours of operations are 7 am – 9 pm Monday - Saturday. Gravel crusher and asphalt plant 6AM-7PM, Monday-Saturday.

Financial assurance has been received for \$8000 and expires February 22, 2023 in the form of an irrevocable letter of credit from Chippewa Valley Bank (attached)

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 Maintain compliance with NR 135 (reclamation plan)
- 2 Maintain compliance with Plan of Operation
- 3 Hours of operation 7 AM – 9 PM Monday-Saturday. Gravel crusher and asphalt plant periodically from 6 AM to 7 PM Monday-Saturday
- 4 Maintain compliance with Department of Natural Resources Chapter 30

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

- 1 It would not be significantly 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 be consistent with the Town & County Comprehensive Plan.
- 9 It would not create an objectionable view.

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

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



SUBJECT: Conditional Use Public Hearing Application # 22-014 Town of Winter

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:

Donald C & Marcella F Thompson
5089N Thompson Rd
Winter, WI 54896

Phone: 715-266-2842

Email: DonThompsonLLC@Live.com

Agent/Buyer

Craig Thompson
4701N County Hwy W
Winter, WI 54896

Phone: 715-266-8357 (H) 715-661-1278 (C)

Email: DonThompsonLLC@live.com

Property description including Parcel Number:

PRT NW ¼ SW ¼ and NE ¼ SE ¼ S01 T39N R05W Parcel# 032-539-01-3201, -3101. Property is Zoned Agricultural Two (A-2) and is 75 acres. Known as Bumblebee Rd Pit.

Permit is desired for:

The five (5) year renewal of conditional use permit #19-019 for the location of a non-metallic mineral extraction operation, including rock crusher. The CUP was originally approved at public hearing on April 15, 2002 and most recently renewed on April 16, 2019.

Donald Thompson
Applicant (Property Owner)

Marcella F. Thompson
Applicant (Property Owner)

Fee: \$300.00 (January 2021)

Date of Public Hearing: April 22, 2022

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: 3/1/2022

Property Status: Current

Created On: 2/6/2007 7:55:57 AM

**Description**

Updated: 10/19/2010

Tax ID:	34500
PIN:	57-032-2-39-05-01-3 02-000-000010
Legacy PIN:	032539013201
Map ID:	.10.1
Municipality:	(032) TOWN OF WINTER
STR:	S01 T39N R05W
Description:	PRT NWSW
Recorded Acres:	35.000
Calculated Acres:	40.884
Lottery Claims:	0
First Dollar:	No
Zoning:	(A-2) Agricultural Two
ESN:	

**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: 3/6/2013

WARRANTY DEED
Date Recorded: 4/7/1977 158937 280/85

**Ownership**

Updated: 10/19/2010

DONALD C & MARCELLA F THOMPSON WINTER WI**Billing Address:**

DONALD C & MARCELLA F THOMPSON
5089N THOMPSON RD
WINTER WI 54896-5201

Mailing Address:

DONALD C & MARCELLA F THOMPSON
5089N THOMPSON RD
WINTER WI 54896-5201

**Site Address** * indicates Private Road

N/A

**Property Assessment**

Updated: 10/10/2016

2022 Assessment Detail

Code	Acres	Land	Imp.
G6-PRODUCTIVE FOREST	35.000	21,000	0

2-Year Comparison

	2021	2022	Change
Land:	21,000	21,000	0.0%
Improved:	0	0	0.0%
Total:	21,000	21,000	0.0%

**Property History**

N/A

Real Estate Sawyer County Property Listing

Today's Date: 3/1/2022

Property Status: Current

Created On: 2/6/2007 7:55:57 AM

**Description**

Updated: 10/19/2010

Tax ID:	34499
PIN:	57-032-2-39-05-01-3 01-000-000010
Legacy PIN:	032539013101
Map ID:	.9.1
Municipality:	(032) TOWN OF WINTER
STR:	S01 T39N R05W
Description:	NESW
Recorded Acres:	40.000
Calculated Acres:	43.491
Lottery Claims:	0
First Dollar:	No
Zoning:	(A-2) Agricultural Two
ESN:	

**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: 6/17/2016

WARRANTY DEED	
Date Recorded: 6/9/1997	261143 605/87
MAP OF SURVEY	
Date Recorded: 5/23/2016	1395-37

**Ownership**

Updated: 10/19/2010

DONALD C & MARCELLA F THOMPSON WINTER WI**Billing Address:**

DONALD C & MARCELLA F THOMPSON
5089N THOMPSON RD
WINTER WI 54896-5201

Mailing Address:

DONALD C & MARCELLA F THOMPSON
5089N THOMPSON RD
WINTER WI 54896-5201

**Site Address** * indicates Private Road

N/A

**Property Assessment**

Updated: 10/10/2016

2022 Assessment Detail

Code	Acres	Land	Imp.
G2-COMMERCIAL	20.000	25,500	0
G6-PRODUCTIVE FOREST	20.000	12,000	0

2-Year Comparison

	2021	2022	Change
Land:	37,500	37,500	0.0%
Improved:	0	0	0.0%
Total:	37,500	37,500	0.0%

**Property History**

N/A

**Operation and Reclamation Plan for:
Don Thompson Excavating Pit**

INTRODUCTION

Don Thompson Excavating submits this operation and reclamation plan for the Don Thompson Pit to the Sawyer County Zoning Department.

