



Sawyer County

Agenda

Zoning Committee Meeting

Friday, July 15, 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

- a. Call to Order and Roll Call
- b. Pledge of Allegiance
- c. State of Committee and Hearing Procedure & Statement of Hearing Notice
[Statement of Comm. Hearing & Procedure & Hearing Notice](#)
- d. Approval of Previous Meeting Minutes
[6-17-2022 ZC Minutes](#)
- e. Public Comment
[Public Comment Info Language](#)

3 - 4

5 - 9

10

3. REZONE APPLICATIONS

- a. None

4. CONDITIONAL USE APPLICATIONS

11 - 22

- a. A Public Hearing in the Town of Hunter. CUP #22-021. Owner: John & Lisa Knur. Part of the W ½ of the NW ¼, Lot 2 CSM 29/5 #7336; S03, T40N, R07W; Parcel #012-740-03-2205; 1.79 total acres; Zoned Residential/Recreational One (RR-1). Permit is

desired for a 24' x 32' (32' x 36' w/eaves) garage per section 4.26 (1) of the Sawyer County Ordinance with/conditions.

[CUP #22-021, Knur, John & Lisa pkt.](#)

- b. Discussion/Action in the Town of Hunter. CUP #22-021. Owner: John & Lisa Knur. Part of the W ½ of the NW ¼, Lot 2 CSM 29/5 #7336; S03, T40N, R07W; Parcel #012-740-03-2205; 1.79 total acres; Zoned Residential/Recreational One (RR-1). Permit is desired for a 24' x 32' (32' x 36' w/eaves) garage per section 4.26 (1) of the Sawyer County Ordinance with/conditions.

23 - 40

- c. A Public Hearing in the Town of Lenroot. CUP #22-022. Owner: Iris & Nicholas Giagnoni. Part of the NE ¼ of the NW ¼, Lot 3 CSM 25/236 #6762; S16, T42N, R08W; Parcel #014-842-16-2104; 2.56 total acres; Zoned Residential/Recreational One (RR-1). Permit is desired for a 452' square foot deck platform for a yurt prior to building a dwelling within a 3-year time-frame, per section 4.26 (1) Sawyer County Zoning Ordinance.

[CUP #22-022, Giagnoni, Iris & Nicholas pkt.](#)

- d. Discussion/Action in the Town of Lenroot. CUP #22-022. Iris & Nicholas Giagnoni. Part of the NE ¼ of the NW ¼, Lot 3 CSM 25/236 #6762; S16, T42N, R08W; Parcel #014-842-16-2104; 2.56 total acres; Zoned Residential/Recreational One (RR-1). Permit is desired for a 452' square foot deck platform for a yurt prior to building a dwelling within a 3-year time-frame, per section 4.26 (1) Sawyer County Zoning Ordinance.

5. NEW BUSINESS

41 - 42

- a. Zoning Committee By-Law Amendment – Draft version for opinion letter format. (Discussion/Action)
[CZC Rules and By-Laws draft V1.0](#)
- b. Any other business that may become before the committee for discussion only.

6. ADJOURNMENT

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

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

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

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

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

Statement of Committee Hearing and Procedure

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

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

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

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

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

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

Statement of Hearing Notice

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

Questions

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

**MINUTES OF PUBLIC HEARING
Sawyer County Zoning Committee
June 17, 2022**

Zoning Committee Members

Jesse Boettcher, Chairman
Ronald Buckholtz, Vice Chairman
Tweed Shuman
Stacy Hessel
John Righeimer

Zoning Administration

Jay Kozlowski, Zoning Administrator
Kathy Marks, Deputy Zoning Administrator

PRELIMINARY MATTERS

1) Call to Order and Roll Call

Buckholtz called the Public Hearing before the Sawyer County Zoning Committee to order at 8:30 AM. In the Sawyer County Courthouse, 10610 Main St., Hayward, Wisconsin. Roll was called finding present: Boettcher, Buckholtz, Shuman, Hessel, and Righeimer. From the Zoning Office Kozlowski and Marks. Legal Counsel Andy Phillips.

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 the Sawyer County Gazette.

4) Approval of May 20, 2022 minutes. Motion to approve by Buckholtz, second by Shuman. All in favor. Motion carried.

5) Public Comment. Linda Zillmer, Edgewater property owner speaks of the By-Laws and Tie decisions.

REZONE APPLICATION

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. Kozlowski reads the application, staff report, and Town opinions. The Committee has previously read the Neighbor opinion letters. Motion to open the public hearing portion of the application by Hessel, second by Buckholtz. All in favor. Terrance Petit, owner speaks in favor of the rezone. Discussion with Committee held. No other comments. Motion by Buckholtz to close the public hearing portion of the application, second by Shuman. All in favor. Kozlowski reads the Discussion/Action portion of the application as previously read. Discussion held by Committee. Motion by Buckholtz to approve the application, second by Hessel. Roll call finds: Hessel- yes, Boettcher – yes, Shuman – yes, Buckholtz – yes, Righeimer. All in favor. Findings of Fact: It would not be 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 not create an objectionable view. It would be consistent with the Town and/or County Comprehensive Plan.

b) 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 than (5) acres. Kozlowski reads the application, staff report, Town opinions, the Committee has previously read the Neighbor opinion letters. Motion by Shuman to open the public hearing portion of the application, second by Hessel. All in favor. No representative present. Ed Metcalf, neighbor speaks against the application. No other comments. Motion by Buckholtz to close the public hearing portion of the application, second by Hessel. All in favor. Kozlowski reads the Discussion/Action portion of the application as previously read. Discussion held by Committee. Motion by Righeimer to deny the application, second by Shuman. Discussion held. Roll call finds: Boettcher – yes, Shuman – yes, Hessel – yes, Righeimer – yes, Buckholtz – yes. All in favor to deny. Findings of Fact: It would not be consistent with the Town and/or County Comprehensive Plan. It would not be compatible with the surrounding uses and the area.

c) 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. Kozlowski reads the application, staff report. Andy Phillips, Legal Counsel speaks of Section 8.1 the majority and there is nothing in the By-Laws for new Town or Neighbor opinion letters that nothing has changed since the first meeting. Motion by Buckholtz to open the public hearing portion of the application second by Hessel. All in favor. Steve Friendshuh, owner of Hathaway Lodge LLC speaks in favor and passes out handout. Discussion with Committee and Kozlowski. Chuck Abrams, Edgewater property owner speaks against the application. Linda Zillmer, Edgewater property owner gives opinion of clarifications. Jean Accola, Stone Lake resident speaks against the application. Jeanne Schnack, Edgewater property owner speaks against the application. Thomas Schnack, Edgewater property owner speaks against. Marlo Sheild, Edgewater speaks against. Don Kissinger, Edgewater property owner speaks against. Steve Panovich, Edgewater property owner speaks against. Discussion by Committee. Motion by Buckholtz to close 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. Discussion continues. Motion by Righeimer to approve the application with findings of: It would be Consistent with the Town and/or County Comprehensive Plan. It would be compatible with the surrounding uses and the area. Second by Hessel. Discussion continues with Committee. Andy Phillips speaks of the 59.69 process.

Discussion continues. Andy Phillips, Legal Counsel speak of no petition accepted. Discussion continues. Andy Phillips, Legal Counsel speaks of the Committee not taking any source of petition or potential petition into consideration. That is a matter for the County Board. No further discussion. Roll call finds: Shuman – no, Hessel – yes, Buckholtz – no, Righeimer – yes, Boettcher – yes. 3 to 2 in favor. Application goes to the County Board.

Boettcher calls for a break to return at 10am. Boettcher calls meeting back to order.

CONDITIONAL USE APPLICATION

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. Kozlowski reads the application, staff report, Town opinion and Conditions. The Committee has previous read the Neighbor opinion letters. Michelle DeYoung owner speaks in favor of the application. Discussion with Committee held. Jeanne Chabek, Round Lake resident speaks in support of the application. But it needs to be revisited at the Town level. Opposed to the application are Mick Bruce, Alan Rudd, Judy Sherrell, Martin Hanson all Round Lake, property owners. Michelle Deyoung rebuts comments and explains. Motion to come out of the public hearing portion of the application by Hessel, second by Buckholtz. All in favor. Kozlowski reads the discussion/action portion of the application. Andy Phillips, Legal Counsel that the Town can revisit, but the Committee can rescind or revoke the permit. 59.69 S5 (e). Discussion by Committee. Motion to approve the CUP #22-020 by Hessel with the Ordinances in place including Zoning Administrator's "Staff Report", changing attendance 250 people, request that the Town Road Supervisor determine the point of entrance and access to the event center. See attached EXHIBIT A for all conditions (attached). Second by Buckholtz. Discussion held. Findings of Facts: It would not destroy prime agricultural lands. It would be consistent with the Town and/or County Comprehensive Plan. It would not create traffic or highway access problems. It would not be detrimental to ecology, wild life, wetlands or shorelands. It would not create an air quality, water supply, or pollution problem.

PROPOSED ORDINANCE AMENDMENTS

a) A Public Hearing for Sawyer County Zoning Ordinance Amendment to Section 2.0-Defintions, 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. Kozlowski explains changes and Town voting. Motion to open the public hearing portion of the Amendment by Hessel, 2nd by Shuman. All in favor. Chad Kolstad, Town of Couderay resident speaks in favor. Discussion held. Linda Zillmer, Town of Edgewater property owner speaks in opposition of the amendment. Ginny Chabek, Town of Round Lake resident speaks of Town approval needed. Kozlowski explains there would be Town approval and an application for that. Linda Zillmer, Edgewater property owner questions language. Discussion with Kozlowski held. Motion by Hessel to close the public hearing portion of the amendment, 2nd by Shuman. All in favor. Discussion held by Kozlowski and Committee. Motion by Hessel to approve the Amendment as presented, 2nd by Righeimer. No further discussion held. Roll call finds: Hessel – yes, Boettcher – yes, Shuman – yes, Buckholtz – yes, Righeimer – yes. Motion carried.

Kozlowski asks Andy Phillips, Legal Counsel if items need input from the public. Andy Phillips, Legal Counsel speaks that under fairness the public should be given opportunity. Kozlowski and Phillips will have a meeting to further discuss options.

