



Sawyer County

Agenda

Zoning Committee Meeting

Friday, June 17, 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](tel:1-312-626-6799) with the Webinar ID: 994 1311 8485. If additional assistance is needed please contact the Zoning & Conservation Department at 715-634-8288 prior to the meeting.

2. PRELIMINARY MATTERS

5 - 6

- a. Call to Order and Roll Call
- b. State of Committee and Hearing Procedure and Statement of Hearing Notice

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

7 - 10

- c. Pledge of Allegiance
- d. Approval of Previous Meeting Minutes

[5-20-2022 ZC Minutes](#)

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- e. Public Comment

[Public Comment Info Language](#)

3. REZONE APPLICATIONS

12 - 20

- a. A Public Hearing in the Town of Winter. RZN #22-008. Owner: Terrance A. Petit. Part of the SW ¼ of the SW ¼ ; S09, T38N, R05W; Parcel #032-538-09-3306; 6.55 total acres; Zoned Agricultural One (A-1). Purpose of request is to rezone to Residential/Recreational Two (RR-2) to possibly split property less than five (5) acre parcels.

[RZN #22-008, Terrance Petit -pkt.](#)

- b. Discussion/Action in the Town of Winter. RZN #22-008. Owner: Terrance A. Petit. Part of the SW ¼ of the SW ¼ ; S09, T38N, R05W; Parcel #032-538-09-3306; 6.55 total acres; Zoned Agricultural One (A-

1). Purpose of request is to rezone to Residential/Recreational Two (RR-2) to possibly split property less than five (5) acre parcels.

21 - 31

- c. A Public Hearing in the Town of Round Lake. RZN #22-009. Owner: Travis & Kelley Butterfield. Part of the NW ¼ of the NW ¼; S19, T41N, R06W; Parcel #024-641-19-2202; 43.62 total acres; Zoned Agricultural Two (A-2). Purpose of request is to rezone approximately 8.9 total acres to Residential/Recreational One (RR-1) to divide property into (3) three separate lots that are smaller then (5) acres.

[RZN #22-009, Travis & Kelley Butterfield pkt.](#)

- d. Discussion/Action in the Town of Round Lake. RZN #22-009. Owner: Travis & Kelley Butterfield. Part of the NW ¼ of the NW ¼; S19, T41N, R06W; Parcel #024-641-19-2202; 43.62 total acres; Zoned Agricultural Two (A-2). Purpose of request is to rezone approximately 8.9 total acres to Residential/Recreational One (RR-1) to divide property into (3) three separate lots that are smaller then (5) acres.

32 - 42

- e. Remanded back to Zoning Committee by County Board for Reconsideration of RZN #22-002. 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](#)

- f. Discussion/Action. Remanded back to Zoning Committee by County Board for Reconsideration of RZN #22-002. 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.

4. CONDITIONAL USE APPLICATIONS

43 - 55

- a. A Public Hearing in the Town of Round Lake. CUP #22-020. Owner: White Stag Real Estate LLC, Jeff & Michele DeYoung. Part of the SW ¼ of the SW ¼; S12, T41N, R08W; Parcel #024-841-12-3301; 29.91 total acres, Zoned Agricultural Two (A-2) and Commercial One (C-1). Permit desired for an event barn per section 17.5 (B) (15) of the Sawyer County Zoning Ordinance. Having occasional events such as graduations, weddings & small parties

[CUP #22-020, White Stag Real Estate LLC pkt](#)

- b. Discussion/Action in the Town of Round Lake. CUP #22-020. Owner: White Stag Real Estate LLC, Jeff & Michele DeYoung. Part of the SW ¼ of the SW ¼; S12, T41N, R08W; Parcel #024-841-12-3301; 29.91 total acres, Zoned Agricultural Two (A-2) and Commercial One (C-1). Permit desired for an event barn per section 17.5 (B) (15) of the Sawyer County Zoning Ordinance. Having occasional events such as graduations, weddings & small parties

5. PROPOSED ORDINANCE AMENDMENT

56 - 61

- a. A Public Hearing for Sawyer County Zoning Ordinance Amendment to Section 2.0-Definitions, Section 4.26-Storage Shed Exemption, and Section 9.21-Land Use Permit. The proposed amendments are in reference to Storage Sheds and Shipping Containers ordinance. The proposed ordinance amendment changes can be found on the Sawyer County Zoning & Conservation Website. (Discussion/Possible Action to Send to County Board of Supervisors.)
[Resolution - Ordinance Storage Sheds and Shipping Containers Redline Draft Sawyer County Zoning Ordinance Amendment for Storage Sheds V2](#)

6. NEW BUSINESS

62

- a. Beverly Skar/O'Rourke adjournment of CUP #22-005 until additional engineering provided.
(Discussion/Action to specify maximum timeframe)
- b. Consideration of request to waive requirements of Sec. 9.1 of Sawyer County Zoning Committee Rules and Bylaws for Pinewood Properties rezoning and CUP request based upon modification of plan.
- c. Zoning Committee interpretation of Sawyer County Zoning Ordinance for how many units constitutes a resort.
(Discussion/Action)
- d. Date and Time of Zoning Committee meetings. (Discussion Only)
- e. Sample Opinion Letter.
[ZC neighbor letter \(rezone\) example](#)

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
May 20, 2022**

Zoning Committee Members

Jesse Boettcher, Chairman
Ron Buckholtz, Vice Chairman
Tweed Shuman
Stacey Hessel
Michael Maestri
John Righeimer

Zoning Administration

Jay Kozlowski, Zoning Administrator
Kathy Marks, Deputy Zoning & Conservation Administrator
Andy Phillips, Legal Council

PRELIMINARY MATTERS

a) Call to Order and Roll Call

Boettcher calls the Public Hearing before the Sawyer County Zoning Committee order at 8:30 AM in the Sawyer County Courthouse, 10610 Main St., Hayward, Wisconsin. Roll call finds present: Jesse Boettcher, Ron Buckholtz, Tweed Shuman. Absent is Stacey Hessel and Michael Maestri. John Righeimer as alternate is present. From the Zoning Office: Kozlowski and Marks. Legal Council Andy Phillips.

b) Pledge of Allegiance.

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

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 in the Sawyer County Gazette.

d) Approval of April 22, 2022 minutes. Motion to approve by Buckholtz, second by Shuman. All in favor.

e) Public Comment. Linda Zillmer, Edgewater property owner speaks of procedures, minutes, By-Laws, Tie votes and opinion letters. Alan Gerber, Board of Appeals Chairman speaks of the Appeal on April 26, 2022 and change and modification needed in the Ordinance.

REZONE APPLICATIONS

a) A public Hearing in the Town of Couderay & Radisson. RZN#22-007. Owner: Riverside Golf & Recreation LLC. Part of the SE ¼ of the NE ¼; S18, T38N, R07W; Parcel #004-738-18-1401; approximately 2.24 acres of a 33.83 total acre parcel; Zoned Commercial One (C-1). And Part of the SW ¼ of the NW ¼; S17, T38N, R07W; Parcel #022-738-17-2304; approximately .52 acres of a 6.98 total acre parcel; Zoned Agricultural One (A-1). Purpose of request is to rezone approximately 2.24 acres of parcel #-1401 in the Town of Couderay from Commercial One (C-1) to Agricultural One (A-1) and combine with other parcel to make conforming zone district requirements. Also .52 acres of parcel #-2304 in the Town of Radisson from Agricultural One (A-1) to Commercial One (C-1) and combine back with other parcel to make conforming zone district requirements. The Shoreland-Wetland (S-W) District is not to be affected by the rezoning. Kozlowski reads application, staff report, Town (s) approval, Neighbor opinion(s) 8 opinion letters sent out, 1 returned with no objection. Motion to open the public hearing portion of RZN #22-007 Riverside Golf by Shuman, second by Righeimer. All in favor. Jeffrey Schroeder, owner speaks in favor of the application. No other comments. Motion to close the public hearing portion of the application by Buckholtz, second by Shuman. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held.

Motion by Righeimer to approve the application, second by Shuman. Discussion held. All in favor. Findings: It would not be significantly damaging to the rights of other 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. It would be consistent with the Town and/or County Comprehensive Plan. It would not create an objectionable view.

CONDITIONAL USE APPLICATIONS

a) A Public Hearing in the Town of Round Lake. CUP #22-015. Owners: Andrew & Brittney Gradall. Part of the E ½ of the SW ¼, Lot 2 CSM 11/263 #2438; S06, T41N, R07W; Parcel #024-741-06-3103; 2.22 total acres; Zoned Residential/Recreational One (RR-1); Permit desired for Multi-dwelling development that meets dimensional requirements as per Sawyer County Zoning Ordinance Sec 17.2 (B) (15). Kozlowski reads the application, staff report, explains Alan Gerber, BOA Chairman's request comments, Town opinion, Neighbor opinions. Motion by Buckholtz to open the public hearing portion of the application by Buckholtz, second by Shuman. All in favor. Andrew Gradall, owner speaks in favor of the application. No other in favor comments. Ginny Chabek, Town of Round Lake Board member speaks against the application and gives history. Kay Wilson, Town of Round Lake Board member speaks against the application, Michael Danoto, Cindy Bijold, Jane Bidwell and Holly Danato, all residents of Hildreath Road speak against the application, Linda Zillmer, Edgewater property owner speaks of the process for this application. Motion by Shuman to close the public hearing portion of the application by Shuman, second by Buckholtz. All in favor. Kozlowski reads the Discussion/Action portion of the application. Andy Phillips, Legal Council speaks of the Zoning process, definitions of multi-dwelling, uses in the RR-1 zone district, definition #71, 2 units, 17.(B0(15) conditional use. Discussion continues. Andy Phillips, Legal Council speaks of the process with conditions listed in staff report. Discussion held with Kozlowski, Phillips and Committee regarding the Ordinance and interpretation. Motion by Buckholtz to deny the application. In favor of denial of the application 3 to 1 denied. Findings: It would be significantly damaging to the rights of others and property values. It would be detrimental to ecology, wild life, wetlands or shorelands. It would create an air quality, water supply, or pollution problem. It would create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal. It would create traffic or highway access problems. It would destroy prime agricultural lands. It would not be compatible with the surrounding uses and the area. It would not be consistent with the Town and/or County Comprehensive Plan. It would create an objectionable view.

b) A Public Hearing in the Town of Meadowbrook. CUP #22-016. Owners: Janet K Thompson Trust. Agent: Milestone Materials. Part of the NE ¼ of the NE ¼ and Part of the NW ¼ of the NE ¼; All in S04, T37N, R06W; Parcels 016-637-04-1101 & -1201; 71.86 total acres; Zoned Agricultural One (A-1). Known as the Thompson Plant #386. Permit is desired for the five (5) year renewal of conditional use permit #19-023 for the location/operation of a non-metallic mineral extraction, including rock crusher, and temporary asphalt plant. The CUP was originally approved at public hearing on March 29, 2008 and renewed most recently May 17, 2019. Kozlowski reads the application, staff report, Town opinion, and Neighbor opinions. Motion to open the public hearing portion of the application by Shuman, second by Righeimer. All in favor. Kaitlyn Peper, Agent for Milestone Materials speaks in favor of the renewal of the application and there is no changes to the plan. Brandon Lindner speaks in favor and explains the reclamation plan. No other comments. Motion to close the public hearing portion of the application by Shuman, second by Righeimer. All in favor. Kozlowski reads the Discussion/Action portion of the application. Motion by Shuman to approve the application with conditions of Maintain compliance with NR 135 (reclamation plan). 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. Maintain compliance with Plan of Operation. Maintain compliance with Department of Natural Resources Chapter 30. It would not be significantly damaging to the rights of others 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. It would be consistent with the Town & County Comprehensive Plan. It would not create an objectionable view. Second by Boettcher. All in favor. 3 to 0.

c) A Public Hearing in the Town of Radisson. CUP #22-017. Owners: Leonard Yeadon Jr. The E ½ of the NE ¼ of the NW ¼; S32, T38N, R06W; Parcel #022-638-32-2102; 20 total acres; Zoned Agricultural One (A-1). Permit desired for a post frame accessory building 36'x52' (w/eaves 39'x55'). Per section 4.26(1), construction of a single accessory structure on vacant property subject to conditions. Kozlowski reads application, staff report Town opinion. Neighbor opinions were read previously. Motion by Shuman to open the public hearing portion of the application, second by Righeimer. Righeimer leaves meeting. Leonard Yeadon, owner speaks in favor of the application. Discussion held with Yeadon, Kozlowski and Committee. No other comments. Motion to close the public hearing portion of the application by Shuman, second by Buckholtz. All in favor. Kozlowski reads the Discussion/Action portion of the application. Motion by Buckholtz to approve the application with conditions of Land Use Permit is required and applied for accessory structure(s) within 1 year from the date of Zoning Committee decision. 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. Proposed accessory structure must meet all other Sawyer County Zoning & Conservation requirements including setbacks and also compliant with all other State & Federal Laws. Size of proposed structure not to exceed 39' x 55' with eave and with no habitable area. Findings of Fact It would not be significantly damaging to the rights of others 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. It would be consistent with the Town and/or County Comprehensive Plan. It would not create an objectionable view. Second by Shuman. All in favor.

d) A Public Hearing in the Town of Bass Lake. CUP #22-018. Owner: Rodney Olson. Abendpost Beach Lots 24-30, Lots 11-15, Lots 9-10, Block 18; S30, T40N R08W; Parcel #'s 002-103-18-2400,-1100,-0900; 1.03 total acres; Zoned Residential/Recreational Two (RR-1); -1100 & -090 zoned Residential/Recreational One (RR-1) & Residential/Recreational Two (RR-2).