Donald Thompson does own a gravel pit in Southern Sawyer County and this pit supplies gravel for construction and road building projects in the area.

SITE DESCRIPTION

Owner

The property is owned by Donald C. Thompson and has been previously used as a materials pit for more than 40 years.

Location

The land consists of ⁷⁵ acres located on Bumble Bee Road in the Town of Winter. The parcel is located approximately ¼ mile north of St. Hwy 70 and 5 miles east of the Village of Winter. The description of the property is as follows: Part of the N1/2 of SW1/4, S.1/T39N/R25W.

Geography

This is ⁷⁵ acres of old field and pasture.

Adjoining Land Use

The adjoining parcels of land are privately owned. The adjoining property to the north is presently residential. Bumble Bee Road is on the west, and south/west is Nicholas Stingle (5 acres), to the south/east is forest.

Extraction Rate

Don Thompson Excavating will extract at most 20,000 cubic yards of fill material or stockpiled gravel per year. Gravel crushing operations will process as much as 10,000 cubic yards per year. This crushing operation will typically occur during a two week period once per year to create a gravel stockpile.

ENVIRONMENTAL PROTECTION

Erosion Control

Precipitation within the extraction zone will be contained within the extraction zone limits. It is expected that runoff will not accumulate and that storm water will quickly infiltrate the porous subsurface soils at the pit bottom.

Dust and Noise

Existing trees and foliage around the perimeter of the property will remain as a natural buffer on the property. Hours of operation are restricted to normal daytime operating hours to help minimize adverse affects on surrounding property owners.

Pollution Prevention

Operation staff, consisting of employees of Don Thompson Excavating, are routinely provided training with regard to the handling of petroleum based and hazardous products as well as to the prevention, identification, notification, and clean-up of petroleum product spills.

RECLAMATION PLAN

A detailed reclamation plan will be submitted when Sawyer County adopts NR 135.

OPERATION PLAN

Site Plan

Figure 2 shows the layout of the existing properties.

Extraction Sequence

Excavation will be on the west and will proceed east.

Operation Activities

Operation activities include the following:

Topsoil stripping	As needed to open and expand pit
Gravel extraction	Continuous
Sand/Fill extraction	Continuous
Loading	Continuous
Crushing	Periodically
Screening	Continuous

Hours of Operation

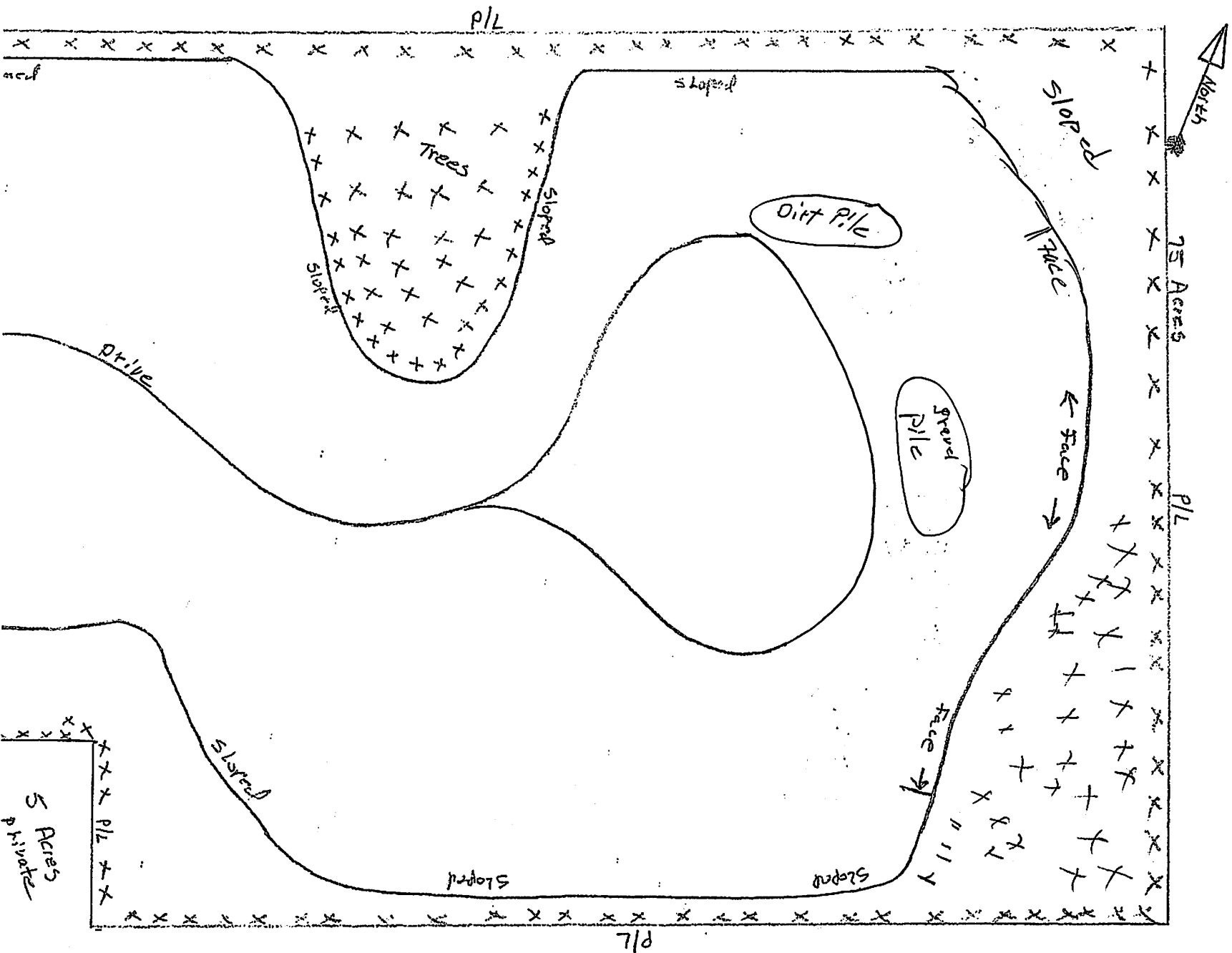
Operation activities will occur during the hours of 7:00 a.m. – 9:00 p.m., Monday through Saturday. Most activity will occur during construction season from April through October. Little or no activity will occur from November to March.