NEW BUSINESS

a) Beverly Skar/O'Rourke adjournment of CUP #22-005 until additional engineering provided. Kozlowski explains the Motion that was made adjourn that additional information was needed for engineering, for a driveway, grading for the building and driveway permit from the County. The adjournment never specified a deadline. Andy Phillips, Legal Counsel the word adjournment is confusing. It's not an adjournment, it is a postponement. When there is a postponement there needs to a time certain so his recommendation is to set that date, so he has the necessary information to give the owner for when the materials is due back for the Committee. Motion by Buckholtz to set the due for November 1, 2022, second by Shuman. Discussion held. All in favor.

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. Kozlowski explains the requirements of Section 9.1 of the By-Laws for the 1 year filing period with a change in request. It can be waived by the Zoning Committee. Andy Phillips, Legal Counsel speaks that what was recommended to the full County Board and on the eve of that meeting there was a petition. It failed at County Board. Property owner by Counsel some procedural irregularities with the submitting of the petition. Regardless there is no legal reason for the complaint. Property owner admitted to Administrator that he would like to change the plan, I've heard the concern and I want to address those concerns. That is why it is on the agenda today. Public Comments taken: Adam Bodenschatz, owner speaks in favor of waiving the 1-year rule to file. Jacob Gondick, Attorney for surrounding land owner. Requests that they should wait 1-year. Guy Houston, Sunshine Acres Requests that they wait a year. Lee Neuschwander, Fun Valley Road speaks against the 1-year waiving. No other comments. Motion by Buckholtz to deny the request of waving the 1-year requirement. Second by Shuman. Discussion held. Roll call finds: Tweed Shuman – yes, Stacy Hessel – no, Ron Buckholtz – yes, Jon Righeimer – no, Jesse Boettcher – yes. 3 to 2 to deny.

c) Zoning Committee interpretation of Sawyer County Zoning Ordinance for how many units constitutes a resort. Kozlowski explains definitions and how he interpreted those definitions. Discussion held. Public Comments: Linda Zillmer, Edgewater property owner speaks of the language in the Ordinance. Discussion held. Andy Phillips, Legal Counsel. There is nothing in State Statute. Kozlowski wants guidance on the record of what this Committee views this as a resort. It's the number. Discussion held. Motion by Hessel for units of three or more is a resort, second by Shuman. Discussion held. Andy Phillips, Legal Counsel Take interpretation to Board of Appeals. Discussion. Kozlowski we will have it on the agenda and a draft for the change. All in favor.

d) Date and Time of Zoning Committee meetings. Discussion held over change dates and times of the Zoning Committee meetings. This will be brought back on the agenda in October of 2022.

e) Sample Opinion Letter. Kozlowski explains the change in the sample letter proposed. Change will need to be made in the By-Laws, add to agenda, then a public hearing and on to County

Board. County Board would approve the change. Not the Towns, not a Town issue. Will work with Andy on the changes.

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

ADJOURNMENT

Adjourned by Jesse Boettcher, Chairman at 12:13pm.

**/s/Ronald Buckholtz, Chairman
Sawyer County Zoning Committee
Sawyer County Zoning & Conservation Administration
10610 Main Street, Suite #49
Hayward, WI 54843**

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.



Conditional Use Permit Request STAFF REPORT

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

File: # CUP 22-021

Applicant:

John & Lisa Knur
763 Cynthia Drive
Sandwich, IL 60548

Property Location & Legal Description:

Part of the W1/2 of the NW ¼, Lot 2 CSM 29/5 #7336; S03, T40N, R07W; Parcel #012-740-03-2205; 1.79 total acres; Zoned Residential/Recreational One (RR-1). Site Address 9530N County Hwy CC

Request: Permit is desired for a 24' x 32' (32' x 36' w/eaves) garage with no habitable space 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 32' x 36' with eaves and 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

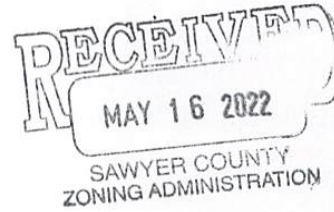
Township of Hunter

TO: Sawyer County Zoning and Conservation Administration

10610 Main Street Suite 49

Hayward, Wisconsin 54843

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



Property Owner Name & Address:

John and Lisa Knur

763 Cynthia Dr.

Sandwich, IL 60548

Phone: 815-739-2576

Email: SandwichMillworks@gmail.com

Property description including Parcel Number:

9530 N. Highway CC

P.I.N = 012-740-03-2205

Permit desired for:

Garage for storage 24' x 32', 32' x 36' w/leaves; per section
4.26(1) of the Sawyer Co. Ordinance w/ conditions

John Knur

John Knur
Owner Print & Sign

Lisa Knur

Lisa Knur
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:

LISA and John Knur-owner-763 Cynthia Dr, Sandwich IL 60548

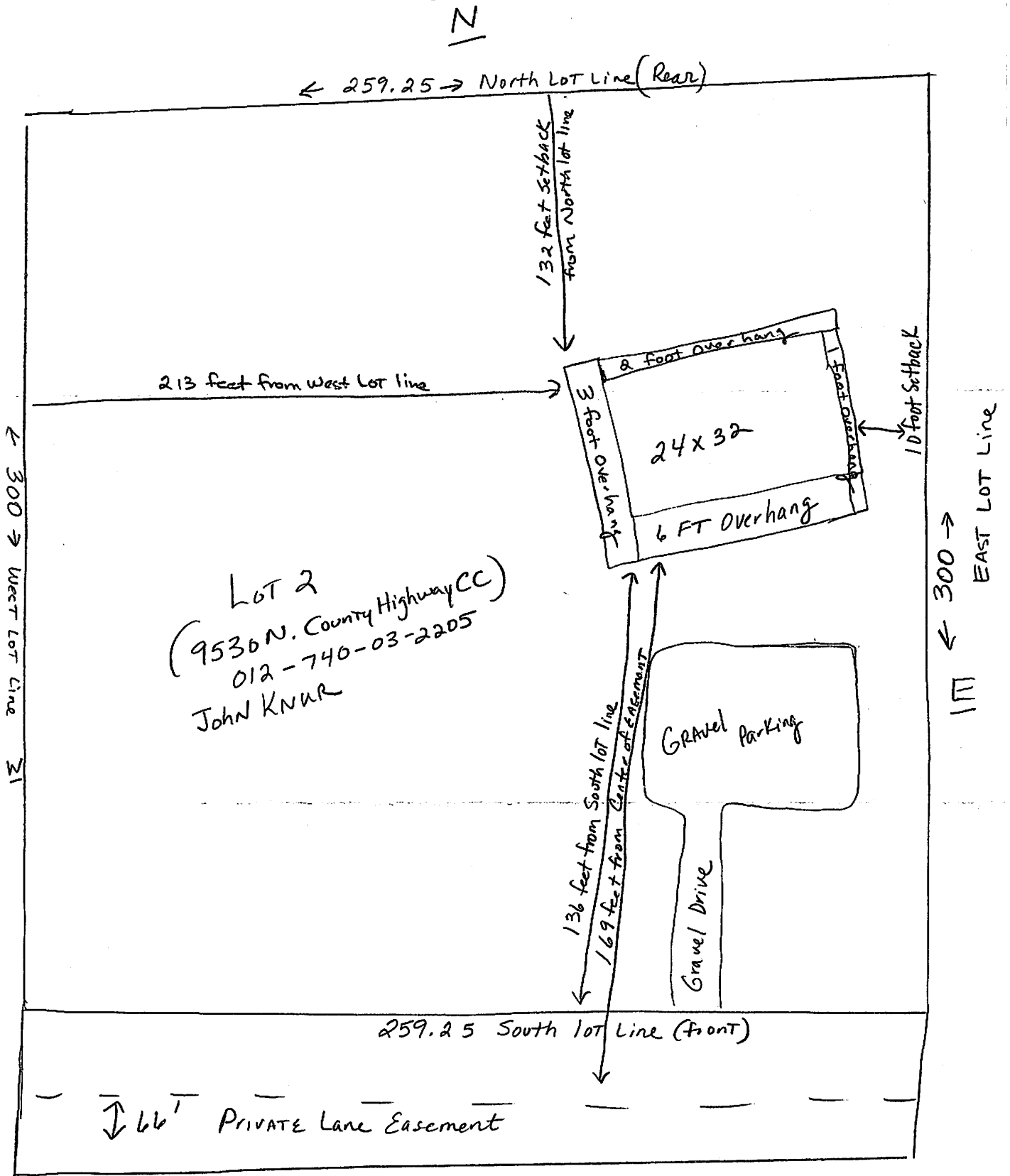
SandwichMillworks@gmail.com

815-739-2576

Fee: \$350.00

Rev January 2021

Date of Public Hearing: July 15, 2022



NOT TO SCALE

S

10/27/2006 11:50 AM

RECORDING FEE	13.00
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Pages

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**APEX
SURVEYING**
15621 Railroad Street, #202
Hayward, WI 54843
715-634-3435, FAX: 715-934-2739

SAWYER COUNTY CERTIFIED SURVEY

LOCATED IN THE FRACTIONAL NW 1/4, SECTION 3, T40N-
R7W, TOWN OF HUNTER SAWYER COUNTY, WISCONSIN.

SHEET 1 OF 2



BEARINGS REF. TO THE WEST
LINE NW 1/4, ASS. TO BEAR
N0°-04'-09"E

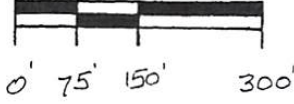


□ = SET 5/8" X 18' SQ. STEEL
BAR WT. 1.33# / FT.