Break at 10:03am

Permit desired for construction of a 1400 square foot private woodworking shop as allowed in Sawyer County Ordinance Sec 17.3, (B) (6), for construction business trim work. The building would be entered between Post & Fox avenues on Lot 16 and would be located in the RR-2 Zone District. Kozlowski reads the application, staff report, Town opinion, Neighbor opinions. Motion to open the public hearing portion of the application by Boettcher, second by Buckholtz. All in favor. Rodney Olson, owner speaks in favor of the application. Discussion held with Owner, Kozlowski and Committee. No other comments. Motion to close the public hearing portion of the application by Shuman, second by Buckholtz. All in favor. Kozlowski reads the Discussion/Action portion of the application. Motion by Shuman to deny the application based on the Town decision and Findings of fact: It would be damaging to the rights of others and property values. It would be detrimental to ecology, wild life, wetlands or shorelands. It would create an air quality, water supply, or pollution problem. It would create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal. It would create traffic or highway access problems. It would destroy prime agricultural lands. It would not be compatible with the surrounding uses and the area. It would create an objectionable view. Second by Buckholtz. Discussion held. 2 to 1 to deny the application.

NEW BUSINESS

a) Draft version of the Storage Sheds/Shipping Container Ordinance Amendment. Kozlowski explains the changes that were added and this being the last draft. Discussion held. Motion by Buckholtz to send to the Towns and have legal-council review the proposed amendment, second by Shuman. Discussion held. Linda Zillmer, Edgewater property owner speaks out with questions of language, and zone districts. Kozlowski Tells her it will be going to public hearing. All in favor. Andy Phillips legal council wants to look over the amendment for substance.

b) Mini warehouse storage. Kozlowski brings up concerns of size and commercial. Need of definitions. Discussion held.

c) Neighbor opinion letters. Kozlowski explains changes to the neighbor notification letters. Any Phillips, legal council agrees with the changes. Discussion held. Have samples at next meeting.

b) Any other business that may come before the Committee. Discussion held regarding new time and/or dates of meetings.

ADJOURNMENT

Boettcher adjourns meeting at 10:57am

Note: The Minutes of the May 20, 2022 Zoning Committee meeting incorporate the video recording of this meeting and any documents referenced in the meeting, submitted by the applicant, and/or considered by the Zoning Committee in rendering its decision.

Minutes prepared by Kathy Marks, Deputy Zoning & Conservation Administrator

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.



Rezone Request STAFF REPORT

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

File: # RZN 22-008

Applicant:

Terrance Petit
N4093 Keehn Road
Winter, WI 54896

Property Location & Legal Description:

Town of Winter. Part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$; S09, T38N, R05W; Parcel #032-538-09-3306; 6.55 total acres; Zoned Agricultural One (A-1).

Request:

Purpose of request is to rezone all A-1 underlying zone district to Residential/Recreational Two (RR-3). Purpose of rezone is requested in order to subdivide into (2) Residential/Recreational Two (RR-2) parcels. For a lot split of less than 5 acres.

Summary of Request & Project History:

The applicant is requesting to rezone the above described 6.55 acres of from A-1 to RR-2. The A-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 Winter comprehensive plan future land use shows this area as "Residential". With a mixing of zone districts between A-1, RR-2, and RR-1 with similar use occurring. The anticipated lot sizes if the rezone is approved would be 2 lots at approximately 4 acres per lot. This area is not currently being farmed for agricultural use.

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 # 22-008

Town of Winter

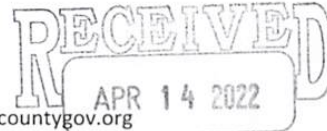
Sawyer County

Return Original

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

Phone: 715-634-8288

E-mail: Kathy.marks@sawyercountygov.org



SAWYER COUNTY
ZONING ADMINISTRATION

Owner: Terrance A. Petit

Address: N4093 Keesh RD, WINTER, WI 54896

Phone: (715) 492-1102

Email: terrypetit4@gmail.com

Legacy PIN # 032538093306

Acreage: 6.55

Change from District Ag 1 to RR2

Property Description: TOWN OF WINTER, 509 T38N R05W PRT5WSW
TAX ID# 33978

Purpose of

Request: possible split of property to under 5 ac

TERRY A. PETIT

***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:

Phone _____ Email: _____

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

Date of Public Hearing June 17, 2022

Real Estate Sawyer County Property Listing

Today's Date: 4/14/2022

Property Status: Current

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



Description

Updated: 6/9/2021

Tax ID: 33978
PIN: 57-032-2-38-05-09-3 03-000-000060
 Legacy PIN: 032538093306
 Map ID: .11.6
 Municipality: (032) TOWN OF WINTER
 STR: S09 T38N R05W
 Description: PRT SWSW
 Recorded Acres: 6.550
 Lottery Claims: 0
 First Dollar: No
 Zoning: (A-1) Agricultural One
 ESN: 428



Tax Districts

Updated: 2/6/2007

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



Recorded Documents

Updated: 11/21/2014

TRANSFER BY AFFIDAVIT

Date Recorded: 9/17/2021

[434756](#) **MAP OF SURVEY**

Date Recorded: 8/12/2013

9385-11

WARRANTY DEED

Date Recorded: 11/10/1999

[280754](#) 691/111

Ownership

Updated: 9/20/2021

TERRANCE A PETIT

WINTER WI

Billing Address:

TERRANCE A PETIT
 N4093 KEEHN RD
 WINTER WI 54896

Mailing Address:

TERRANCE A PETIT
 N4093 KEEHN RD
 WINTER WI 54896



Site Address * indicates Private Road

4180N KEEHN RD

WINTER 54896



Property Assessment

Updated: 6/21/2018

2022 Assessment Detail

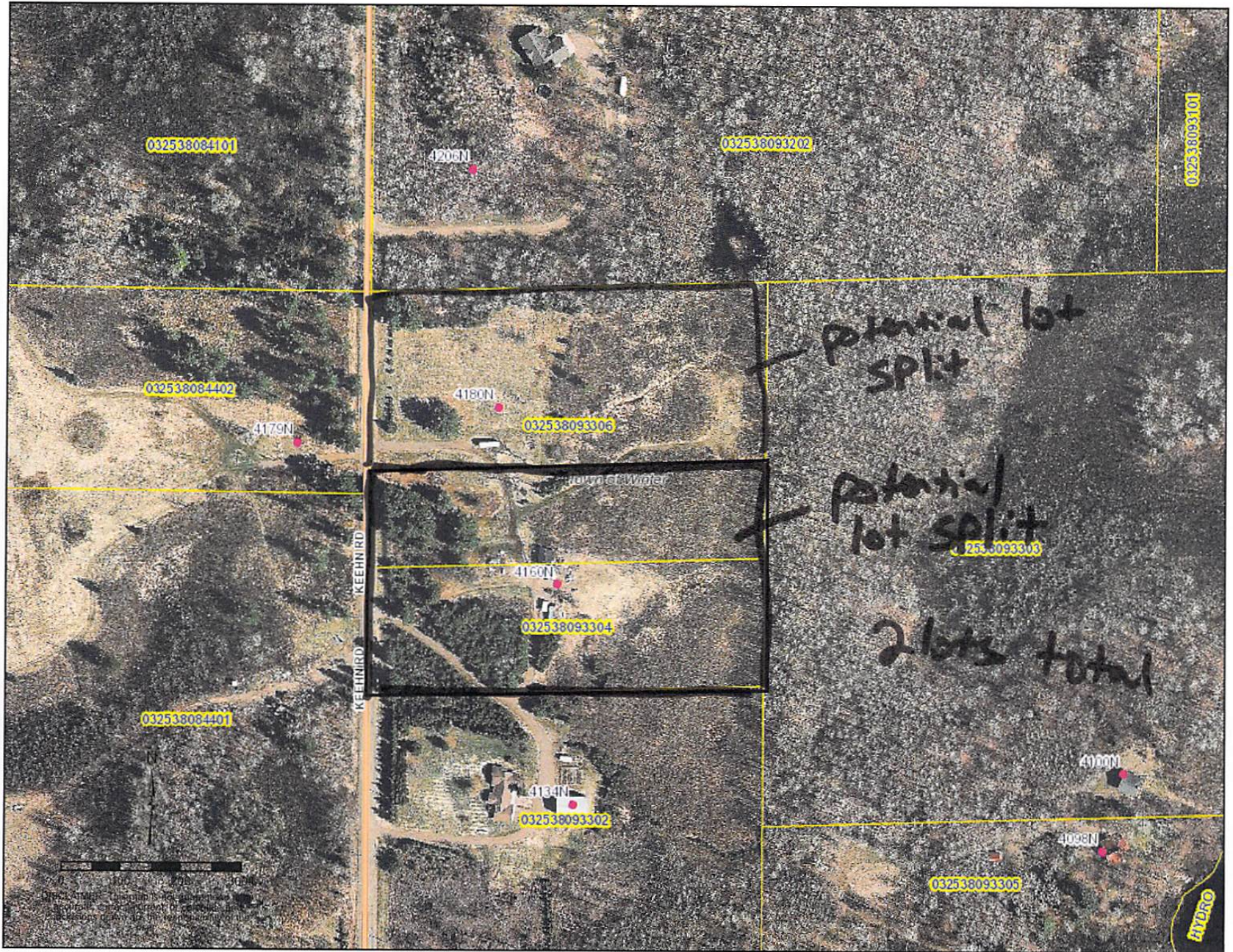
Code	Acres	Land	Imp.
G1-RESIDENTIAL	6.550	15,600	0

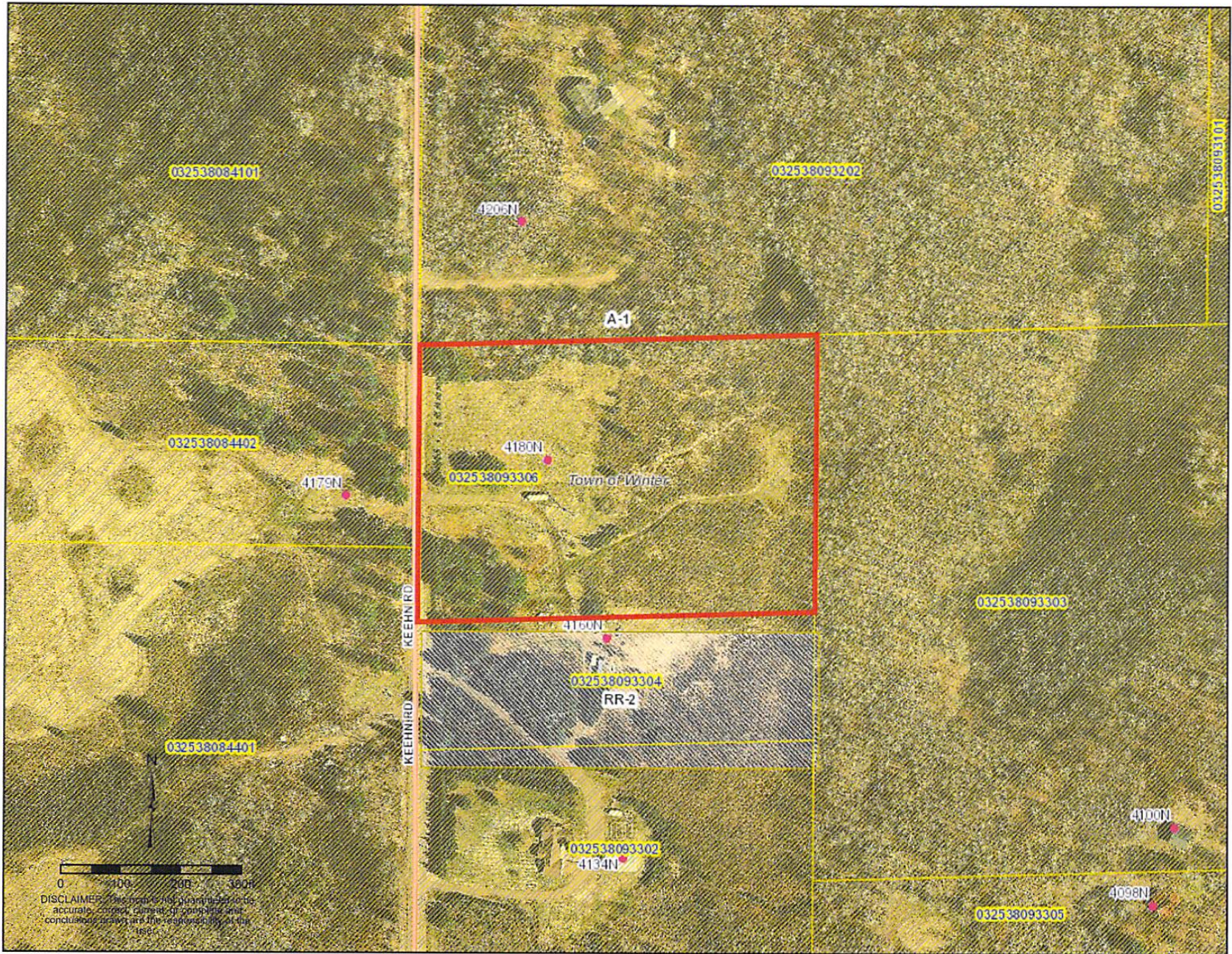
2-Year Comparison	2021	2022	Change
Land:	15,600	15,600	0.0%
Improved:	0	0	0.0%
Total:	15,600	15,600	0.0%