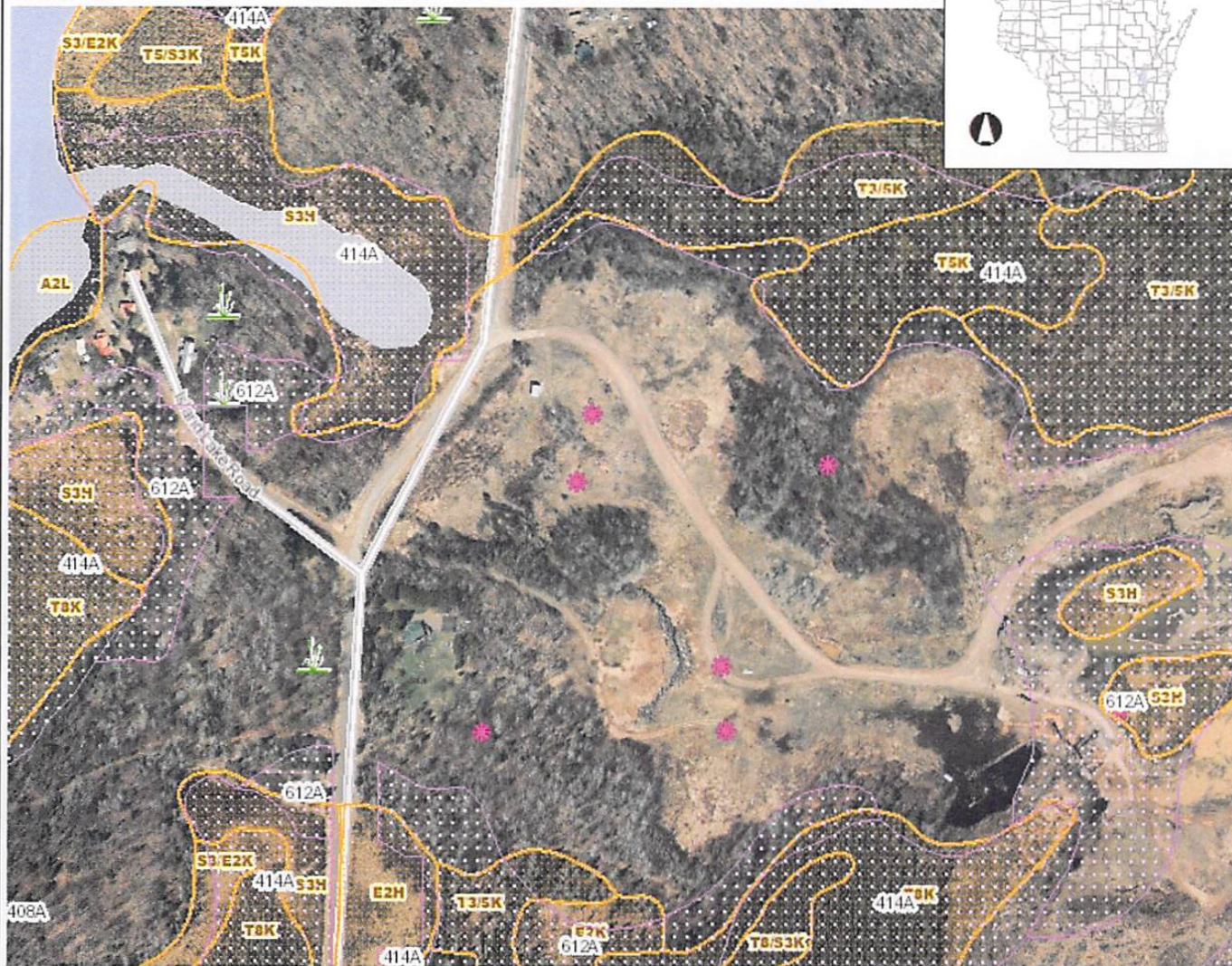
Operation of Equipment

Equipment operated at the site will include loaders, excavators, bulldozers, and dump trucks. Gravel crushers and asphalt plants will operate on the property periodically. Fueling of equipment is performed on site using a mobile tank vehicle.

Haul Routes

The trucks will haul from the proposed pit to St. Hwy. 70. The route will then proceed east and west.





0.1	0	0.06	0.1 Miles
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NAD_1983_HARN_Wisconsin_TM

1: 3,960

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

Legend

-  Wetland Indicators
 Wetland Class Areas
 Wetland Class Points
 Dammed pond
 Excavated pond
 Filled/drained wetland
 Wetland too small to delineate
 Filled excavated pond
 Filled Points
 Wetland Class Areas
 Filled Areas
 Wetland Class Areas
 Wetland Class Points
 Dammed pond
 Excavated pond
 Filled/drained wetland
 Wetland too small to delineate
 Filled excavated pond
 Filled Points
 Wetland Class Areas
 Filled Areas
 Wetland Identifications and Confirmations
 NRCS Wetspots
 Municipality
 State Boundaries
 County Boundaries
 Major Roads
 Interstate Highway
 State Highway
 US Highway
 County and Local Roads
 County HWY
 Local Road
 Railroads

Notes



Special Use Permit Request STAFF REPORT

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

File: # SUP 22-001

Applicant:

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

Property Location & Legal Description:

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

Request:

Purpose of request is to have (3-year renewal) of a Tri-Annual Special Events (Customer Appreciation Days) May 20-22, 2022; July 22-24, 2022; and September 23-25, 2022. Events for 2023 & 2024 are T.B.D. Anticipated attendance would be 50 to 100 participants per each event.

Project History & Summary of Request

In the summer of 2019 Mr. Poppe had installed several electrical pedestals at the property listed above. It was later discovered that Mr. Poppe had done this to host several larger gatherings a few times a year for customer appreciation days. The current Sawyer County Zoning Ordinance would not allow for more than 5 major recreational vehicles on a property for family reunions, gatherings, weddings, etc. Mr. Poppe had also mentioned that he did not want to operate this area as any type of official campground and it not taking in compensation for hosting the events or ability to park campers on property. With that information in mind The Sawyer County Zoning Ordinance also offers a "Special Event Permit".