PROJECT NO. 6084

CLIENT: STEVE BODENSCHATZ

GRAPHIC SCALE

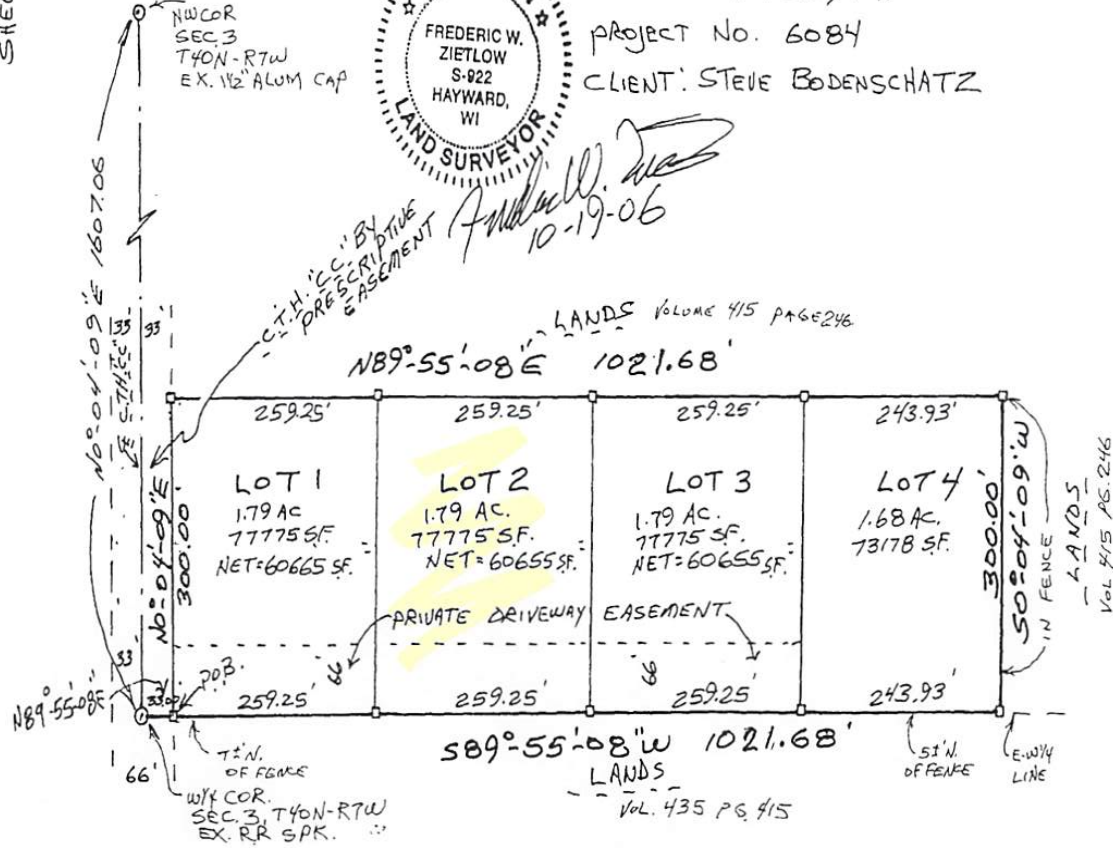


SCALE 1" = 150'

CTH 'CC' BY
PRESCRIPTIVE
EASEMENT

WI
SURVEYOR
Andrew W. [Signature]
10-19-06

LANDS VOLUME 415 PAGE 246
NB9°-55'-08"E 1021.68'



Certified Survey No. 7336

VOL 29

PG 5

SAWYER COUNTY ZONING ORDINANCE

- b) A minimum 5,000 square feet buildable area must be created within the lot and documented by Certified Survey Map or plat

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.

- 1) The construction of a single accessory structure on vacant property may be allowed under this subsection by Conditional Use with mandatory conditions required on approval for the following:
 - a) that within 3 years a Land Use Permit for a principal dwelling be applied for, and
 - b) the principal dwelling to be built within the permit time frame on the same parcel, and
 - c) that failure to build principal structure will result in citation and order for removal of accessory structure, and
 - d) approval by Town and Zoning Committee.
- 2) The construction of a single accessory structure on an adjacent parcel divided by a Public Roadway that does not contain the principal structure may be allowed under this subsection by Conditional Use provided that:
 - a) the accessory structure cannot be constructed on that part of the parcel containing the principal structure due to the inability to meet minimum setbacks, and
 - b) lakefront parcels may be allowed an exemption from 4.26(2)(a) if Town and Zoning Committee determine in their Findings of Fact that placement of accessory structure on an adjacent parcel divided by a public roadway that does not contain the principal structure lessens the impact of impervious surface runoff to the lake, and
 - c) the proposed adjacent parcel is within 66' from the parcel containing the principal structure, and
 - d) the proposed adjacent parcel meets the minimum square footage requirements per current zone district standards and the proposed accessory structure meets all other Zoning Ordinance requirements and setbacks, and
 - e) a Conditional Use Permit may be approved by the Zoning Committee in any Zone District, provided that the Town has approved the Conditional Use for the placement of an accessory structure and both parcels are legally joined together (Deed Restriction) so they may not be sold separately unless approval by the Town and the Zoning

Real Estate Sawyer County Property Listing

Today's Date: 5/16/2022

Property Status: Current

Created On: 2/6/2007 7:55:25 AM



Description

Updated: 6/8/2017

Tax ID:	14782
PIN:	57-012-2-40-07-03-2 02-000-000050
Legacy PIN:	012740032205
Map ID:	.6.5
Municipality:	(012) TOWN OF HUNTER
STR:	S03 T40N R07W
Description:	PRT FRAC W1/2 NW LOT 2 CSM 29/5 #7336
Recorded Acres:	1.790
Calculated Acres:	1.785
Lottery Claims:	0
First Dollar:	No
Zoning:	(RR1) Residential/Recreational One
ESN:	



Tax Districts

Updated: 2/6/2007

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



Recorded Documents

Updated: 10/30/2018

WARRANTY DEED	
Date Recorded: 10/26/2018	415087
CERTIFIED SURVEY MAP	
Date Recorded: 10/27/2006	342568
WARRANTY DEED	
Date Recorded: 10/18/2006	342383



Ownership

Updated: 10/30/2018

JOHN G & LISA M KNUR	SANDWICH IL
---------------------------------	-------------

Billing Address:

JOHN G & LISA M KNUR
763 CYNTHIA DR
SANDWICH IL 60548

Mailing Address:

JOHN G & LISA M KNUR
763 CYNTHIA DR
SANDWICH IL 60548



Site Address * indicates Private Road

9530N COUNTY HWY CC	HAYWARD 54843
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Property Assessment

Updated: 10/27/2009

2022 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.790	12,000	0

2-Year Comparison	2021	2022	Change
Land:	12,000	12,000	0.0%
Improved:	0	0	0.0%
Total:	12,000	12,000	0.0%