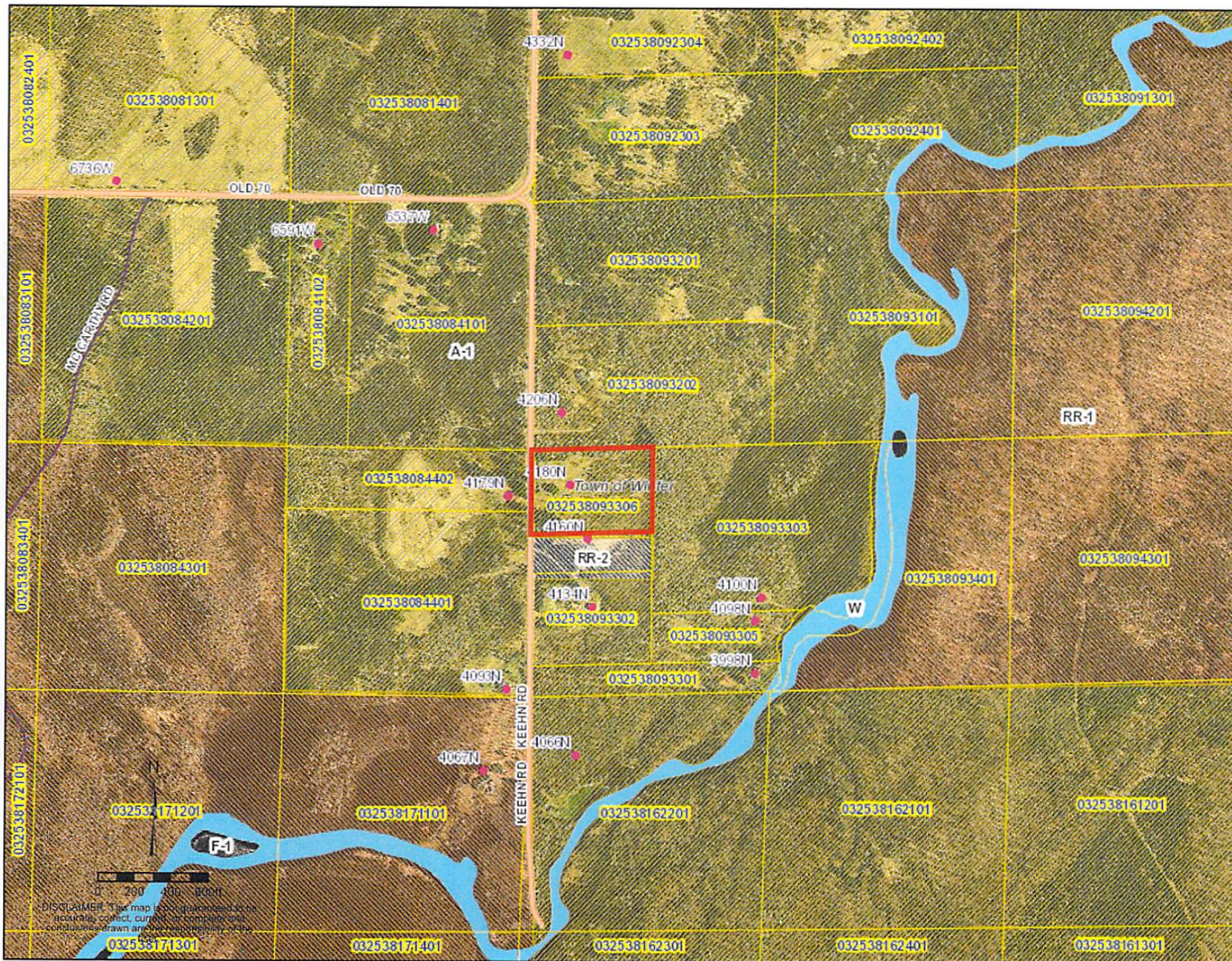


Property History

N/A

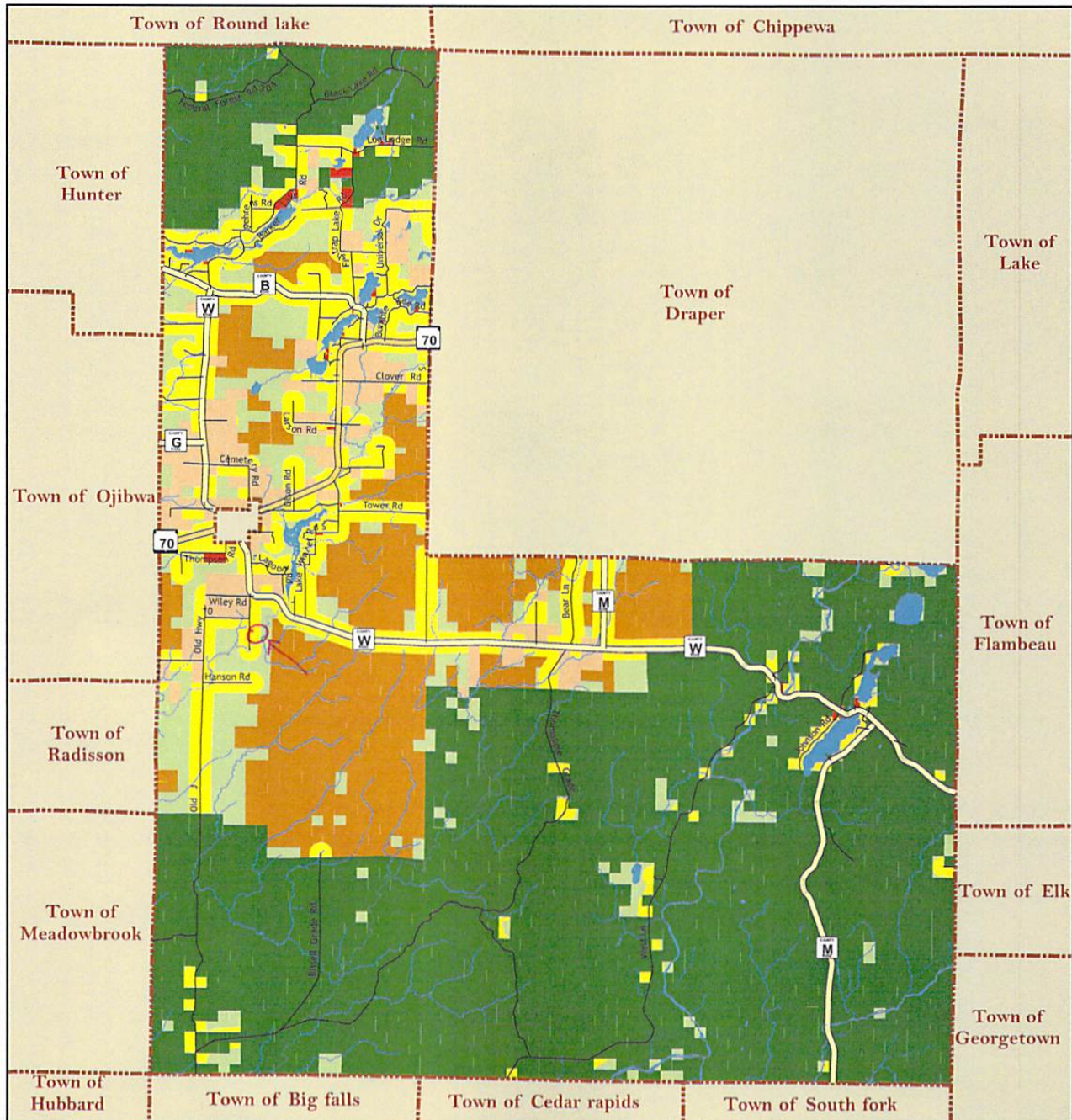






Town of Winter, Sawyer County, Wisconsin

Map 56 - Future Land Use
01/21/2010



Future Land Use

- Residential
- Commercial
- Public Forest
- Forest Residential
- Government/Institutional
- Forest Rural Residential
- Agriculture





Rezone Request STAFF REPORT

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

File: # RZN 22-009

Applicant:

Travis & Kelley Butterfield
14430W State Hwy 77
Hayward, WI 54843

Property Location & Legal Description:

Town of Round Lake. Part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$; S19, T41N, R06W; Parcel #024-641-19-2202; 43.62 total acres; Zoned Agricultural One (A-2).

Request:

Purpose of request is to rezone approximately 8.9 total acres of the 43.62 acres from A-2 to Residential/Recreational One (RR-1). This is being requested to then divide property into (3) three separate lots that are smaller than (5) acres as required in A-2.

Summary of Request & Project History:

The applicant is requesting to rezone the above described 8.9 acres of from A-2 to RR-1. The A-2 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 Round comprehensive plan future land use shows this area as "Private Forest". Private Forest 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. There is an existing RR-1 parcel that was rezoned in 2003 from this larger parcel from A-2 to RR-1 and is 2.5 total acres. The current use of land and surrounding area is light residential, little agricultural, and private forest. This current parcel is not actively engaged in an agricultural activity and is primarily use for recreation and hunting.

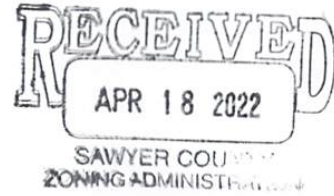
The 3 proposed parcels are to be approximately 2.5 acres with a strip of RR-1 zoned property on either side of lot 1 and 3 (see attached preliminary map). With the proposed rezone all zone district dimensional requirements would be met.

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 # 22-009
Town of Round Lake
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: Travis A + Kelley A. Butterfield

Address: 14430 W. State Rd 77 - Hayward, WI 54843

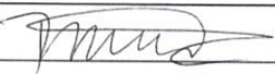
Phone: 715-492-7021 Email: drillerbiker@gmail.com

Legacy PIN # 024641192202 Acreage: ~~26.1~~ 8.9 approx of 43.62 total

Change from District A-2 to RR1

Property Description: Pct Frac NWNW

Purpose of Request: To make 3 separate lots that are smaller than 5 acres.

Travis Butterfield 

***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 6-17-22

Real Estate Sawyer County Property Listing

Today's Date: 5/3/2022

Property Status: Current
Created On: 2/6/2007 7:55:40 AM

**Description**

Updated: 2/28/2018

Tax ID:	24332
PIN:	57-024-2-41-06-19-2 02-000-000020
Legacy PIN:	024641192202
Map ID:	.6.2
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S19 T41N R06W
Description:	PRT FRAC NWNW
Recorded Acres:	43.620
Calculated Acres:	43.674
Lottery Claims:	0
First Dollar:	No
Waterbody:	Hay Creek
Zoning:	(A-2) Agricultural Two
ESN:	

**Tax Districts**

Updated: 2/6/2007

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

**Recorded Documents**

Updated: 2/7/2022

PERSONAL REPRESENTATIVES DEED	
Date Recorded: 1/25/2022	437284
LETTERS	
Date Recorded: 1/25/2022	437283
QUIT CLAIM DEED	
Date Recorded: 10/28/1996	257501

**Ownership**

Updated: 2/7/2022

TRAVIS A & KELLEY A BUTTERFIELD HAYWARD WI

Billing Address:

TRAVIS A & KELLEY A BUTTERFIELD
14430W STATE HWY 77
HAYWARD WI 54843

Mailing Address:

TRAVIS A & KELLEY A BUTTERFIELD
14430W STATE HWY 77
HAYWARD WI 54843

**Site Address** * indicates Private Road

N/A

**Property Assessment**

Updated: 7/16/2019

2022 Assessment Detail

Code	Acres	Land	Imp.
G5-UNDEVELOPED	8.620	1,700	0
G6-PRODUCTIVE FOREST	35.000	29,600	0

2-Year Comparison

	2021	2022	Change
Land:	31,300	31,300	0.0%
Improved:	0	0	0.0%
Total:	31,300	31,300	0.0%