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

In March of 2021 the applicant requested, and received a SUP for this tri-annual event. Over the course of last year, no complaints or issues were brought to the attention of the Sawyer County Zoning & Conservation Department. The topic of a “tri-annual special event permit was discussed at the Zoning Committee level in November 2020. At that time, it was in the discretion of Sawyer County Legal Counsel that the Zoning Committee would have the ability to hear a case regarding a “tri-annual” event. Instead of holding 3 separate special event cases in 1 year. The applicant is now requesting to hold an additional 3 separate “Customer Appreciation Day Events” annually but that the SUP be valid for a period of 3 years; with 3 event per year; not to exceed 3 days per event.

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

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

Additional information for Conditional Use Permits:

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

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

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

- 1 No Firearm discharging
- 2 No Fireworks
- 3 Quiet hours to be from 11pm-7AM
- 4 No vehicle parking on Town Road
- 5 Number of RV campers or sites not to exceed 12 per event
- 6 All lighting must be down lighting



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

TRI-ANNUAL SPECIAL EVENT APPLICATION

Name of Organization Scott's Septic Pumping
Address: 12841N US Hwy 63 Phone: 715-699-7279
Hayward, WI 54843 Email: Scottssseptic@centurytel.net
Contact person Scott Pope Phone _____
Address (same as above) Email _____
Type of Event: Customer appreciation (3yr. tri-annual)
Date(s)/Months of Event: May 20-22, July 22-24, Sept 23-25
Is this a one day event? Yes _____ No X If no, how many days? 3
Anticipated number of participants and/or spectators: 50-100
Property owners name: Scott Pope
Address 12841N US Hwy 63 Phone 715-699-7279
Hayward, WI 54843 Email Scottssseptic@centurytel.net
Parcel number and/or site address of property in which event will take
place: 15531W Kadlec Rd., Hayward
Name of Insurance Company: State Farm
(please attach a copy of proof of insurance)