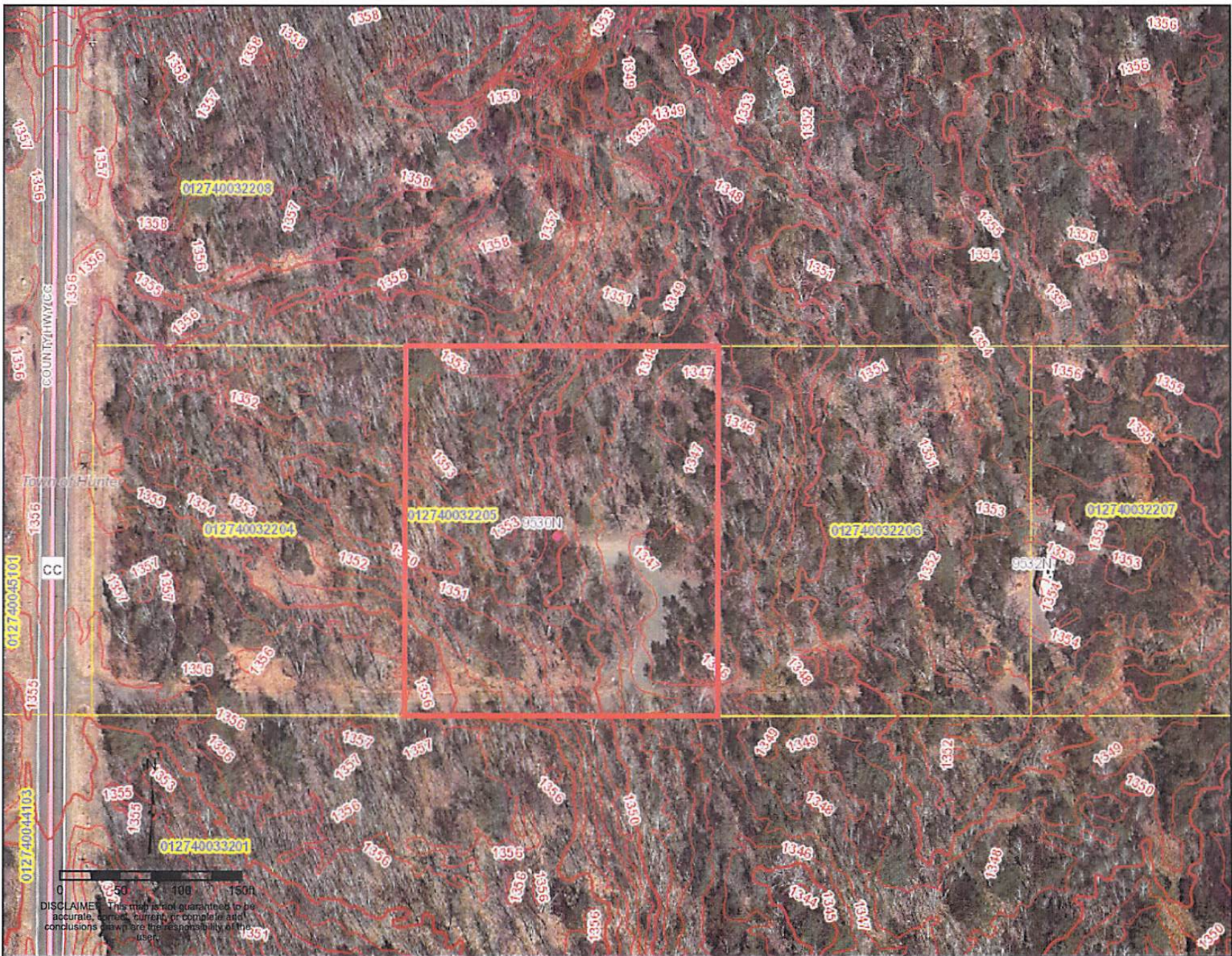


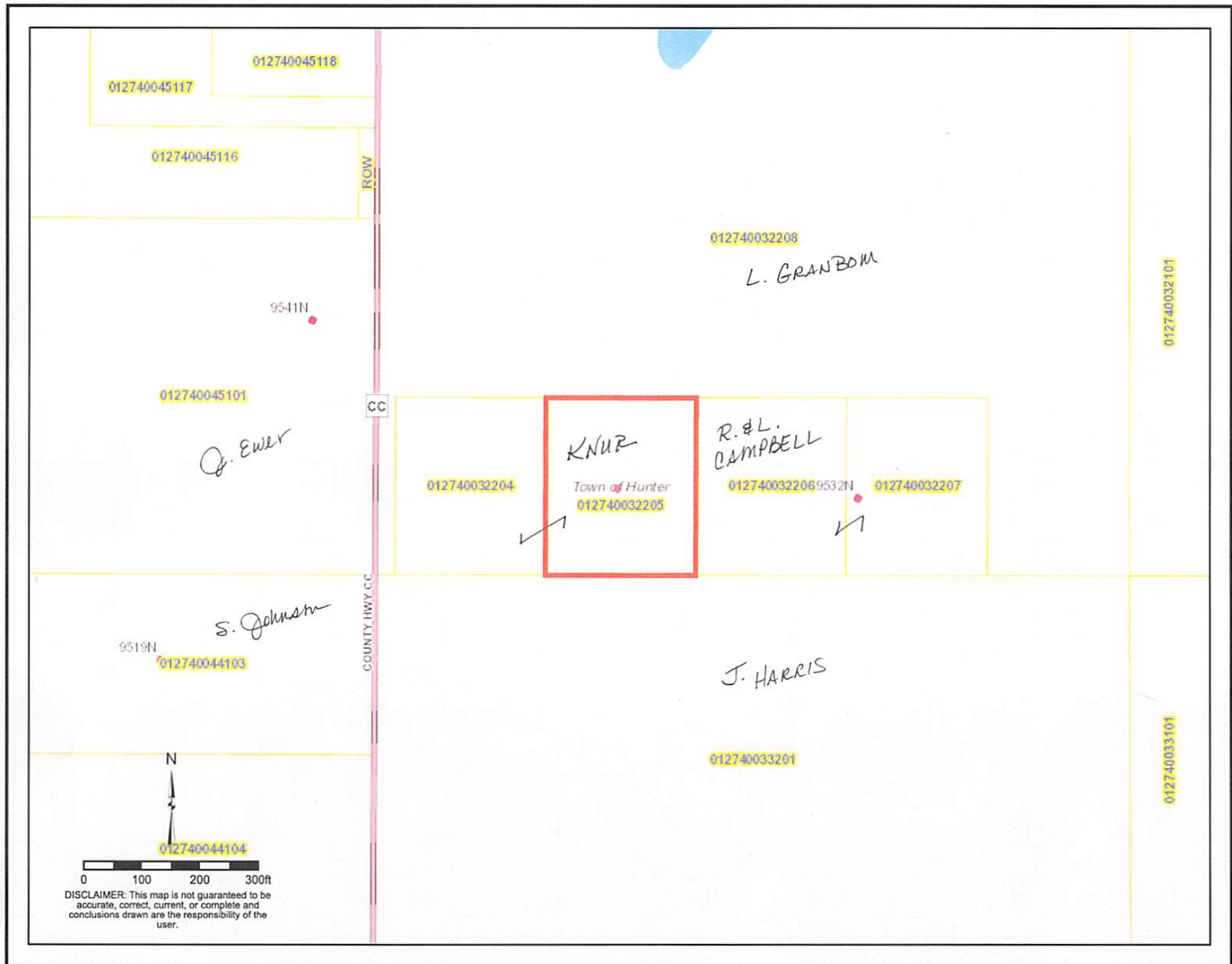
Property History

N/A











Conditional Use Permit Request STAFF REPORT

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

File: # CUP 22-022

Applicant:

Nicholas & Iris Giagnoni
24 Sierra Court
Lake In The Hills, IL 60156

Property Location & Legal Description:

Town of Lenroot. Part of the NE ¼ of the NW ¼, Lot 3 CSM 25/236 #6762; S16, T42N, R08W; Parcel #014-842-16-2104; 2.56 total acres; Zoned Residential/Recreational One (RR-1). Site address of 13726W Up North Lane.

Request: Permit is desired for a 452 square foot deck platform for a yurt prior to building a dwelling within a 3-year timeframe, per section 4.26 (1) 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

This is the first time we have seen a request such as this. Decks and wooden platforms such as this area treated as "accessory structures". This request is asking to allow for a 452 sq ft platform to place a yurt on for up to the 3 year duration as specified within Section 4.26(1) Sawyer County Zoning Ordinance. Yurts are viewed as tent camping which is permitted but the deck platform would need approval of a Land Use Permit as an accessory structure and thus the request under the above referenced ordinance section. The applicant would still need to apply for a Land Use Permit within 3 years and building the primary dwelling within the permit time.

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 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 452 sq ft for the deck platform.

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

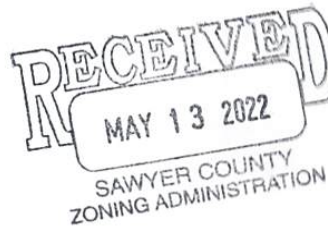
- 1 It would not be significantly damaging to the rights of others or property values
- 2 It would not be detrimental to ecology, wild life, wetlands or shorelands.
- 3 It would not create an air quality, water supply, or pollution problem.
- 4 It would not create topographical problems such as run off, 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:

Nicholas & Iris Giagnoni:

24 Sierra Court

Lake In the Hills, IL 60156

Phone: 312-860-0903

224-428-3123

Email:

Property description including Parcel Number:

Pct NENW, lot 3 CSM #6762 S16, T42N, R08W

town of Lenroot, Parcel ID# 014-842-16-2104, 13726W up North Lane

Permit desired for:

452 sq ft platform Per Section 4.26 (1) Sawyer County
Zoning Ordinance, Construction of accessory structure on
vacant property subject to automatic conditions wanting to
construct 452 sq ft deck platform for a yurt prior to building
dwelling within 3 year time frame

Nicholas Giagnoni

Nicholas Giagnoni 5/13/22

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

Date of Public Hearing:

July 15, 2022

Rev January 2021

Real Estate Sawyer County Property Listing

Today's Date: 5/18/2022

Property Status: Current
Created On: 2/6/2007 7:55:29 AM

Description Updated: 8/18/2014

Tax ID:	16909
PIN:	57-014-2-42-08-16-2 01-000-000040
Legacy PIN:	014842162104
Map ID:	.54
Municipality:	(014) TOWN OF LENROOT
STR:	S16 T42N R08W
Description:	PRT NENW LOT 3 CSM 25/236 #6762
Recorded Acres:	2.560
Calculated Acres:	2.240
Lottery Claims:	0
First Dollar:	No
Zoning:	(RR1) Residential/Recreational One
ESN:	400

Tax Districts Updated: 2/6/2007

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

Recorded Documents Updated: 1/20/2021

WARRANTY DEED	
Date Recorded: 1/15/2021	<u>429319</u>
WARRANTY DEED	
Date Recorded: 11/23/2009	<u>363939</u>
CERTIFIED SURVEY MAP	
Date Recorded: 6/9/2004	<u>322221</u>

Ownership Updated: 1/20/2021

NICHOLAS R & IRIS M GIAGNONI	LAKE IN THE HILLS IL
---	-------------------------

Billing Address:	Mailing Address:
NICHOLAS R & IRIS M GIAGNONI	NICHOLAS R & IRIS M GIAGNONI
24 SIERRA CT	24 SIERRA CT
LAKE IN THE HILLS IL 60156	LAKE IN THE HILLS IL 60156

Site Address * indicates Private Road

13726W UP NORTH LN *	HAYWARD 54843
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Property Assessment Updated: 9/26/2014

Code	Acres	Land	Imp.
G1-RESIDENTIAL	2.560	16,800	0

2-Year Comparison	2021	2022	Change
Land:	16,800	16,800	0.0%
Improved:	0	0	0.0%
Total:	16,800	16,800	0.0%

Property History

N/A

Conditional Use/Special Exception Application

_____ (Governing Body/Committee/Commission/Zoning Board)

Date filed _____ ☐ \$ _____ fee paid (payable to _____)

	Owner or agent	Contractor
Name	GIAGNONI, Nicholas & Iris	
Address	24 SIERRA CT., LAKE IN THE HILLS IL 60156	
Phone	(312) 860-0903, (224) 428-3123	

Legal description: NE 1/4, NW 1/4, S 16, T 42 N, R 8 W

City/Village/Town of LENEXA

Fire number 13726 W Tax parcel number 16909

Lot area & dimensions: 111715 sq. ft., 326 x 327 ft.

Zoning district _____

Current use & improvements RESIDENTIAL / NONE (DRIVEWAY)

Nature & disposition of any prior petition for appeal, variance or conditional use:

N/A

Description of all nonconforming structures & uses on the property

SECTION 4.26 (1)

Conditional use requested (ordinance section # & specific use):

SECTION 4.26 (1) Accessory Structure

General standards for approval:

DECK / PLATFORM

Specific (design) standards for approval:

Design/practices proposed to achieve standards:

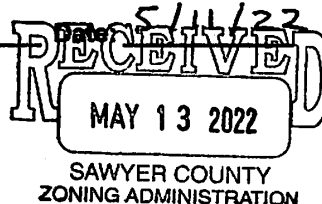
SEE ATTACHMENTS.

Attach a plat or other map of your site and detailed construction plans.

I certify that the information I have provided in this application is true and accurate.