**Property History**

N/A

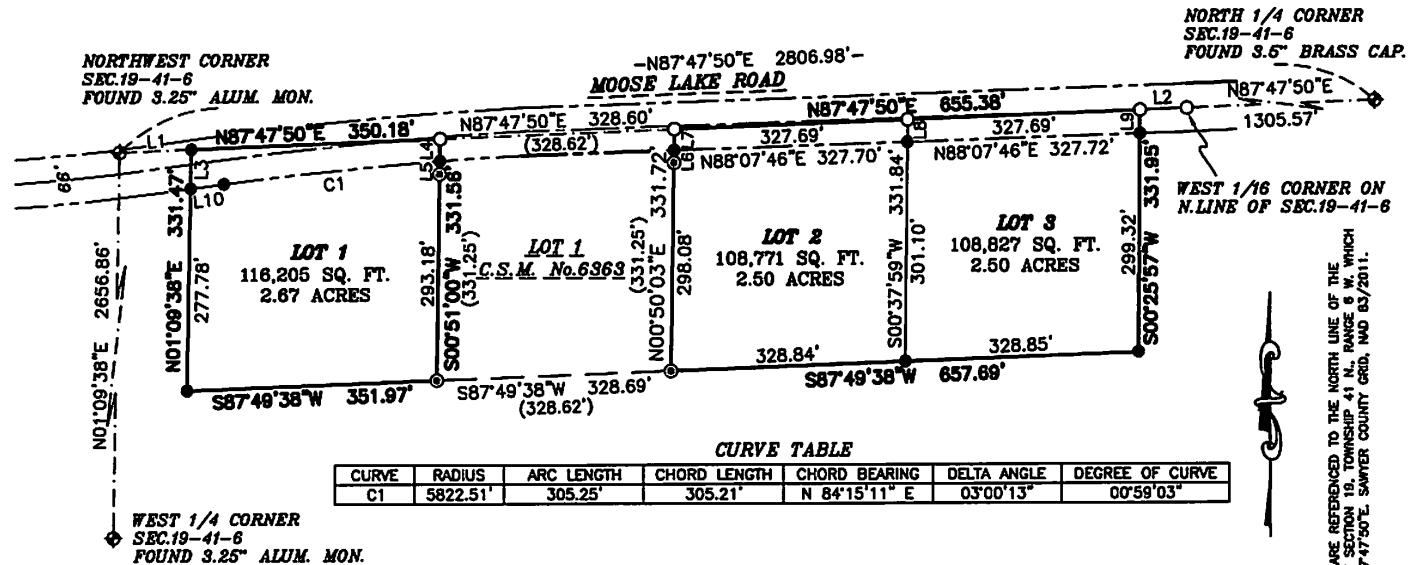
Jay,

Attached is a preliminary C.S.M. of the Butterfield property. The goal is to rezone the strip of land on the north side of the NW1/4-NW1/4 of Section 19 from Ag-2 to Residential. This rezoning will include the land directly west of the proposed Lot 1 and directly east of the proposed Lot 3.

Thanks, Jesse

PRELIMINARY SAWYER COUNTY CERTIFIED SURVEY MAP

LOCATED IN PART OF THE FRACTIONAL NORTHWEST QUARTER OF THE NORTHWEST QUARTER, OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 6 WEST, IN THE TOWN OF ROUND LAKE, SAWYER COUNTY, WISCONSIN.

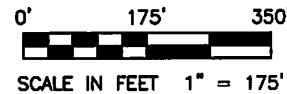


LINE TABLE

L1= N87°47'50"E 100.17'
L2= N87°47'50"E 67.07'
L3= N01°09'38"E 53.69'
L4= S00°51'00"W 30.56'
L5= S00°51'00"W 7.81'
L6= N00°50'03"E 4.80'
L7= N00°50'03"E 28.78'
L8= S00°37'59"W 30.74'
L9= S00°25'57"W 32.63'
L10= N82°41'08"E 47.26'

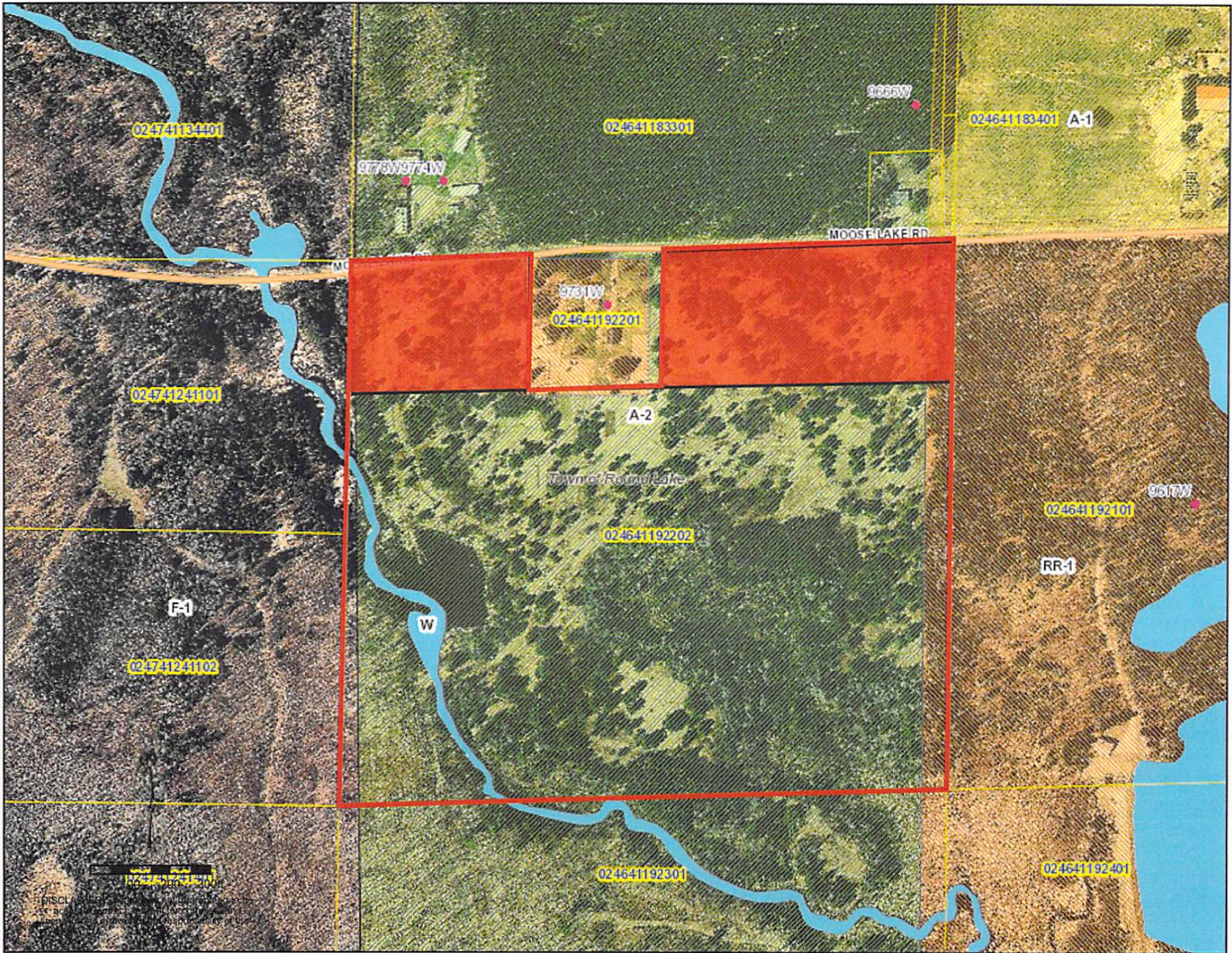
LEGEND

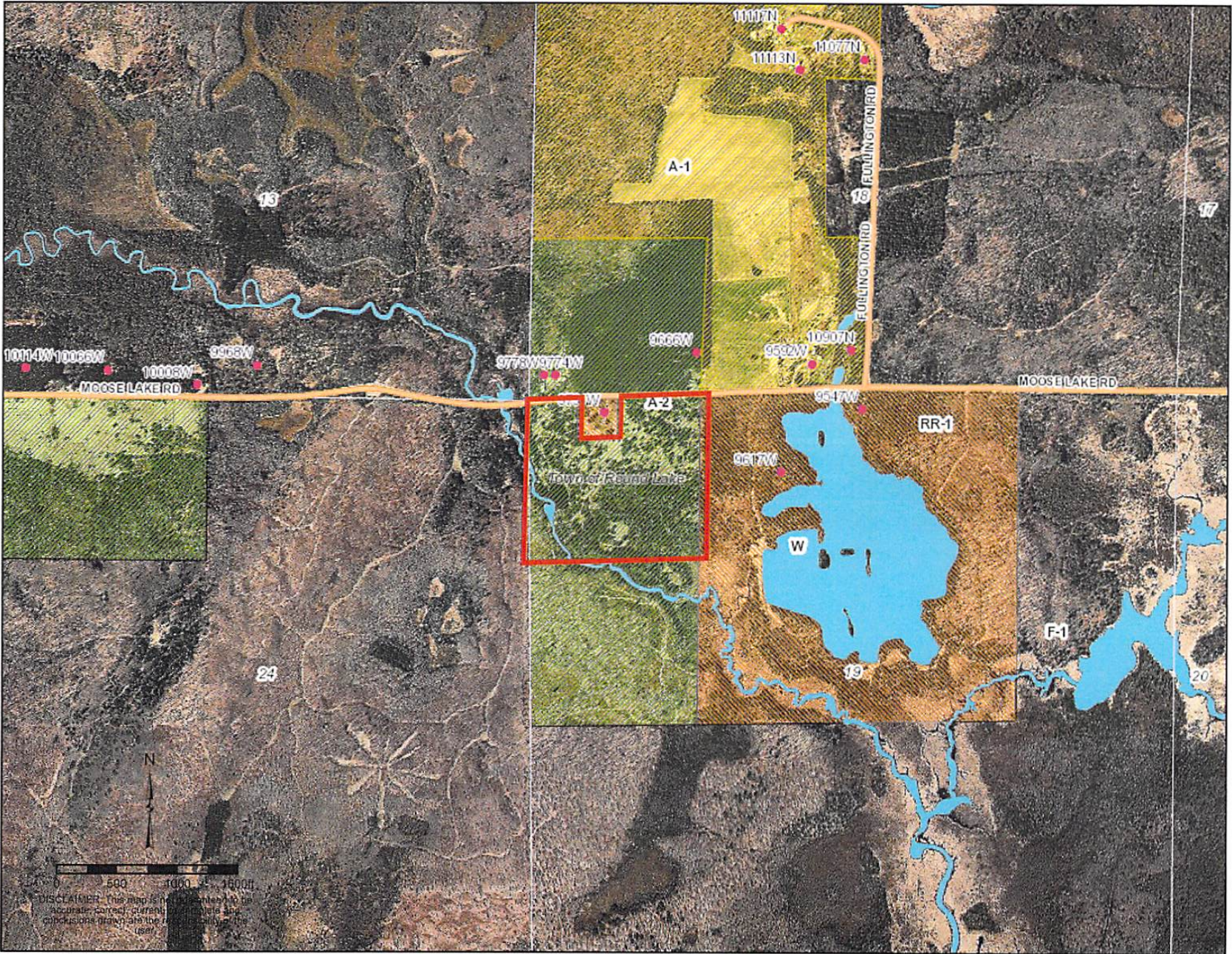
- ◆ P.L.S.S. Corner Monument of record as noted.
- Set .75" x 18" Iron Rod wt. 1.50 lbs. per foot.
- ⊙ Found 1.25" O.D. Iron Pipe
- Calculated Position
- (xxxx) Recorded Data