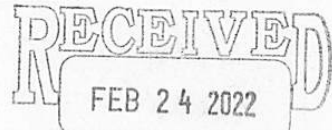
Any other information: (include map layout of property showing camping areas, garbage areas, sanitation, etc. (please attach))

Scott Pope
Signature of Property Owner

Signature of Event Coordinator

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

Date of Public Hearing April 22, 2022



Fee \$350.00
Sawyer County
Zoning Administration
renewal fee \$300

Real Estate Sawyer County Property Listing

Today's Date: 2/1/2021

Property Status: Current
Created On: 2/6/2007 7:55:06 AM

Description	Updated: 2/12/2015
Tax ID:	2725
PIN:	57-002-2-40-09-03-2 01-000-000010
Legacy PIN:	002940032101
Map ID:	.5.1
Municipality:	(002) TOWN OF BASS LAKE
STR:	S03 T40N R09W
Description:	E1/2 FRAC NW1/4
Recorded Acres:	49.500
Calculated Acres:	47.444
Lottery Claims:	0
First Dollar:	Yes
Zoning:	(A-1) Agricultural One
ESN:	406

Tax Districts	Updated: 2/6/2007
1	State of Wisconsin
57	Sawyer County
002	Town of Bass Lake
572478	Hayward Community School District
001700	Technical College

Recorded Documents	Updated: 6/26/2020
TRUSTEES DEED	
Date Recorded: 1/13/2015	393978
QUIT CLAIM DEED	
Date Recorded: 7/12/2006	310172
NOTE	
Date Recorded:	

Ownership	Updated: 3/2/2015
SCOTT R POPPE	HAYWARD WI

Billing Address:	Mailing Address:
SCOTT R POPPE 12841N US HWY 63 HAYWARD WI 54843-6547	SCOTT R POPPE 12841N US HWY 63 HAYWARD WI 54843-6547