Signed: Nicholas Giagnoni
Applicant/Agent/Owner

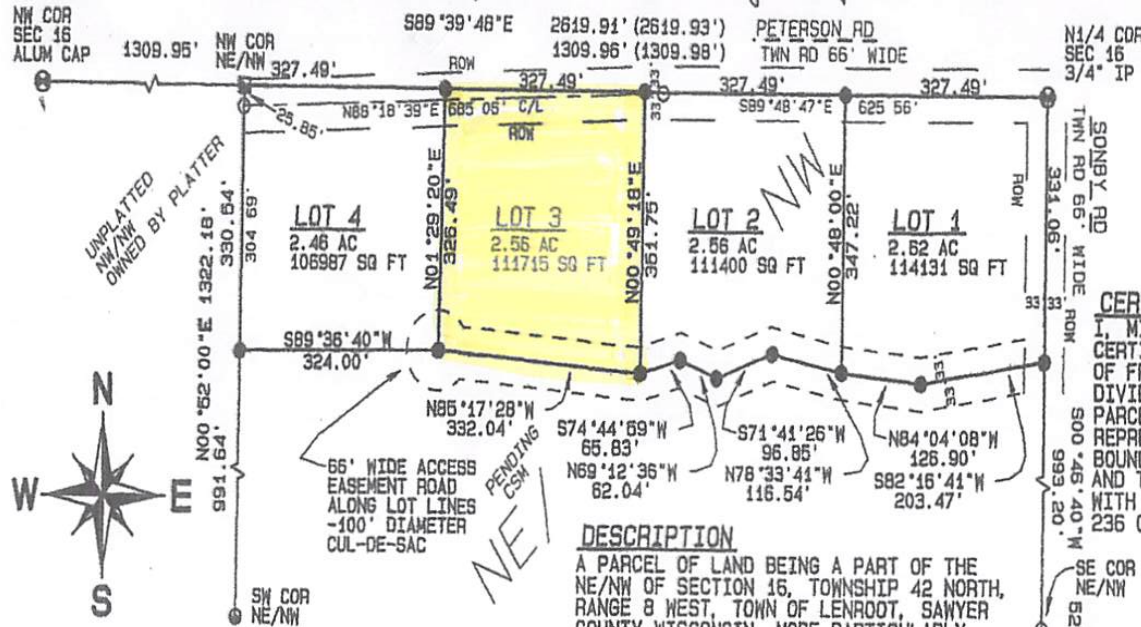
Remit to: Sawyer County Zoning & Conservation
10610 Main Street Ste 49, Hayward WI 54843
715/634-8288



CERTIFIED SURVEY MAP
 PART OF THE NE/NW OF SECTION 16,
 TOWNSHIP 42 NORTH, RANGE 8 WEST,
 TOWN OF LENROOT, SAWYER COUNTY,
 WISCONSIN. SEE "MAP OF SURVEY" BY MYSELF,
 2003, FOR SECTION SUBDV INFO.

SAWYER COUNTY ZONING APPROVAL

Cindy Yockley. June 9, 2004



BEARING REFERENCE
 BEARINGS REFERENCED
 TO THE NORTH/SOUTH
 QUARTER LINE SECTION
 16, RECORDED BEARING
 OF S00°46'40"W

SCALE



LEGEND

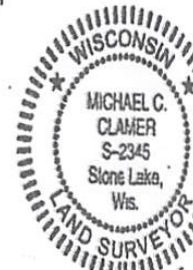
- ⊙ = GOVERNMENT CORNER
- ⊞ = FOUND 1" OD IP
FROM CSM#6036
- ⊙ = FOUND 3/4" REBAR
SET FROM "MAP OF
SURVEY" 2003 BY
MYSELF
- ⊙ = COMPUTED POINT
- ⊙ = SET 3/4"x18" REBAR
WT 1.5 LBS/FT
- () = RECORDED AS

DESCRIPTION

A PARCEL OF LAND BEING A PART OF THE
 NE/NW OF SECTION 16, TOWNSHIP 42 NORTH,
 RANGE 8 WEST, TOWN OF LENROOT, SAWYER
 COUNTY WISCONSIN, MORE PARTICULARLY
 DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTH 1/4 CORNER OF
 SAID SECTION 16, ALSO THE POINT OF
 BEGINNING; THENCE S00°46'40"W 331.06';
 THENCE S82°16'41"W 203.47'; THENCE
 N84°04'08"W 126.90'; THENCE N78°33'41"W
 116.54'; THENCE S71°41'26"W 96.85';
 THENCE N69°12'36"W 62.04'; THENCE
 S74°44'59"W 65.83'; THENCE N85°17'28"W
 332.04'; THENCE S89°36'40"W 324.00';
 THENCE N00°52'00"E 330.54'; THENCE
 S89°39'48"E 1309.96' TO THE POINT
 OF BEGINNING. SAID PARCEL CONTAINS
 444233 SQUARE FEET.

CERTIFICATION

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



Michael C. Clamer

PAULA CHISSER
 SAWYER COUNTY, WI
 REGISTER OF DEEDS

322221

06/09/2004 8:55 AM

RECORDING FEE 11.00

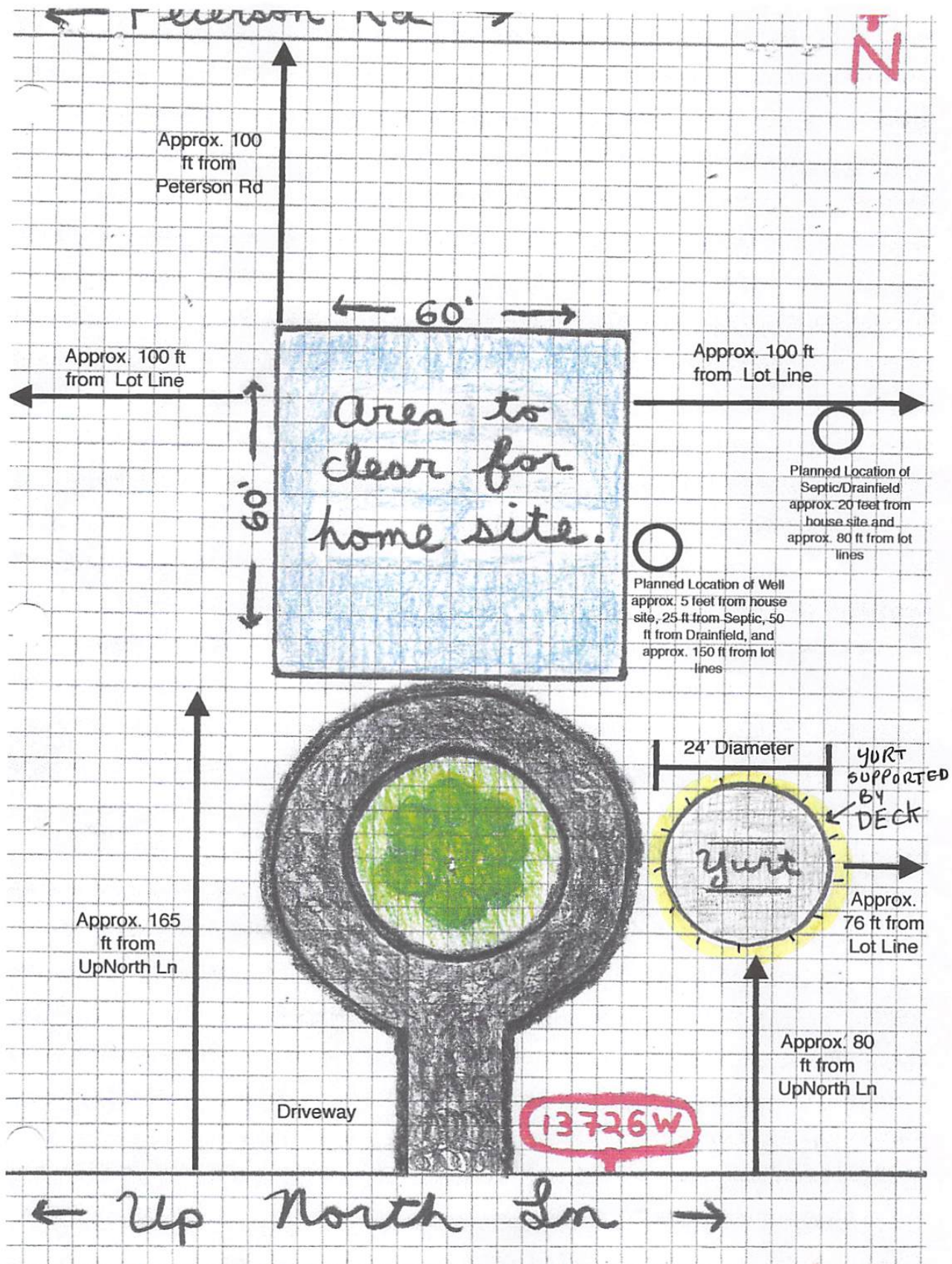
Pages 1

Certified Survey No. 6762

SHEET 1 OF 1

Vol 25 PG 236

Giagnani Atte. 2



GIAGNONI Attachment 3

Suggested Platform Construction – 24' Yurt

Being what we call a 'soft' structure, the yurt reacts more readily to climatic conditions than do 'rigid' structures, therefore it is important to choose your site carefully and take into account prevailing wind patterns, overhead tree limbs, water runoff, etc. In general, the best site would be protected from the wind, would receive morning sun and afternoon shade and be free from overhead objects such as large dead tree limbs that could damage the yurt in heavy winds. Plan your entry so that the doorway faces away from prevailing winds.

For a secure and comfortable installation, a well-built platform is necessary. To ensure a weather proof installation the platform needs to be circular and the same diameter as the yurt so the side cover fabric can extend below the interior floor level. This will provide a draft-free and watertight seal. Any exterior decking should be separated from, or at a lower level than the yurt platform. Unless you are skilled, enlist the help of an experienced carpenter for building the platform.

The following plans show the typical construction of the yurt platform and are a suggestion only. Keep in mind that every site will be different, so the platform construction and footings should reflect the conditions of each individual site. The site and soil conditions and local building requirements will dictate the footing size and depth below grade. Check with your local building department to determine if you will need an engineered design for permit.