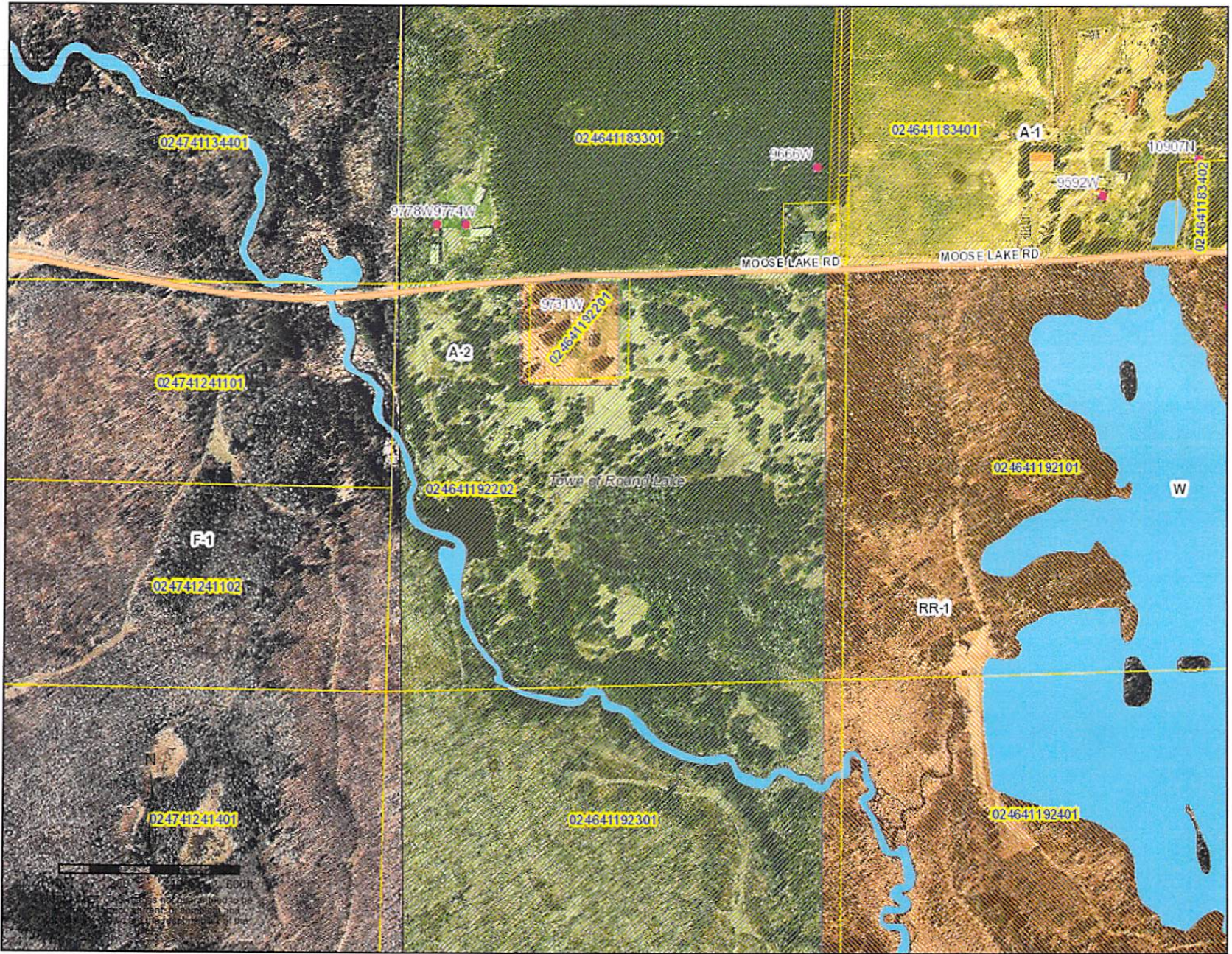


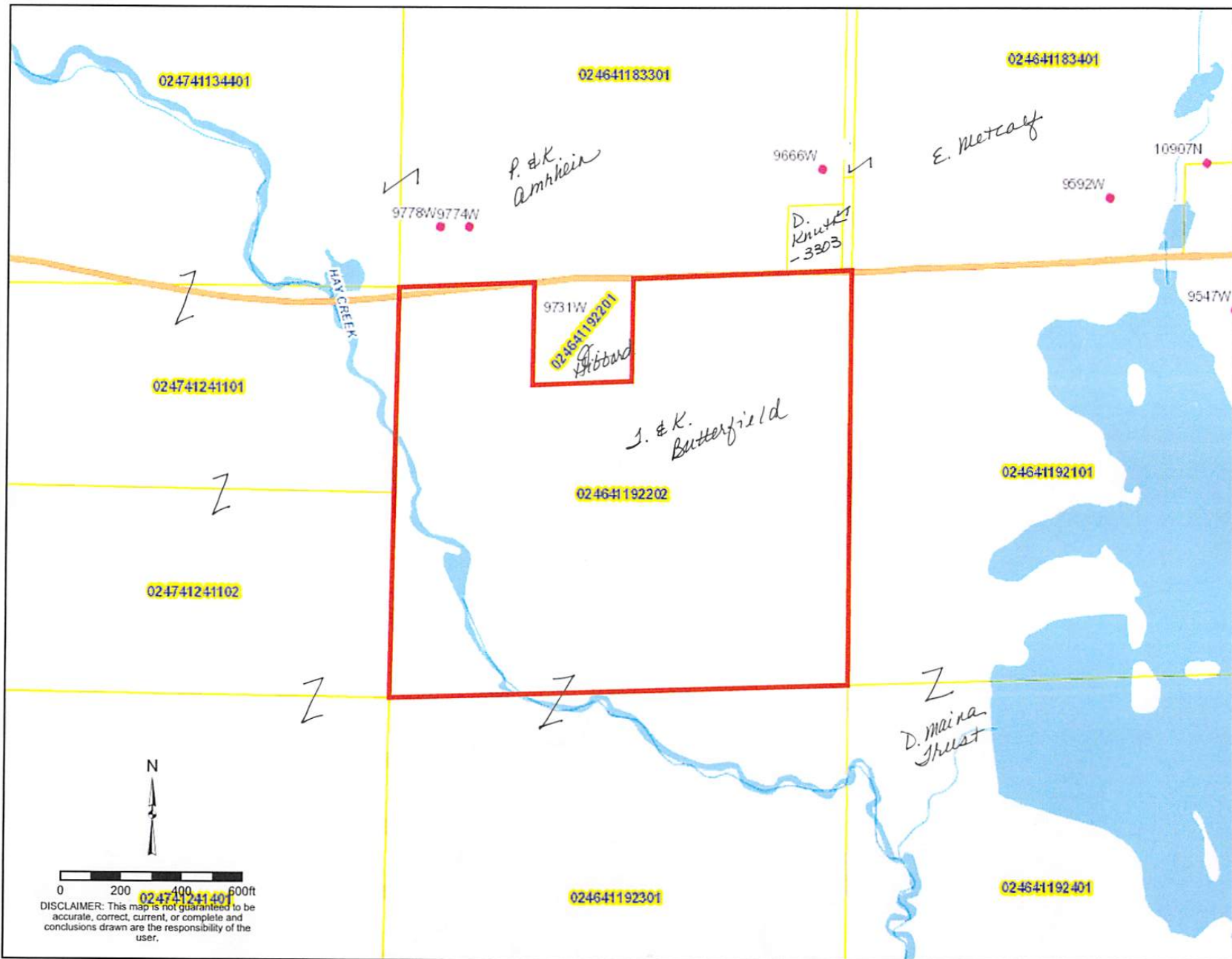
JOB # 15321
Prepared by:
Jesse Suzan Land Surveying LLC
Phone No. (715) 634-0774
13731W Sjoström Circle
Hayward, WI 54843
Sheet 1 of 2 Sheets

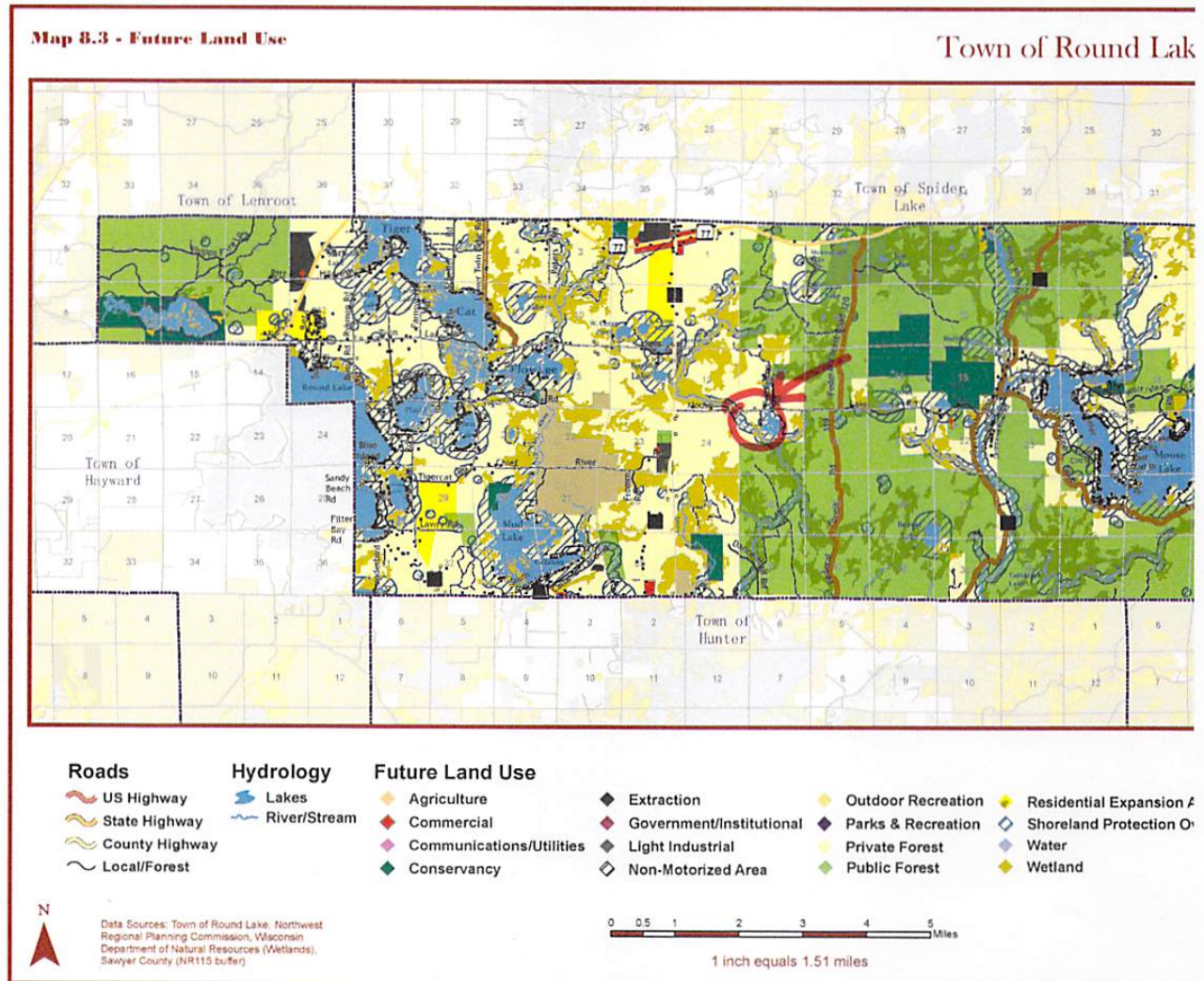
BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NW 1/4 OF SECTION 19, TOWNSHIP 41 N., RANGE 6 W., WHICH BEARS N87°47'50"E. SAWYER COUNTY GRID, NAD 83/2011.











Rezone Request STAFF REPORT

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

File: # RZN 22-002

Applicant:

Hathaway Lodge LLC (Steven Friendsshuh)
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. 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". Shoreland 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. The Town Plan further goes on to state, "in some cases, natural features and resources along lakes, rivers, and streams may not be conducive to all types of development. While the future land use map has areas representing the 1,000 foot and 300 foot areas pertaining to development requirements as specified by the lake classification system, the areas shown do not imply that any and all development types are allowed. Specific review of the areas around lakes, rivers and streams must be performed.

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 # 22-002

Town of Edgewater
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: HATHAWAY Lodge, LLC STEVEN FRIENDSHUHL - Sole Owner
Hathaway Lodge, LLC

Address: PO Box 161, Stone Lake, WI 54876

Phone: 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 ROAD
CHANGE FORESTRY TO RR-1 IN ORDER TO build LAKESHORE
COTTAGES

STEVEN FRIENDSHUHL Steven Friendshuhl
*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 FRIENDSHUHL

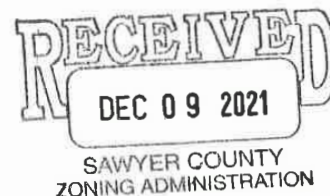
PO Box 161

STONE LAKE, WI 54876

Phone: 715-492-0265 Email: N/A

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

Date 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

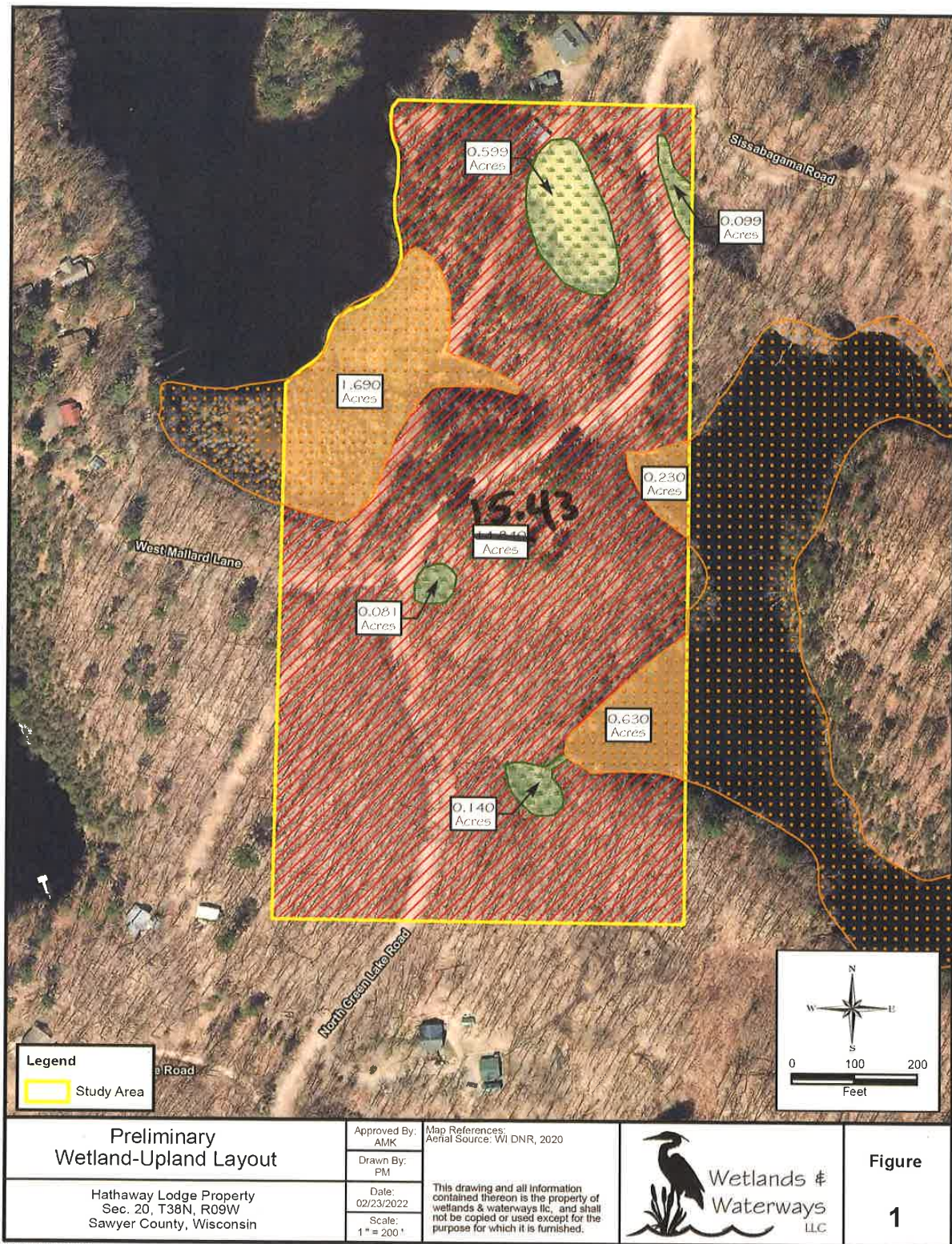
Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.900	274,500	1,100
G5-UNDEVELOPED	2.000	400	0
G6-PRODUCTIVE FOREST	15.000	24,000	0