Site Address	* Indicates Private Road
15531W KADLEC RD	HAYWARD 54843



Property Assessment

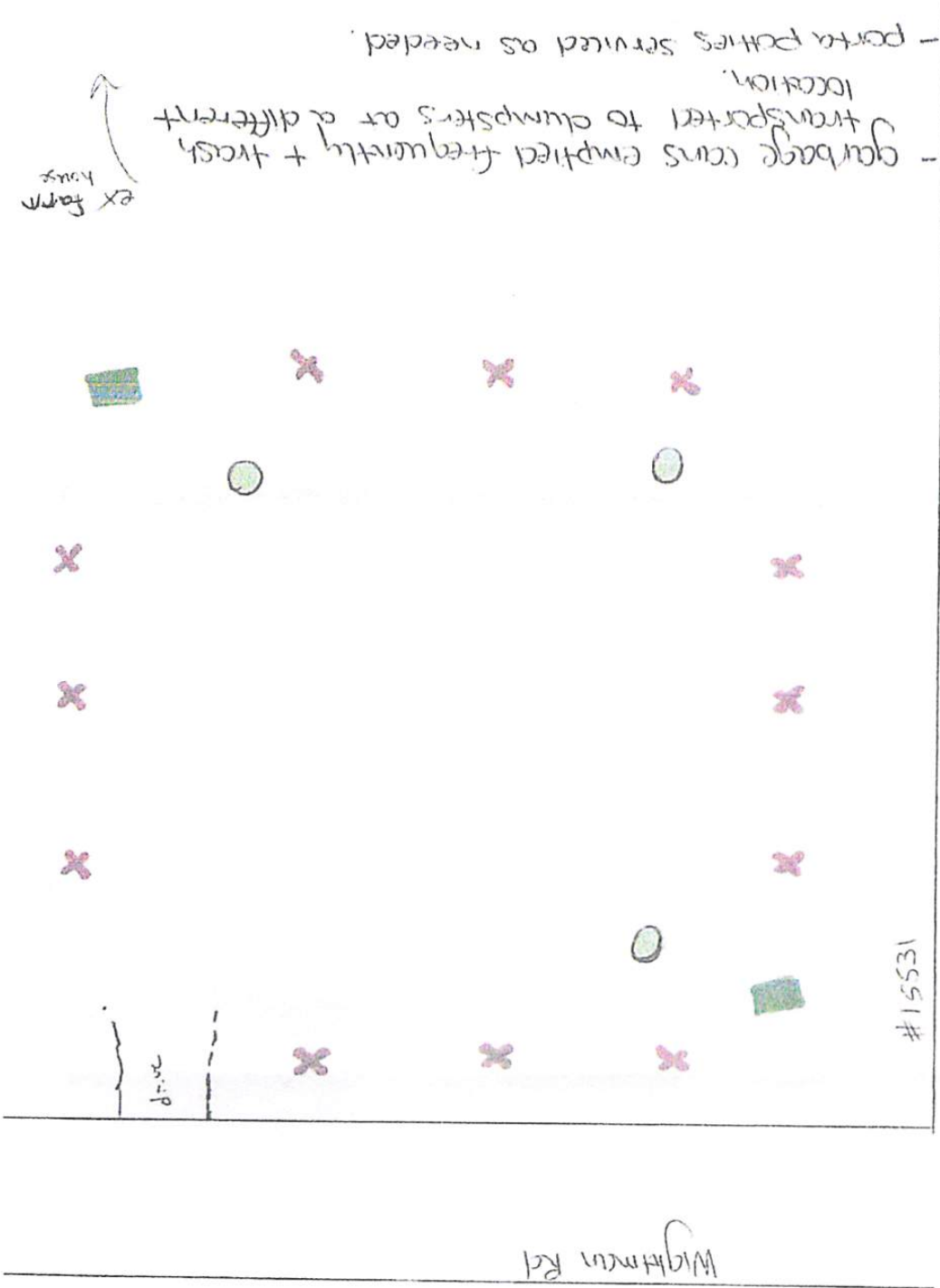
Updated: 9/13/2012

2021 Assessment Detail

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

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

Property History
N/A



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

- electrical pedestals
- dump site
- porta potties
- garbage cans



State Farm Fire and Casualty Company
A Stock Company With Home Offices in Bloomington, Illinois

3 State Farm Plaza
Bloomington IL 61791-0002

Named Insured

AT1 000048 3317 9L-05-23C3-FC01 F M
SCOTT'S SEPTIC PUMPING LLC
12841 N US HIGHWAY 63
HAYWARD WI 54843-6547



ST
0103-0001

Entity: Limited Liability Company

RENEWAL DECLARATIONS

Policy Number	99-B7-L122-8	
Policy Period	Effective Date	Expiration Date
12 Months	FEB 1 2022	FEB 1 2023
The policy period begins and ends at 12:01 am standard time at your mailing address as shown.		

COMMERCIAL LIABILITY UMBRELLA POLICY

Automatic Renewal - If the policy period is shown as 12 months, this policy will be renewed automatically upon payment of the renewal premium when due subject to the premiums, rules and forms in effect for each succeeding policy period. If this policy is terminated we will give you written notice in compliance with the policy provisions or as required by law.

Coverage(s)	Limits of Insurance
Coverage L - Business Liability (Each Occurrence)	\$ 1,000,000
Coverage L - Business Liability (Annual Aggregate)	\$ 1,000,000
Self-Insured Retention	\$ 10,000

Required Underlying Insurance Schedule

Coverage	Minimum Underlying Limits
Business Liability	
Bodily Injury (Per Occurrence)	\$ 500,000
Bodily Injury (Annual Aggregate)	\$ 1,000,000
Property Damage (Per Occurrence and Annual Aggregate)	\$ 100,000
--or--	
Bodily Injury and Property Damage (Per Occurrence)	\$ 500,000
Bodily Injury and Property Damage (Annual Aggregate)	\$ 1,000,000
Employers Liability	
Bodily Injury by Accident (Each Accident)	\$ 100,000
Bodily Injury by Disease (Each Employee)	\$ 100,000
Bodily Injury by Disease (Policy Limit)	\$ 500,000
Employers Non-Owned Auto Liability	
Bodily Injury and Property Damage (Each Occurrence)	\$ 500,000
Bodily Injury and Property Damage (Annual Aggregate)	\$ 1,000,000
--or--	
Bodily Injury (Each Person/Each Accident)	\$ 500,000 / \$ 500,000
Property Damage (Each Accident)	\$ 100,000
--or--	
Bodily Injury and Property Damage (Each Accident)	\$ 500,000

Forms & Endorsements	Policy Premium	\$ 393.00
Commercial Umb Coverage Form	CU-2100	
*Terrorism Insurance Cov Notice	FE-6999.3	
Amendatory Endorsement	CU-2249	
Exclusion-Lead Poisoning	CU-2339	
Contractors Limitation	CU-2308	
Policy Endorsement	CU-2474.1	