Notes:

1. The bottom portion of the drip edge will be visible once the yurt is installed. It should be stained or painted to protect it and to match the exterior color scheme.
2. The 1" portion of the drip edge that extends above floor level will be visible on the inside and can be painted or stained to match the interior color scheme.
3. Plywood skirting (to prevent airflow beneath the floor) and a vapor barrier may also be desirable. Some building departments will require vent openings in the underfloor enclosure to prevent trapped moisture.
4. If you plan to connect the yurt to an existing building (or another yurt) be sure to allow a minimum of 12" between the existing building and your yurt platform. A covered walkway can be built to connect the two after the yurt is installed.
5. Keep in mind that the fabric windows open from the outside. If you plan to have the platform elevated you should consider adding a catwalk or exterior decking for window access.
6. If you plan to install a "floating" floor on your platform, please contact Pacific Yurts for recommendations on how to prepare the platform.
7. When using the 2x6 T&G flooring be sure it is kiln dried and has a low moisture content to avoid gaps as the wood dries.
8. Consider incorporating insulation between the beams maintaining 1" air space from the underside of your flooring. Pacific Yurts recommends using rigid foam insulation with reflective side facing upward, however it is also possible to use other insulation materials.



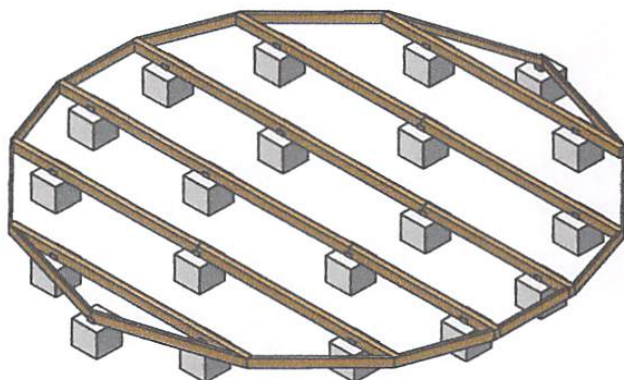
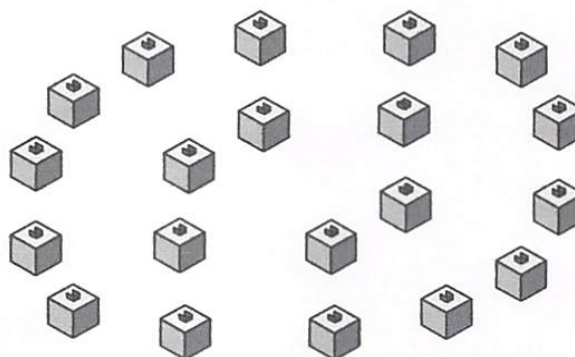
Giagnoni Atte. #4

24' Platform Construction Overview

- 1.) Lay out footings according to framing plan and level.

Notes:

- Poured concrete footings may be required. Consult a local contractor or engineer for proper determination and for local building requirements.
- If you purchase the Central Column option an additional footing will be necessary in the center of the platform.

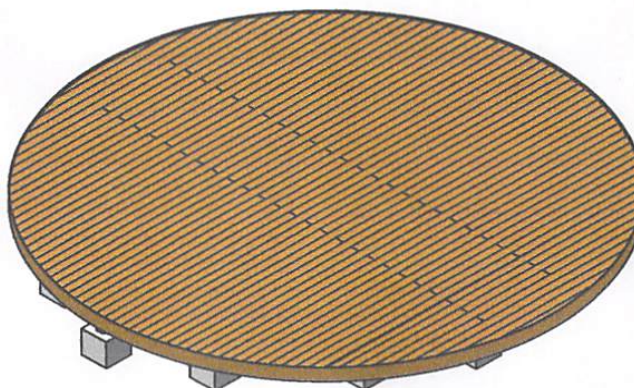


- 2.) Cut beams to length, level them, and fasten onto footings.
3.) Cut 2x6 perimeter blocking and fasten to beams.
4.) Install floor insulation (optional).

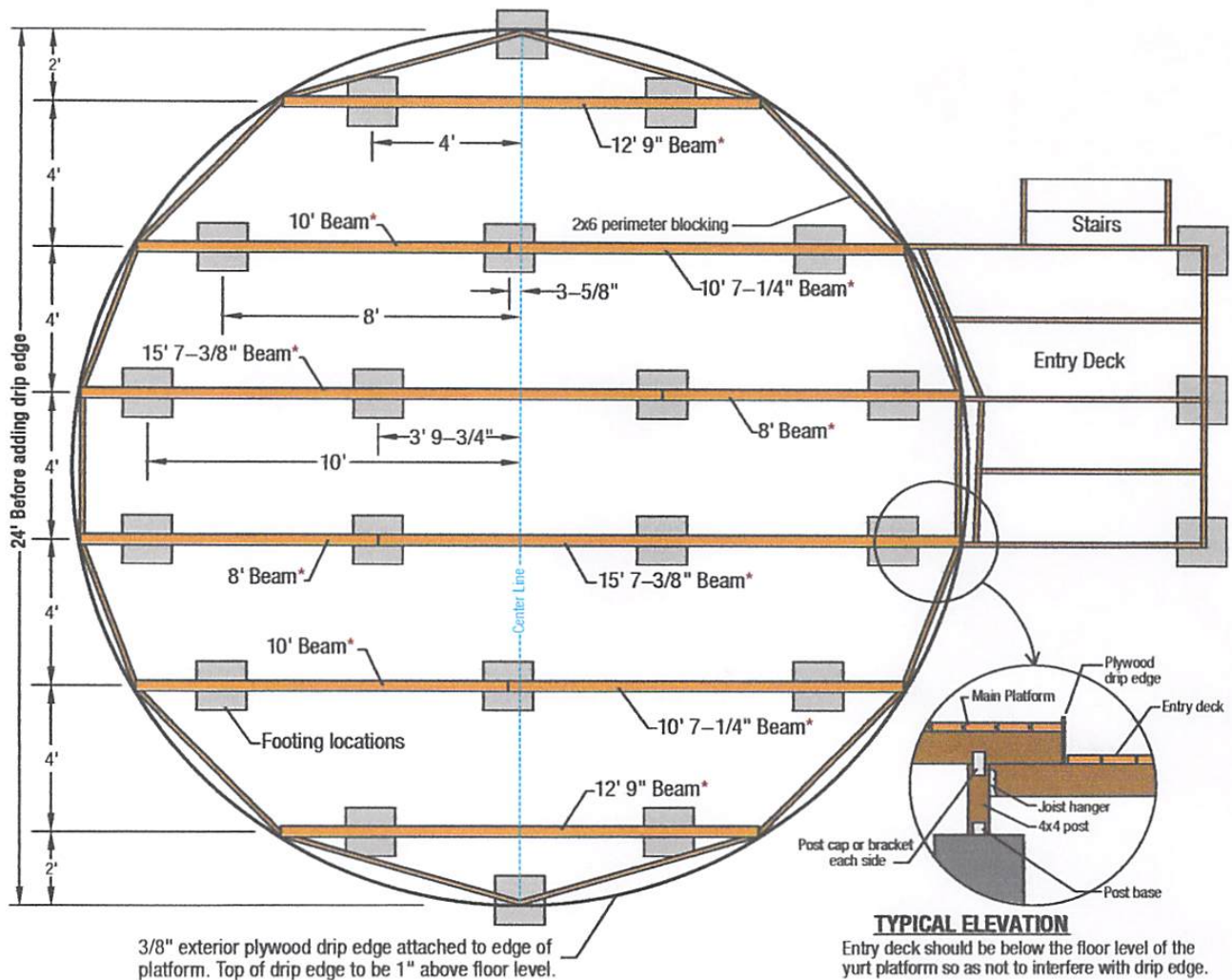
Notes:

- Diagram assumes level site. On sloping terrain vertical support posts and cross bracing may be necessary.
- If 1-1/8" plywood flooring is used we recommend adding 2x6 blocking between beams (four feet on center).
- If you plan to purchase the cable tie-down option an extra block will be needed in the center of the platform.

- 5.) Fasten flooring (1-1/8" plywood or 2x6 T&G) onto beams.
6.) Cut flooring into a circle with diameter matching that of the yurt.
7.) Cut 3/8" exterior plywood (OSB is best for small yurts) into strips of desired width and fasten around perimeter of flooring so that 1" protrudes above floor level. This is the plywood drip edge.
8.) Use caulking to provide a seal between flooring and drip edge.



Typical 24' Platform Framing Plan

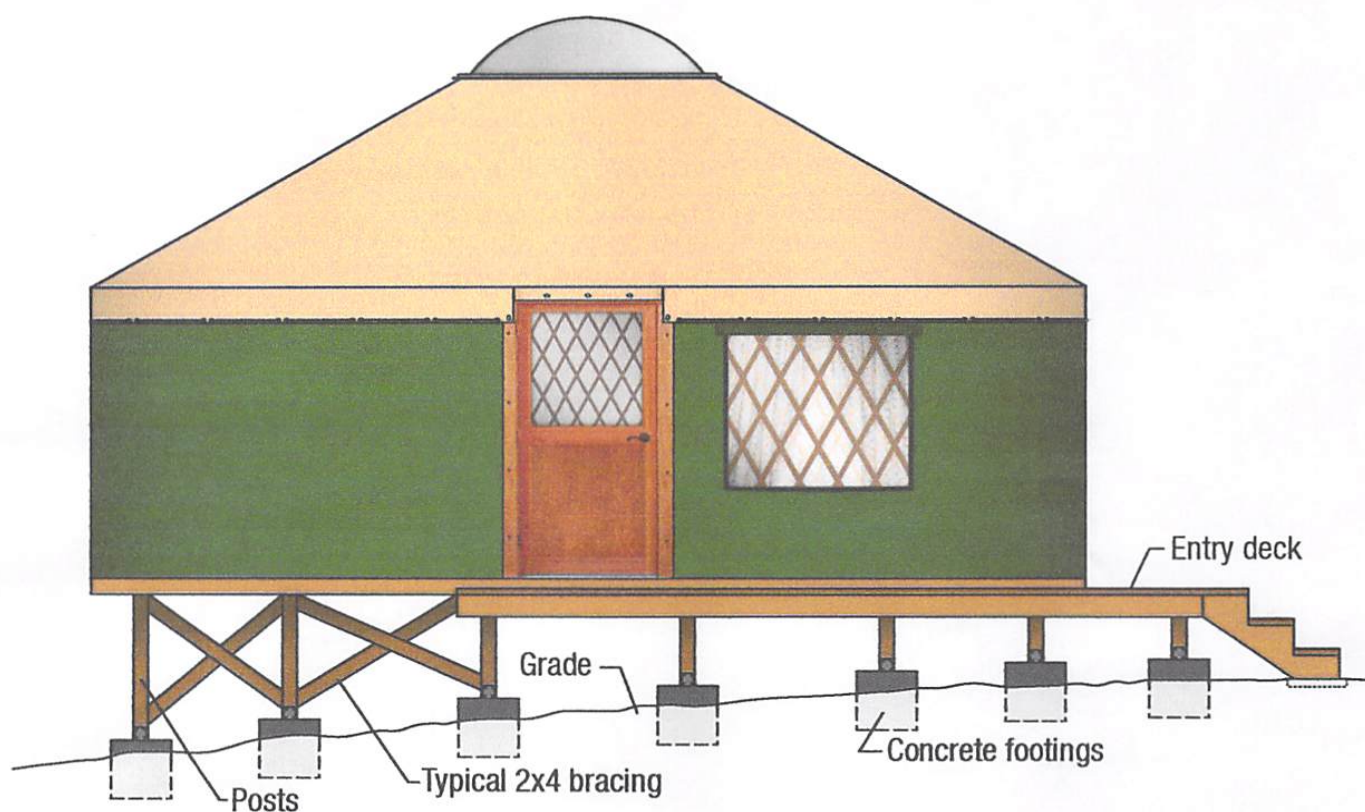


*4"x6" or 4"x8" beams may be appropriate, depending on use and conditions.