2-Year Comparison

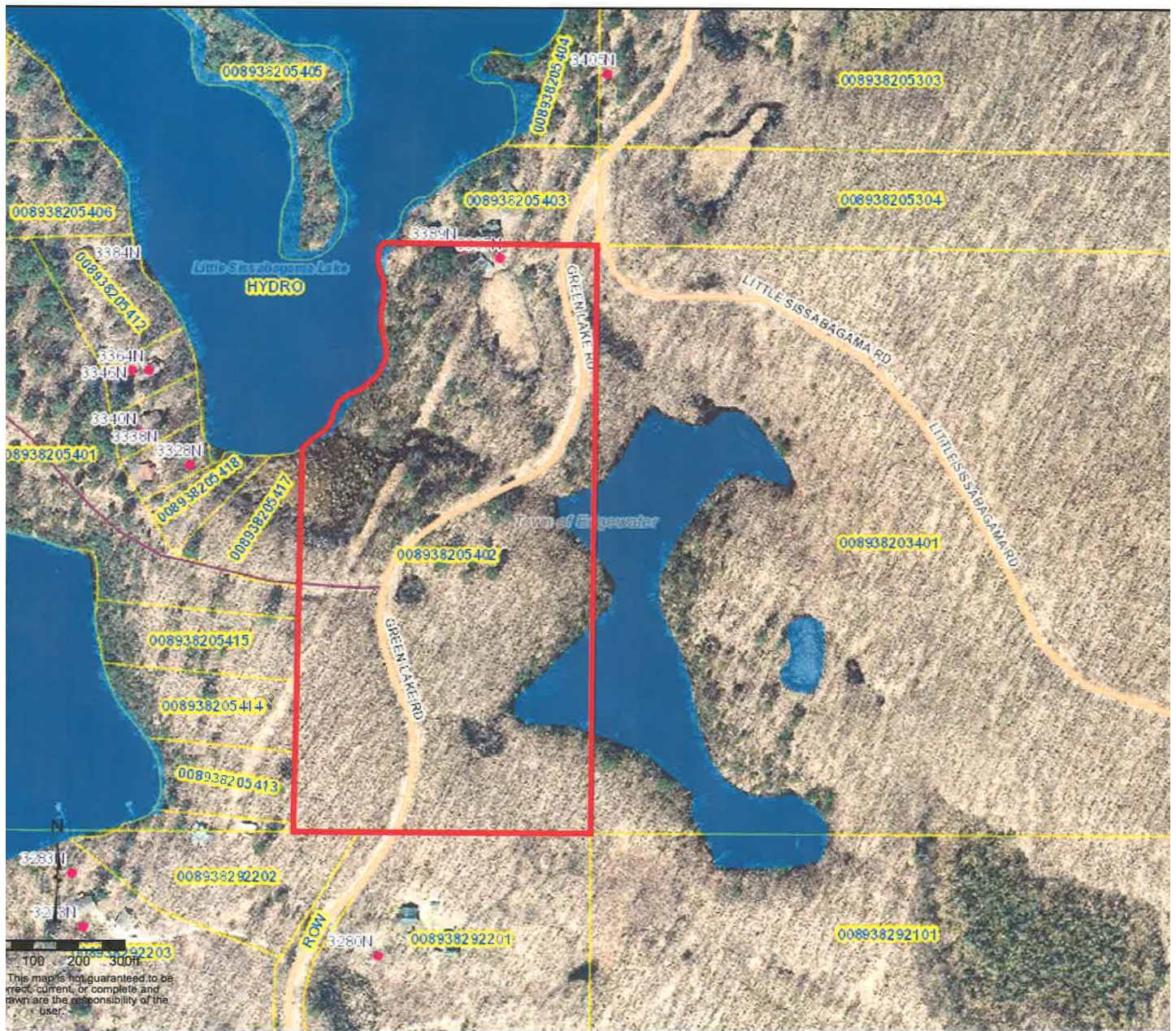
	2020	2021	Change
Land:	283,100	298,900	5.6%
Improved:	3,600	1,100	-69.4%
Total:	286,700	300,000	4.6%