* New Form Attached

Other limits and exclusions may apply - refer to your policy

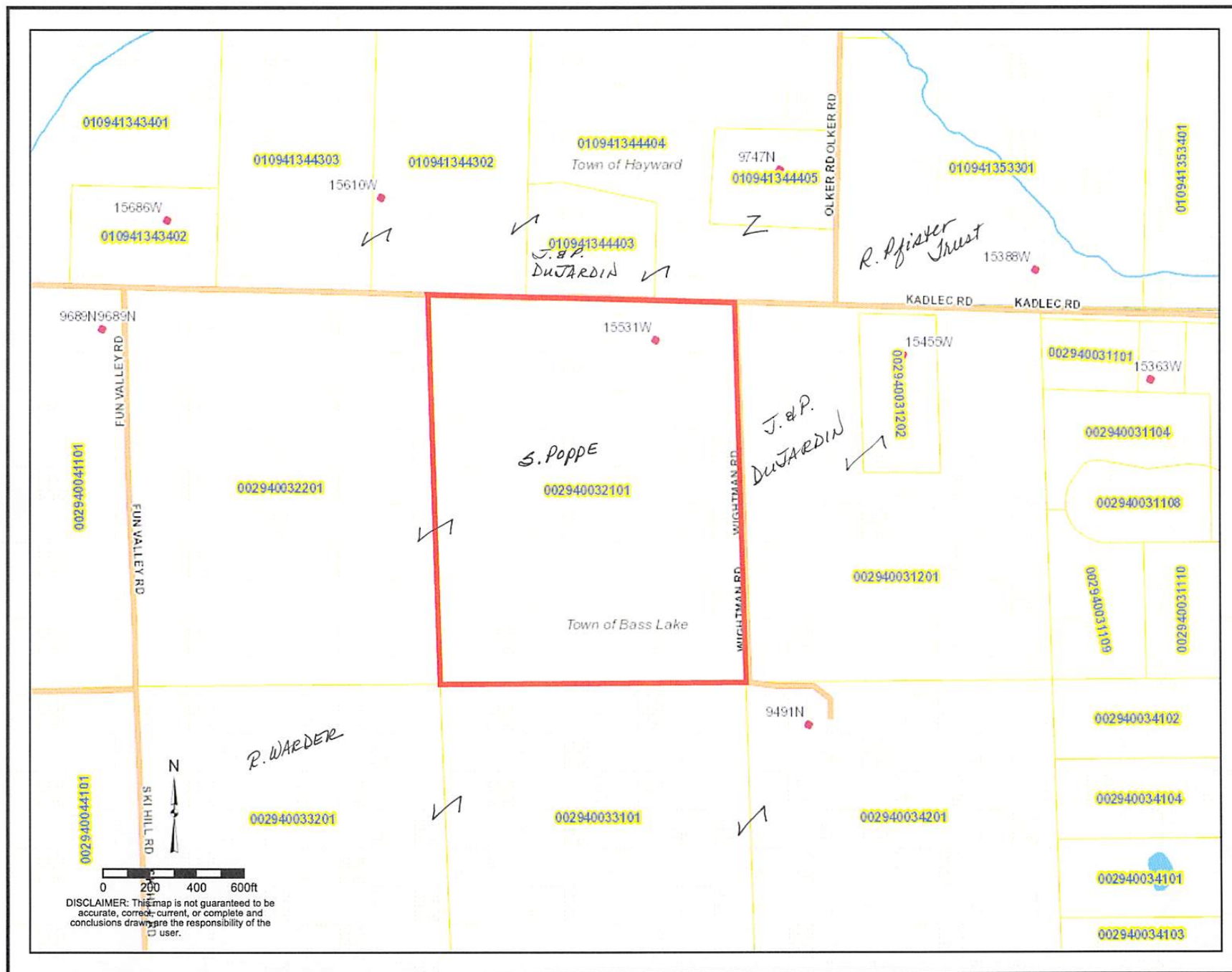
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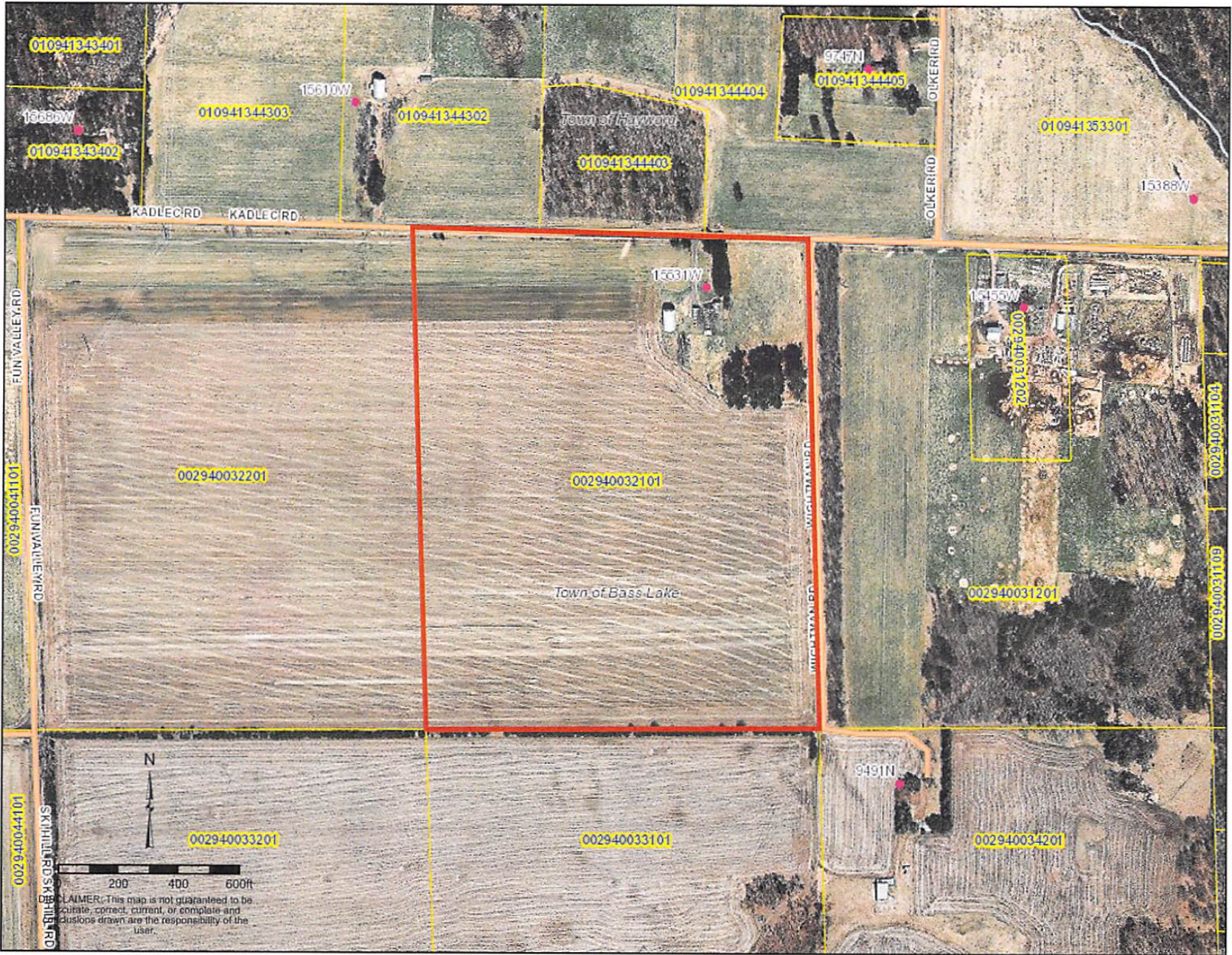
DEREK DELISLE
(715) 634-8633