Notes:

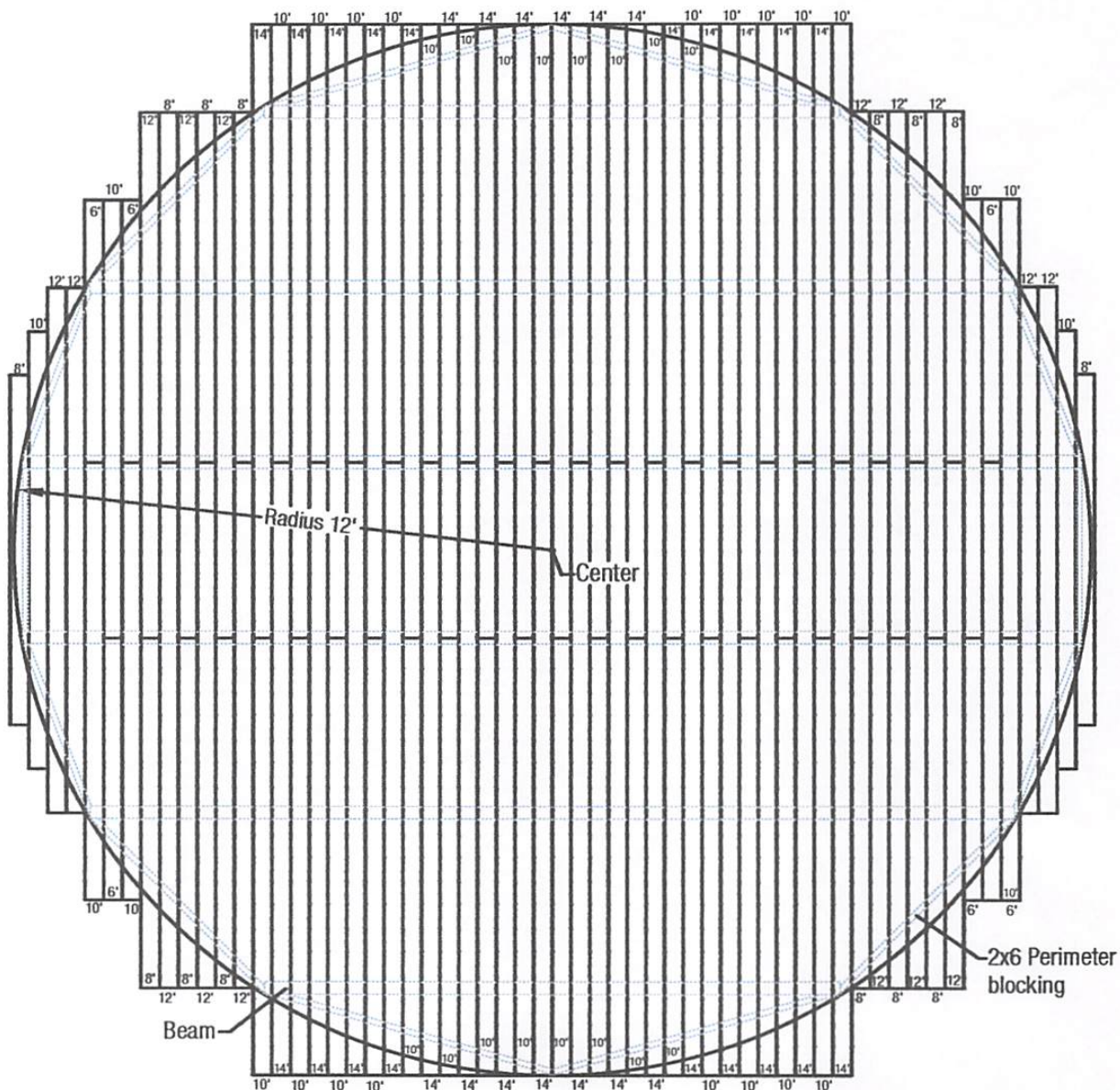
- 1.) Platform construction and footings should reflect conditions of each individual site and local building requirements.
- 2.) 2x6 T&G or 1-1/8" plywood flooring to be laid perpendicular to beams and trimmed to the same diameter as that of the yurt.
- 3.) 30' diameter measurement does not include the drip edge.
- 4.) Site and soil conditions and local building requirements will dictate footing size and depth below grade.
- 5.) Footings may need to be embedded in the ground to below the local frost depth, and should extend 6" above ground surface minimum.

Typical Platform Elevation



Note: Platform and footings should be designed according to the conditions of each individual site and local building requirements. Site and soil conditions will dictate footing size and depth below grade.

2x6 T&G Layout – 24' Yurt



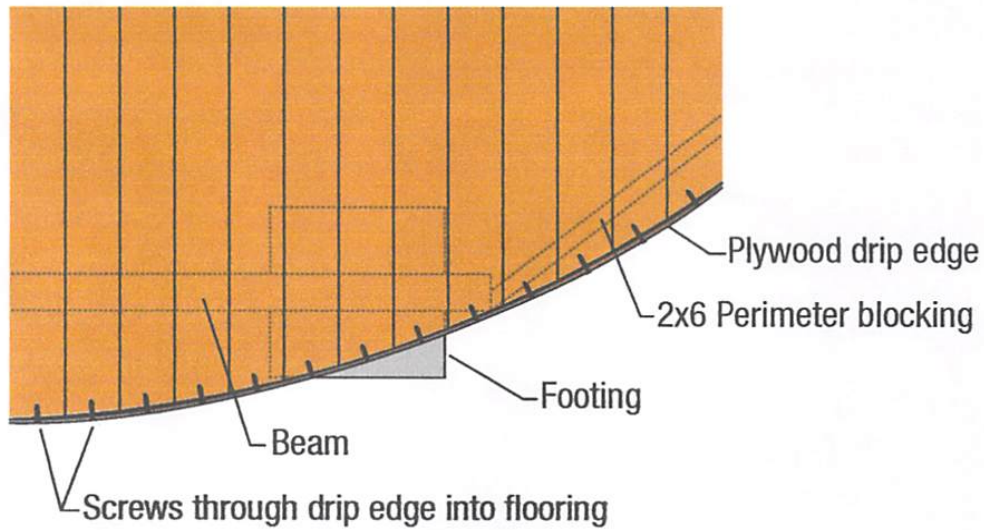
1.) Make a compass using a board or non-stretch string and a nail at the center to mark radius.

2.) Using a sharp circular saw carefully cut the platform to exactly 24 feet in diameter.

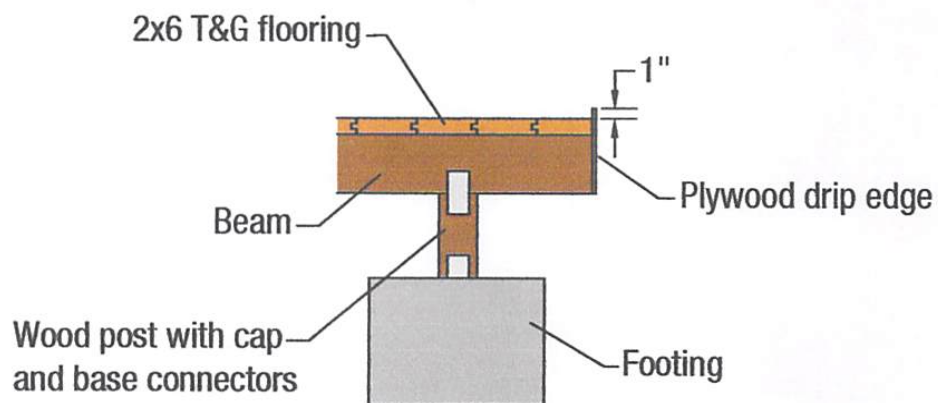
Note: 2x6 T&G is often used for open beam ceilings and may have a V-groove which should face down so as not to catch debris and make floor sweeping difficult.