**Property History**

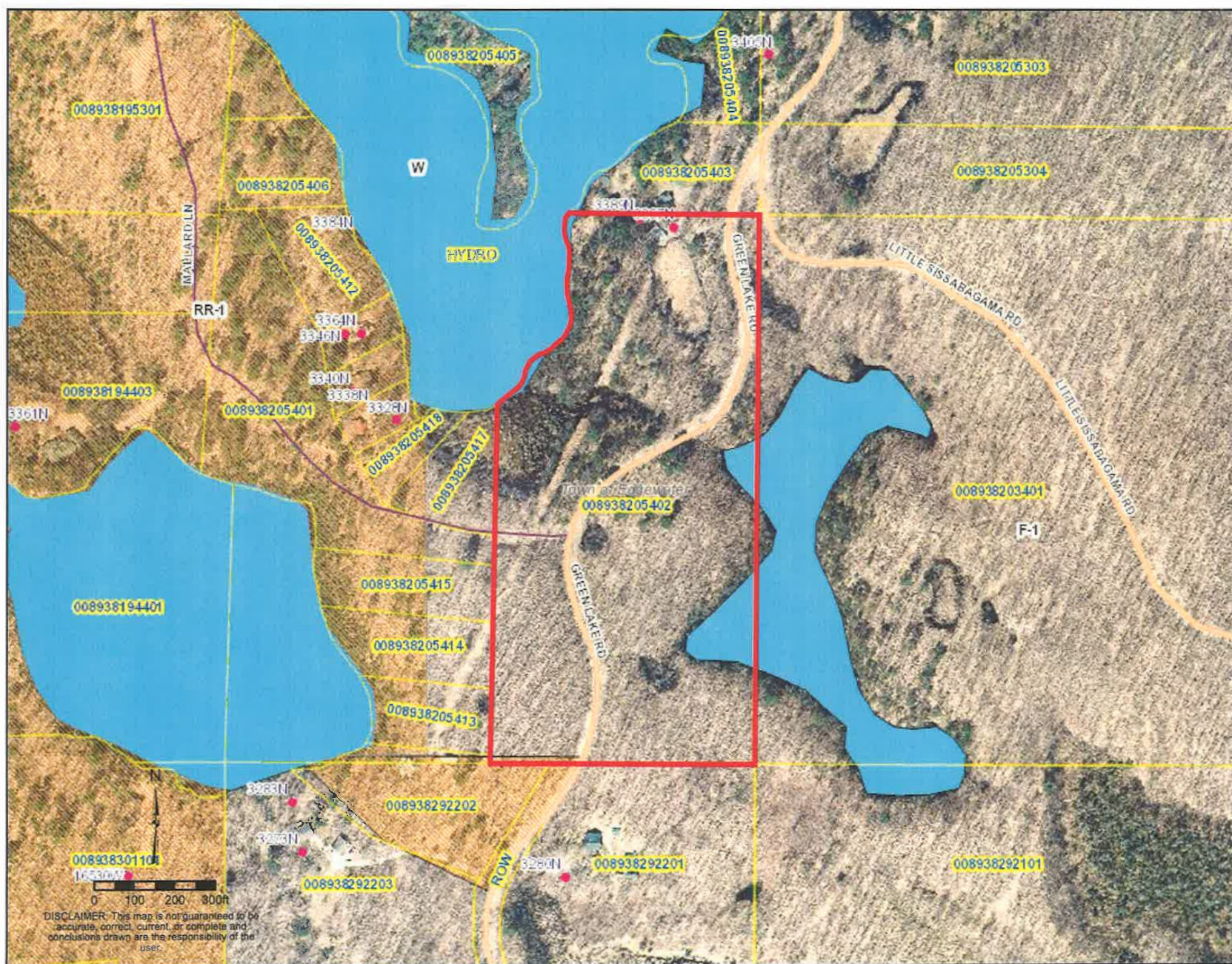
N/A

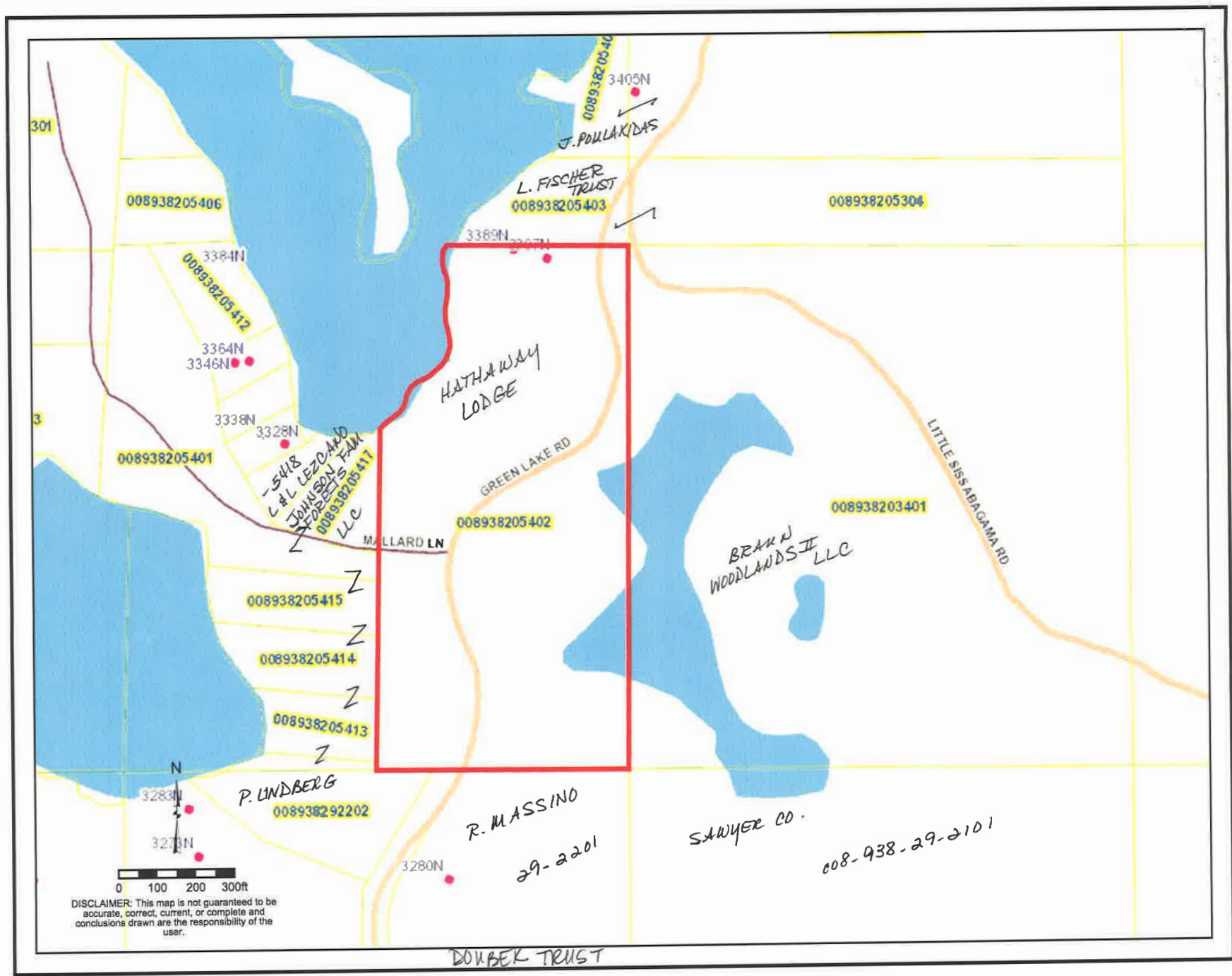


3.469 acres

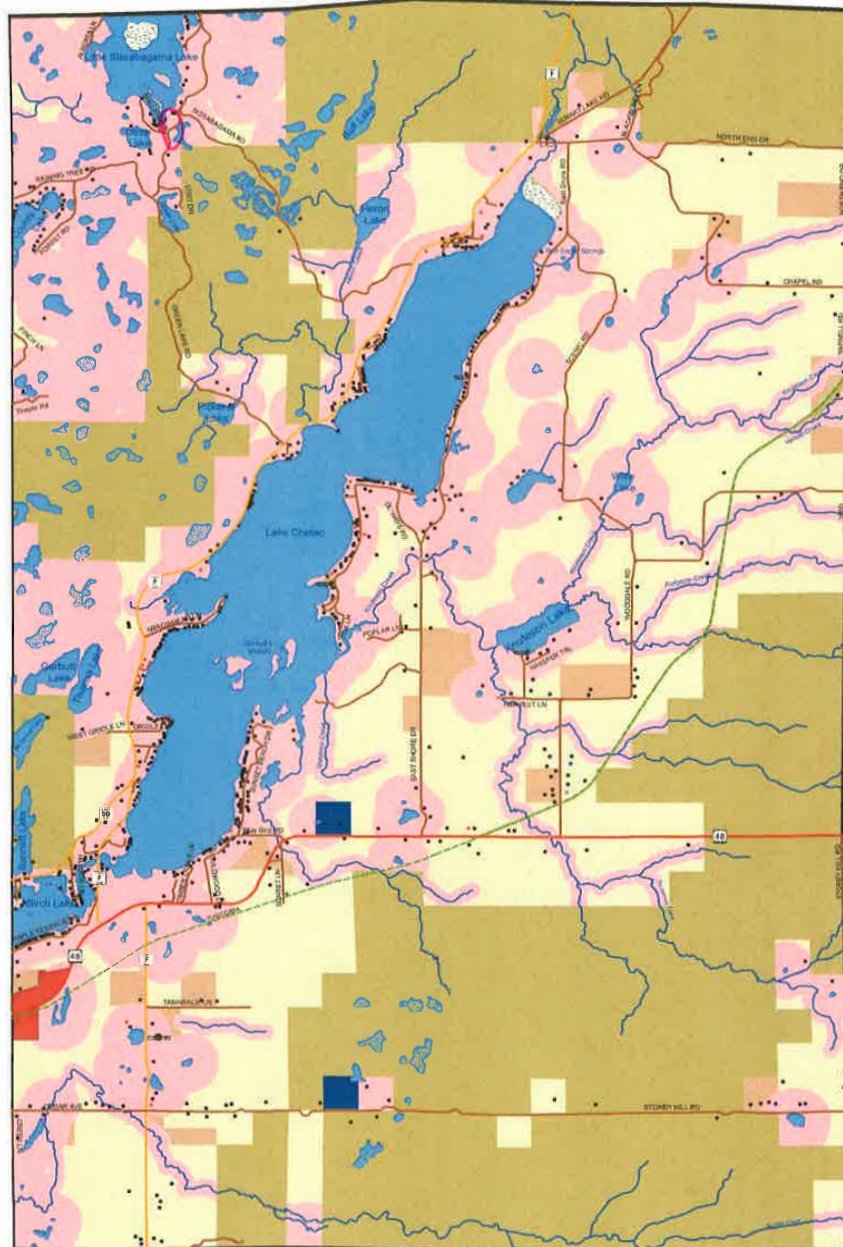








Town of Edgewater, Future Land Use Map 44



0 0.2 0.4 0.6 0.8
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.wis.gov/legal/>

Conditional Use Permit Request STAFF REPORT

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

File: # CUP 22-020

Applicant:

White Stag Real Estate Co LLC
Jeff & Michele DeYoung
50645 Peninsula Road
Barnes, WI 54873



Property Location & Legal Description:

Town of Round Lake. Part of the SW ¼ of the SW ¼; S12, T41N, R08W; Parcel #024-841-12-3301; 29.91 total acres, Zoned Agricultural Two (A-2) and Commercial One (C-1). Site Address of 12558W Twin Lake Road.

Request: Permit desired for an event barn per section 17.5 (B) (15) of the Sawyer County Zoning Ordinance. Having occasional events such as graduations, weddings & small parties.

Project History & Summary of Request:

As per the applicants statement they are requesting a Condition Use Permit (CUP) for an “event barn” at the property listed above. Back in 2017 a similar request for an event barn at this location was requested but withdrawn prior to Zoning Committee hearing the case. The reason for the withdrawal back in 2017 is that event barns were not specifically listed as part of a CUP process within the A-2 zone district. That has since changed where now with the approval of a CUP an event barn can occur within the A-2 zone district. Also, since 2017 we have seen the passing of ACT 67 which specifically address substantial evidence. If an applicant for a conditional use permit meets or 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 applicants are requesting to utilize an existing barn area on the property with additional space to be provided outdoors for a tent area from a preferred vendor. The other plan of operations and owner/applicant submitted conditions are attached as a separate document as well as included later in this staff report. Also see additional attached maps with this packet that show the proposed layouts for the event barn, outdoor tent area, parking area, garbage area, and restroom areas.

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 by Zoning Committee Members: (choose from list below) (add or delete from list below)

- 1 Operational May through October.
- 2 All functions must cease at 11:00PM, and start no earlier than 10:00AM (indoor rental only for smaller groups and private parties {less than 50 people} may occasionally occur before 10:00AM for breakfast)
- 3 No motor homes, RV's, trailers, tents, and the like are permitted on White Stag grounds.
- 4 All trash must be bagged and put in covered trash receptacles. Trash is then removed and put in larger dumpsters at the Tavern at White Stag.
- 5 Meals/food prepared & served by licensed caterers.
- 6 Beer, wine/liquor requires Town approval license and served by certified bartenders.
- 7 Parking to remain entirely on property, no Town road parking is allowed. There is a larger parking lot on the grounds.
- 8 Adequate number of portable restrooms and garbage receptacles will be provided per event according to industry standards.
- 9 Capacity not to exceed 300 people.
- 10 Conditional Use Permit valid only for current owner. New ownership will require renewal of existing CUP.
- 11 Must meet all other Federal, State, County, and potential Town laws/ordinances including but not limited to State licensing and permits for "event barn"

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 not consistent with the Town and/or County Comprehensive Plan
- 18 It would create an objectionable view.



Conditional Use Application # 22-020
Town of Round Lake

Return Original

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

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

Owner: White Stag Real Estate LLC - Jeff & Michele DeYoung

Address: 12558 W Twin Lake Rd, Hayward WI 54843

Phone: 952221-0708 Email: whitstagfarm@gmail.com

Legacy PIN#: 024-841-12-3301 Zoned: Ag²/_{C1} Acreage: 29.91

Property Description: Farm

Permit desired for: Occasional events such as graduations, weddings & small parties. As per section 17.5(B)(15) for "event barn."

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

The above hereby make application for a conditional use. 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 inspections by Sawyer County Zoning staff.

Name, Address, Phone & Email of agent: Michele DeYoung - 50645 Peninsula Rd, Bames, WI 54873 - mdeyoung@whitstagfarm.com

Fee \$ 350.00
Rev. 1/2021

Date of Public Hearing June 17, 2022



*Sawyer County Zoning & Conservation
Administration*

*10610 Main Street, Suite 49, Hayward, WI 54843
Office (715) 634-8288, Direct (715) 638-3225
E-mail: kathy.marks@sawyercountygov.org*

May 9, 2022

*White Stag Real Estate LLC
Jeff & Michelle DeYoung*

Re: Owner Submitted Plan of Operation and Conditions

- 1. Operational May thru October. All functions must cease at 11:00 pm, and start no earlier than 10:00am. Indoor rental for smaller groups (less than 50) may occur on occasion before 10AM.*
- 2. Space available next to barn for outdoor tent area from a preferred vendor.*
- 3. No motor homes, Rv's, trailers and the likes are permitted on White Stag grounds.*
- 4. All trash must be bagged and put in the covered trash receptacles. Trash is then removed and put in larger dumpsters at the Tavern at White Stag*
- 5. No fireworks allowed.*
- 6. Meals/food prepared & served by preferred licensed caterers.*
- 7. Beer, wine/Liquor requires Town approval license and served by certified bartenders.*
- 8. Parking to remain entirely on property, no Town road parking is allowed. There is a larger parking lot on grounds.*
- 9. Adequate number of portable restrooms and garbage receptacles will be provided.*
- 10. Capacity not to exceed 300 people.*
- 11. Conditional Use Permit valid only for current owner. New ownership will require renewal of existing CUP.*
- 12. Must have all necessary State licenses and permits for the "event barn".*

Real Estate Sawyer County Property Listing

Today's Date: 5/5/2022

Property Status: Current

Created On: 2/6/2007 7:55:45 AM

**Description**

Updated: 6/8/2020

Tax ID:	26626
PIN:	57-024-2-41-08-12-3 03-000-000010
Legacy PIN:	024841123301
Map ID:	.11.1
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S12 T41N R08W
Description:	PRT SWSW
Recorded Acres:	29.910
Calculated Acres:	29.355
Lottery Claims:	0
First Dollar:	Yes
Zoning:	(A-2) Agricultural Two (C-1) Commercial One
ESN:	404

**Tax Districts**

Updated: 2/6/2007

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

**Recorded Documents**

Updated: 5/14/2019

QUIT CLAIM DEED	
Date Recorded: 5/4/2016	400862
WARRANTY DEED	
Date Recorded: 1/6/2016	399385
QUIT CLAIM DEED	
Date Recorded: 6/1/2001	291281
QUIT CLAIM DEED	
Date Recorded: 3/27/2000	283023
NOTE	
Date Recorded:	

**Ownership**

Updated: 5/14/2019

WHITE STAG REAL ESTATE CO LLC BARNES WI**Billing Address:****Mailing Address:**

WHITE STAG REAL ESTATE CO LLC
50645 PENINSULA RD
BARNES WI 54873

WHITE STAG REAL ESTATE CO LLC
50645 PENINSULA RD
BARNES WI 54873

**Site Address** * indicates Private Road

12558W TWIN LAKE RD HAYWARD 54843

**Property Assessment**

Updated: 3/30/2020

2022 Assessment Detail

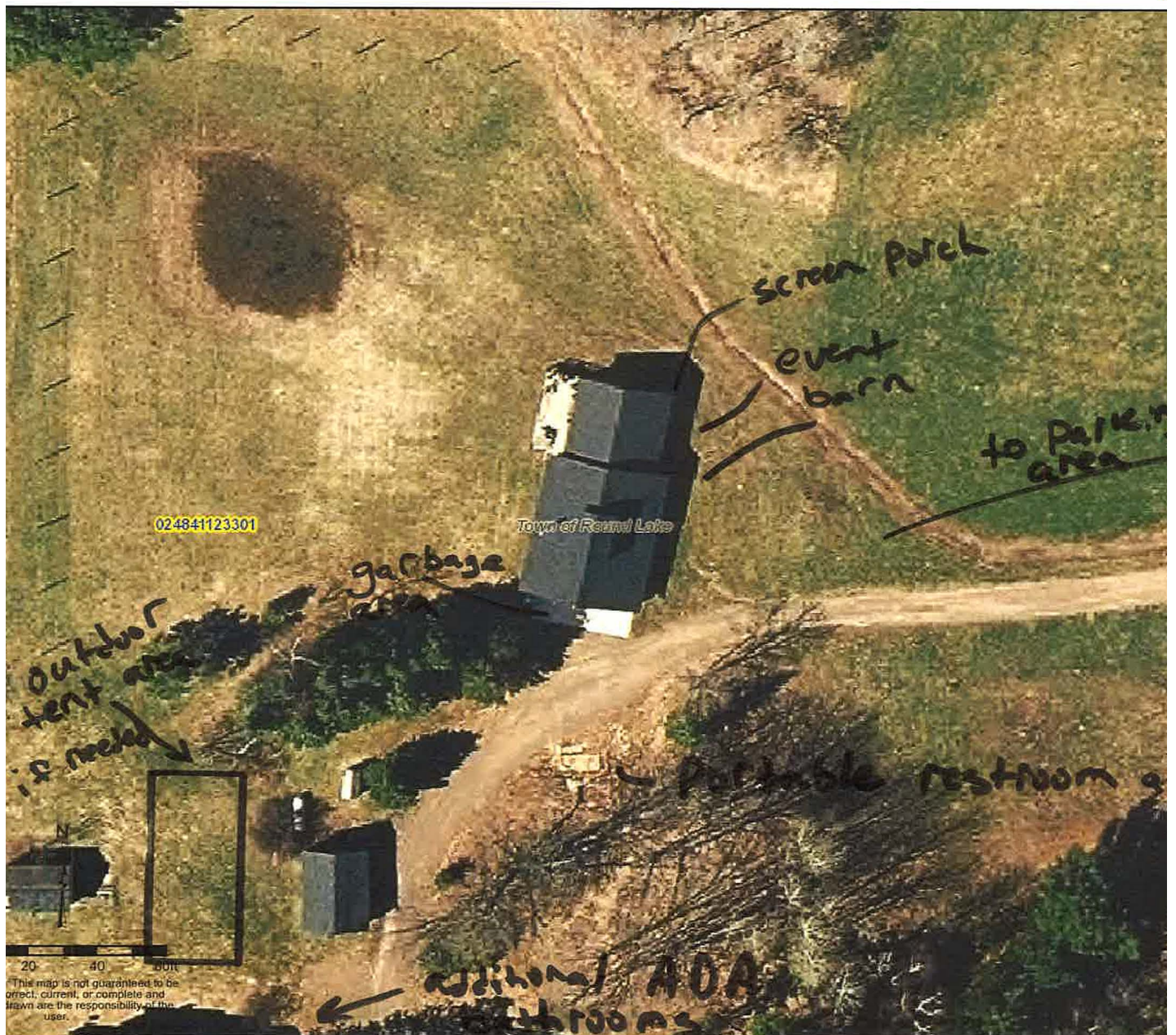
Code	Acres	Land	Imp.
G1-RESIDENTIAL	3.000	18,500	128,600
G4-AGRICULTURAL	17.910	2,400	0
G8-AGRICULTURAL FOREST	9.000	6,800	0