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555,920.2 (01/2004) 11.20.2008







Questionnaire for Towns:

TOWN OF: _____

1. Should shipping containers, pods, freight transports, etc be allowed in Sawyer County?
*Please note that they currently are allowed as accessory structures on lots that contain a principal structure and would be difficult to fully deny now (creating non-conforming).

Yes / No : Additional Comments if any:

2. Should shipping containers, pods, freight transports, etc be allowed but only by a Conditional Use Permit (CUP) & Town Approval?

Yes / No : Additional Comments if any:

3. Should only 1 shipping container be allowed on a parcel that contains a principal structure and more than 1 should need a CUP? (Exemption granted for up to 3 shipping containers in a commercial zone district or industrial zone district prior to needing a CUP for more.)

Yes / No : Additional Comments if any:

4. Should "Storage Structures/Storage Sheds" be allowed on vacant land with Sawyer County Land Use Permit? This would not include a shipping container to be used as "Storage Shed"

Yes / No : Additional Comments if any:

5. If yes to question #4, what should the allowed size be? (please circle one)

(<120 sq ft) (120 sq ft) (144 sq ft) (144-500 sq ft) (>500 sq ft)

6. The reason why 120 sq ft and 144 sq ft were specially listed on question 5 was to keep a smaller size accessory structures so that they could not be converted into habitable areas. This is also to limit shipping containers from being able to fit under this exemption as most shipping containers are 160 sq ft or larger. Again, if these "storage sheds" were to be allowed should they only be allowed by a Conditional Use Permit (CUP) or general Land Use Permit (LUP)? CUPs require public hearings and Town Board Approval. LUPs require County issued permit and fee. With either process it would still require Site Address/Fire number, Driveway permit, setback requirements, and no habitable area creation.

CUP / LUP (circle one): Additional Comments if any:

7. Should the exemption of these "Storage Sheds" be allowed within platted subdivisions?

Yes / No : Additional Comments if any:

8. What should the maximum height be for these "Storage Sheds"? (please circle one)

(12') (14') (16') (18') (allow loft storage if they want but less than 35')

Thank you for completing this questionnaire. Please send results to:

Jay.kozlowski@sawyercountygov.org

Or

Kathy.marks@sawyercountygov.org

Or Mail to:

Sawyer County Zoning & Conservation
10610 Main Street, Suite 49
Hayward, WI 54843

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. or some other type of structure that accompanies a primary use. 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, PODS, 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. This would include stacking of these containers.

(98) STORAGE SHED / STORAGE STRUCTURE: means a structure used exclusively for the storage of tools, materials, and equipment and not used for human habitation.

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 STORAGE SHED 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 and less than 14' in height. 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. Check with respective Town if a driveway permit may also be required.

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.

SECTION 2.0 DEFINITIONS

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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.