Pacific Yurts Inc. • 77456 Hwy. 99 • Cottage Grove, OR 97424 • 800.944.0240 • 541.942.9435 • yurts.com

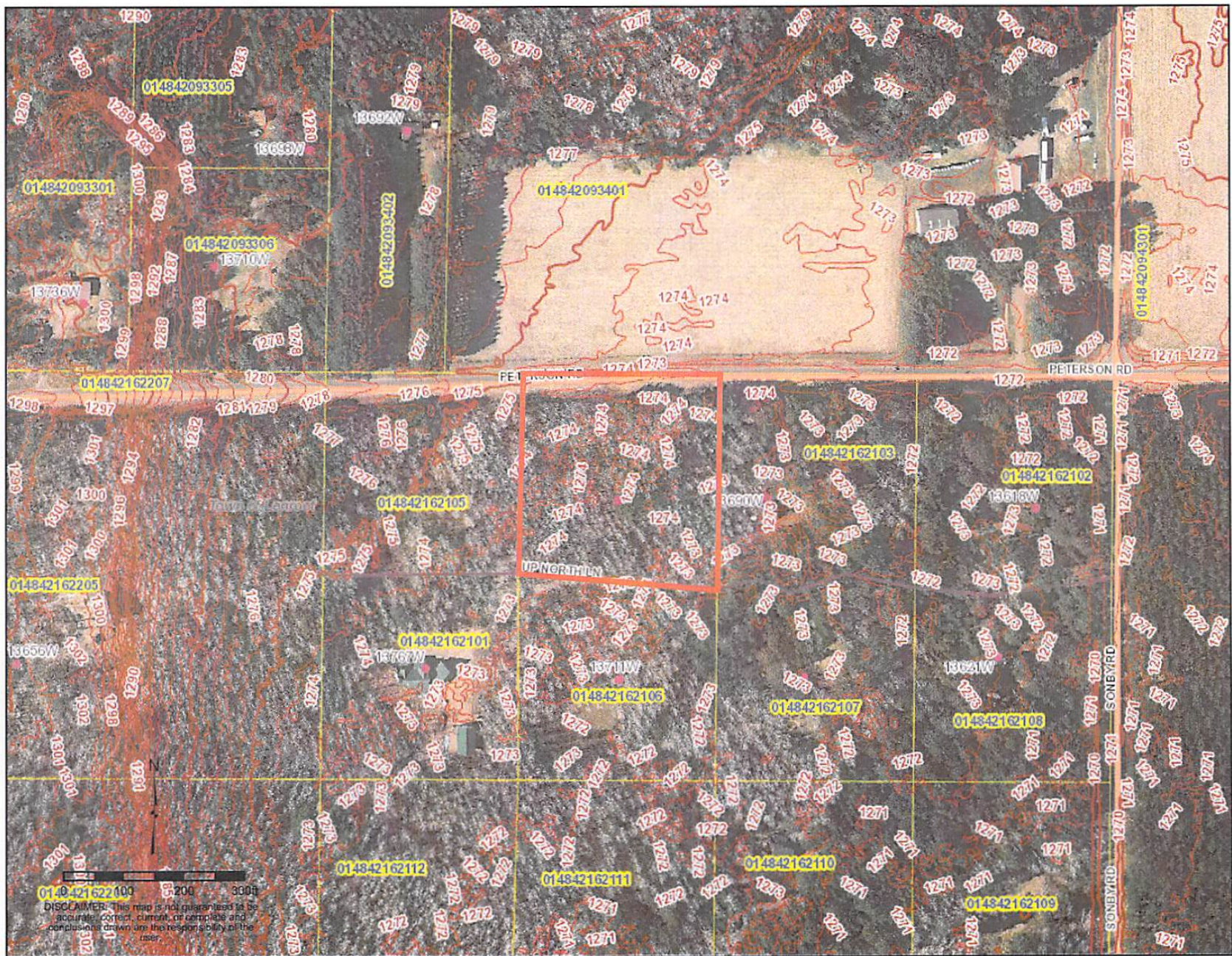
Plan View



Elevation







Attachment 1 for Conditional Use/Special Exception Application RE: Giagnoni

Project Type: Deck

- 24 ft. diameter deck to be build SouthEast of the planned home site location.
- The deck will be supported by a concrete footer and posts system.

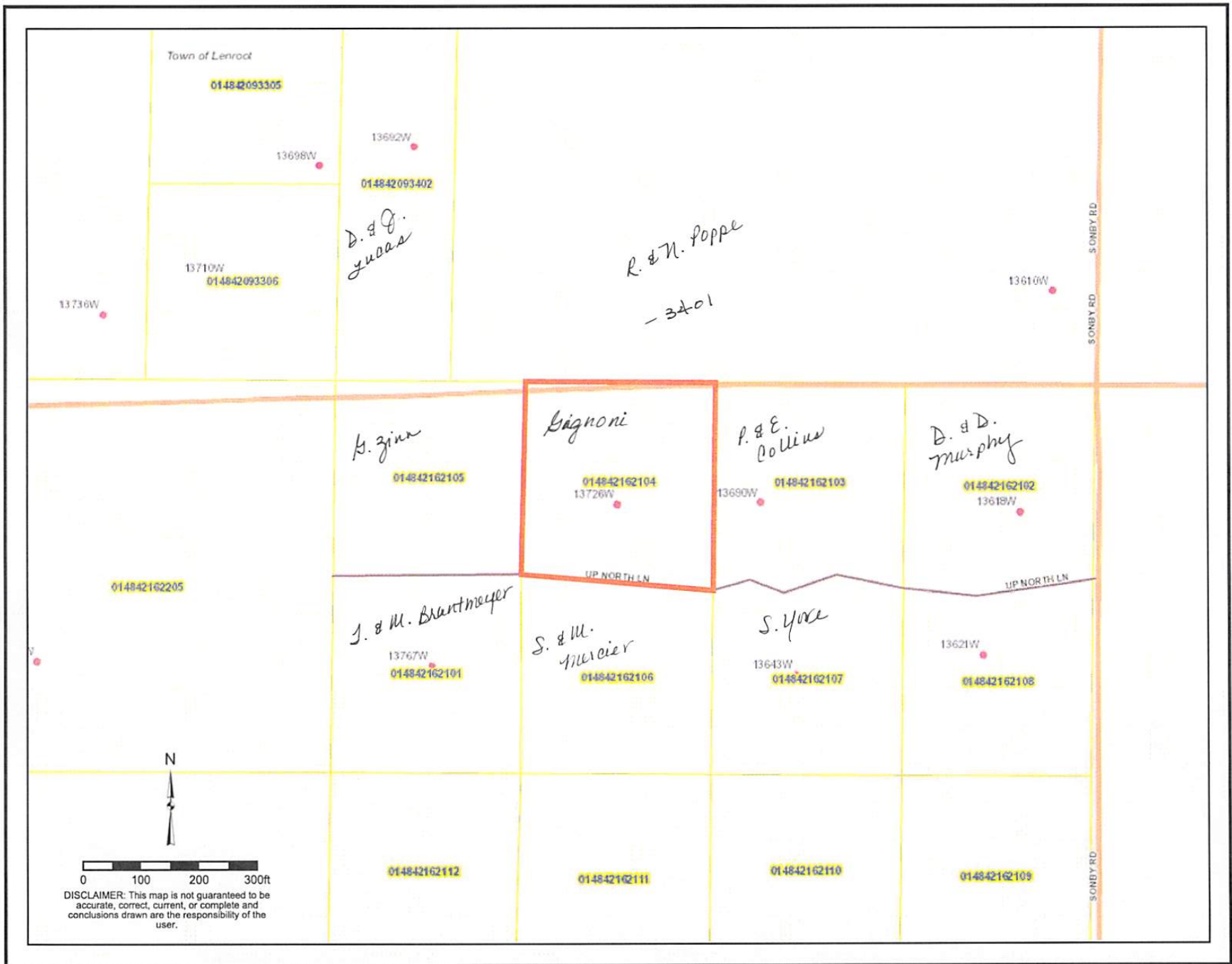
Purpose, Background, and Timeline :

- Owners are requesting a Conditional Use permit in order to build an accessory structure (a deck) on the land prior to any other improvements being made.
- If conditional use is granted, owners intend to apply for a Land Use permit within 3 months to build the deck.
- The deck will serve as a platform for a camping yurt.
- Owners will seek to use the camping yurt seasonally, while doing some work on the land, and while building the primary dwelling on the property.
- Camping yurt will be utilized according to town and county regulations.
- Sanitation for yurt use will be address and confirmed with town and county prior to being utilized for camping. Owners intend to either rent a portable potty or other non-plumbing sanitary permit options.

Intended Timeline:

- Land use permit, build deck within 3 months of conditional use approval.
- Late 2022 and Spring/Summer 2023, Soil Testing, Utilities installed.
- 2024 Apply for Land Use Permit and begin build on primary dwelling.

Giagnoni Attachment 1



**RULES AND BYLAWS OF THE
SAWYER COUNTY ZONING COMMITTEE**

6.7 Notice of Hearing and Meeting.

- (1) The Secretary of the Zoning Committee, or the Secretary's designee, shall give, or cause to be given, notice of each public hearing and meeting as required by law and these Bylaws. This shall include at least the following:
 - (a) Publication of a Class 2 pursuant to Wis. Stat. Ch. 985 hearing notice in a newspaper of general circulation, and pursuant to the terms of Wis. Stat. § 59.69(2)(e).
 - (b) Mailing a notice of the hearing to the Applicant and, where required, to the area office of the Department of Natural Resources at least 10 days before the hearing.
 - (c) Mailing a notice of the hearing to property owners of all lands, within the County, within 300 feet of the perimeter of the property subject to the Application. This notice shall include the following:
 - ~~(i) — A form opinion letter that includes the information required for a hearing notice and provide the recipient the opportunity to indicate whether he/they are in favor or opposed to the application and provide an area for additional comments.~~

A letter indicating what the public hearing request is for, where the subject request property is located, and date and time of the public hearing.
 - (ii) A statement that comments from surrounding property owners may be considered by the Zoning Committee in granting or denying the request set forth in the Application.
 - (iii) A statement that the property owner ~~is encouraged~~

may

 submit comments in writing or attend the hearing so the property owner's opinions

and substantial evidence

 may be heard.
 - ~~(iv) — A statement encouraging the property owner to provide information to substantiate the information set forth in the opinion letter, such as:~~
 - ~~a. — Letters from real estate professionals attesting to a support an argued increase or decrease in property values should the Application be approved.~~

- ~~b. Data supporting the potential impact of such things as noise, increased light pollution, potential impacts on ground water or other environmental impacts.~~
- ~~c. Professional test results or reports such as traffic studies, environmental reports or soil testing.~~
- (v) ~~A statement that the property owner's signature(s) are required on the form opinion letter in order that the comments receive consideration by the Zoning Committee.~~
- (vi) The failure of each ~~opinion~~ letter to reach any property owner shall not invalidate any decision made on a change in zone district or conditional use.