2-Year Comparison	2021	2022	Change
Land:	27,700	27,700	0.0%
Improved:	128,600	128,600	0.0%
Total:	156,300	156,300	0.0%

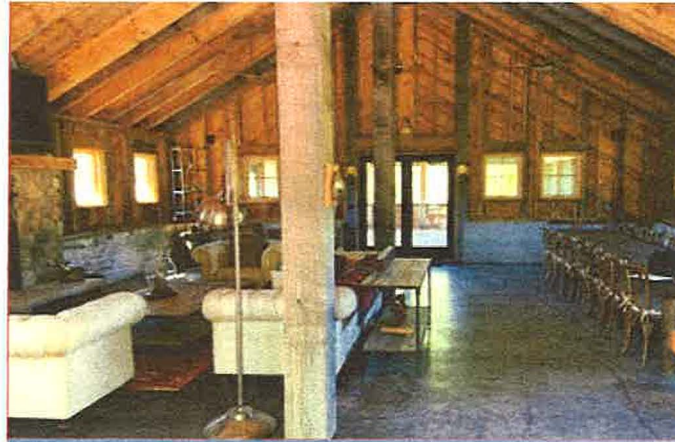
**Property History**

N/A









17.5 A-2: Agricultural Two District

This district is intended to provide for light and hobby farming and related activities; and to provide for orderly development of residential, agricultural, and commercial activities in those areas best suited for development.

A) Permitted Uses

- 1) Year round dwellings occupied by owners and/or persons engaged in farming activities on the premises. Town Board and Zoning Administrator approval is required for owners and/or persons not engaged in farming activities on the premises.
- 2) Buildings, structures or improvements that are an integral part of or incidental to an agricultural use as defined in Wisconsin State Statutes 91.01(2):
 - a) Crop or forage production
 - b) Keeping livestock (not to exceed 15 animal units { 1000 pound – 1 au} per 40 acres prorated)
 - c) Beekeeping
 - d) Nursery or Christmas tree production
 - e) Floriculture
 - f) Aquaculture
 - g) Fur farming.
 - h) Forest management
- 3) An activity or business operation that is an integral part or incidental to an agricultural use.
- 4) Vacation farms and other farm oriented recreational uses such as riding stables, winter sports activities, and game farms.
- 5) Roadside stands for the sale of products grown on the premises if sufficient off-street parking space for customers is provided.
- 6) Essential services and utilities intended to serve a permitted principle use on the premises.
- 7) Signs subject to the provisions of Section 5.0
- 8) Soil and water conservation programs.
- 9) Drainage where such activity will not be in conflict with the stated purposes of this zone district.
- 10) Licensed In-Home Day Care/Child Care (no more than 8 children and no more than 4 employees and does not impair or limit the current or future agricultural use of the farm or of the other farmland)
- 11) Customary accessory uses provided such uses are clearly incidental to a principal permitted use.
- 12) Enrolling land in a federal agricultural commodity payment program of a federal or state agricultural land conservation payment program.

B) Uses Authorized by Conditional Use

- 1) The location, operation and maintenance of municipal sanitary landfills, solid waste disposal sites, sewage disposal plants; and privately owned domestic sewage treatment works; and necessary appurtenant equipment/structures subject to the provisions of the Wisconsin Administrative Code.

- 2) Agricultural processing industries, warehouses and commercial smokehouses, except slaughterhouses, rendering, and fertilizer plants.
- 3) Public and semi-public uses including but not limited to the following: Public and private schools, churches, public parks and recreation areas, rest homes, senior citizen complexes, group homes, hospitals, homes for the aged, fire and police stations, and historic sites.
- 4) Transportation, communications, pipeline, electronic transmission, utility or drainage use provided that the following apply:
 - a. The uses are consistent with and compatible with agricultural uses, accessory uses or agricultural related use.
 - b. The use and location are reasonable and appropriate, considering alternative locations or are specifically approved under state or federal law.
 - c. The use is reasonably designed to minimize conversion land at and around the site from agricultural use or open space.
 - d. The use does not substantially impair or limit the current or future agricultural uses or surrounding parcels of land that are Zone Districts A-1 or A-2
 - e. The construction damage to land remaining in agricultural use is minimized and repaired to the extent feasible.
- 5) Kennel for small domestic animals, veterinarian clinic, grooming, and boarding subject to Section 6.8
- 6) Non-metallic mineral and mineral fuel exploration; non-metallic mineral and mineral fuel prospecting; non-metallic mineral and mineral fuel operation; and non-metallic mineral and mineral fuel reclamation, subject to Section 6.2.
- 7) Agricultural equipment/implement sales and service and facilities providing agricultural supplies, storage, and processing of agricultural wastes.
- 8) Private or wholesale carpentry or woodworking shop; limited to property owner.
- 9) Portable sawmill.
- 10) Professional offices and studios.
- 11) Taxidermy.
- 12) Real estate office.
- 13) Mini storage warehouses.
- 14) Bed and Breakfast establishments.
- 15) Event Barns
- 16) New and used car sales establishments.
- 17) Wholesaling establishments.
- 18) Beauty salon.
- 19) Craft and collectibles establishments.
- 20) Golf courses and miniature golf.
- 21) Cemeteries, mausoleums and columbariums.
- 22) Commercial bulk fuel storage facilities.
- 23) Sod and topsoil removal for resale, subject to NR 415.04. (may also require County Grading Permit or WI DNR storm water management plan)
- 24) Medical and dental offices.
- 25) Accessory structure on property lying across the Town or County Road from the principal structure. See Section 4.26(2)
- 26) Like or similar uses in the opinion of the Sawyer County Zoning Committee, subject

**SAWYER COUNTY BOARD OF SUPERVISORS
RESOLUTION NO. _____**

**RESOLUTION TO AMEND SAWYER COUNTY ORDINANCE, SECTION 2.0
DEFINITIONS, SECTION 4.26 ACCESSORY USES AND STRUCTURES, AND
SECTION 9.2 LAND USE PERMITS**

WHEREAS, Wisconsin law permits Sawyer County (the “County”) to adopt certain zoning ordinances and amend its existing zoning ordinances;

WHEREAS, the County desires to amend its existing **Sawyer County Ordinance Section 2.0 Definitions, Section 4.26 Accessory Uses and Structures, and Section 9.2 Land Use Permits**

WHEREAS, the Sawyer County Zoning Committee (the “Zoning Committee”), at its meeting on June 17, 2022, reviewed the proposed Ordinance revisions to Section 2.0 Definitions, Section 4.26 accessory uses and structures, and section 9.2 land use permits are attached hereto and incorporated into this Resolution as Exhibit A;

WHEREAS, the Zoning Committee voted to recommend approval/denial of the Ordinance Revisions to the Sawyer County Board of Supervisors (“County Board”); and

WHEREAS, the County Board determined, at its meeting on July 21, 2022 that adopting the Ordinance Revisions in the form set forth in Exhibit A are warranted to protect the health, welfare and safety of its citizens.

NOW, THEREFORE BE IT RESOLVED, by the Sawyer County Board of Supervisors that the Sawyer County Ordinances shall be amended as follows:

1. Section 2.0 Definitions, Section 4.26 Accessory Uses and Structures, and Section 9.2 Land Use Permits shall be adopted in the County Zoning Ordinance.
2. Additional Actions. The Sawyer County Department of Zoning and Conservation Administrator (or his/her designee) shall take all necessary steps to ensure that the Ordinance Revisions adopted herein are completed and necessary renumbering of definitions for alphabetical order occur.

This Resolution is recommended for adoption to the Sawyer County Board of Supervisors at its meeting on July 21, 2022 by this Sawyer County Zoning Committee on this June 17, 2022.

Jesse Boettcher, Chairman

Ron Buckholtz, Vice-Chairman

Stacey Hessel, Member

Tweed Shuman, Member

Michael Maestri, Member

John Righeimer, Alternate Member

This Resolution is hereby adopted by the Sawyer County Board of Supervisors this ____ day of _____, 20__.

Tweed Shuman,
Sawyer County Board of Supervisors Chairman

Lynn Fitch
County Clerk

EXHIBIT A

Proposed Zoning Ordinance Revision/Amendment

Sawyer County Ordinance Section 2.0 Definitions, Section 4.26 Accessory Uses and Structures, and Section 9.2 Land Use Permits

Section 2.0 DEFINITIONS

- (1) **ACCESSORY STRUCTURE OR USE:** A detached subordinate structure or a use which is clearly incidental to, and customarily found in connection with, the principal structure or use to which it is related, and which is located on the same lot as the principal structure or use. Accessory structures include decks, patios, garages, sheds, yard barns, carports, quonset huts, shipping containers, semi-trailers, etc. Whether something is portable, temporary, or on skids; it is still considered a structure. See Section 4.26 for other requirements.
- (93) **SHIPPING CONTAINERS/ INTERMODAL CONTAINERS.** A shipping container/ intermodal container, is a large, standardized shipping container or semi-trailer, designed and built for intermodal freight transport. Shipping containers/intermodal containers are to be treated as ACCESSORY STRUCTURES and subject to Land Use Permit requirements. Accessory structures are not allowed on vacant property unless the Conditional Use requirements under 4.26(1), (2), or (3) can be met. Shipping Container/Intermodal containers are primarily used to store and transport materials and products efficiently and securely in the global containerized intermodal freight transport system. These containers are known under several names including, but not limited to, simply container, cargo or freight container, ISO container, semi- trailers, shipping, sea or ocean container, sea van or conex box, container van, sea can, c can, etc. Any Shipping Container/Intermodal Container on any lot except zoned Industrial (I-1) or Commercial (C-1) requires Town Approval. More than one (1) Shipping Container/Intermodal Container on any lot except zoned Industrial (I-1) or Commercial (C-1) requires Town Approval and a Conditional Use Permit (CUP). More than three (3) Shipping Container(s)/Intermodal Container(s) on lots zoned Industrial (I-1) or Commercial (C-1) requires Town Approval and a Conditional Use Permit (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 (1) STORAGE SHED / STORAGE STRUCTURE to be allowed on vacant parcels with the following requirements:

1. Parcel must contain a minimum of 20,000 square feet of land area.
2. This exemption is not allowed in platted subdivisions.
3. This exemption requires a Land Use Permit regardless of size and not to exceed 144 square feet of footprint area.
4. Must be less than 14' in height.
5. No habitation is allowed in these exempt structures.
6. Applicable accessory structure setbacks shall be applied.
7. A fire number/site address is required as part of this STORAGE SHED / STORAGE STRUCTURE exemption.
8. A SHIPPING CONTAINER / INTERMODAL CONTAINER in excess of 144 square feet is not allowed for this exemption.
9. Check with respective Town or County Highway Department if a driveway permit is 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.

Redline comparison for Sawyer County Zoning Ordinance Amendment

*Black ink is existing language

*Red underline is newly added proposed language

Section 2.0 DEFINITIONS

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SAWYER COUNTY ZONING & CONSERVATION DEPARTMENT

10610 Main Street, Suite 49

Hayward, WI 54843

715-634-8288

Kathy.marks@sawyercountygov.org

June 2, 2022

John Smith

10610 Main Street

Hayward, WI 54843

Re: Notice of Public Hearing on **Friday, June 17th, 2022 at 8:30AM** in the Sawyer County Courthouse –**rezone petition**

Remanded back to Zoning Committee by County Board for Reconsideration of RZN #22-002. 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 underlying 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. Discussion/Action.

This notice is being sent to you as a neighboring landowner to the property described above. Although your attendance is not required, the hearing is an opportunity for anyone to speak in favor or in opposition to the application or to simply ask questions.

Written or electronic comments may only be sent to this office and should not be sent directly to the Committee members. If received by the Wednesday before the hearing, the comments will be included in the packet sent to the Committee. Comments received at a later date will be reviewed by the Committee at its discretion. Your comments may be considered by the Zoning Committee in granting or denying the rezone requested. (Additional language added for substantial evidence when notification letters are sent out for CUP)

Note there is an option to participate via electronic means... To view or participate in the **virtual meeting** from a computer, iPad, or Android device please go to <https://zoom.us/j/99413118485>. You can also use the dial in number for listening only at [1-312-626-6799](tel:1-312-626-6799) with the Webinar ID: 994 1311 8485. The official Sawyer County Website will also have the “Zoning Committee Agenda” available for viewing one week before the meeting. Go to the Sawyer County website→Government→Agenda & Minutes→Zoning Committee.

If additional assistance is needed or if you have any questions please contact the Zoning & Conservation Department at 715-634-8288 prior to the meeting.

Regards,

Kathy Marks

Deputy Zoning Administrator