



Sawyer County

Agenda

Zoning Committee Meeting

Friday, January 20, 2023 @ 8:30 AM

Large Courtroom; Sawyer County Courthouse

Page

1.

The public is strongly encouraged to access the public hearing remotely due to public health and safety concerns. To view or participate in the virtual meeting from a computer, iPad, or Android device please go to <https://zoom.us/j/99413118485>. You can also use the dial in number for listening only at 1-312-626-6799 with the Webinar ID: 994 1311 8485. If additional assistance is needed please contact the Zoning & Conservation Department at 715-634-8288 prior to the meeting.

2. PRELIMINARY MATTERS

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

3 - 4

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

5 - 8

- d. Approval of Previous Meeting Minutes
[12-16-2022 Minutes](#)

- e. Public Comment

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

3. REZONE APPLICATIONS

- a. None

4. CONDITIONAL USE APPLICATIONS

9 - 17

- a. A Public Hearing in the Town of Lenroot. CUP #23-001. Owner: Julius & Lana Cook. Part of the NE ¼ of the SE ¼ ; S34, T42N, R09W; Parcel #014-942-34-4110; Tax ID#18668; 1.62 Total acres; Zoned Residential/Recreational One (RR-1). Permit desired for: Section 4.26

(3) accessory structure across a Town road. Size of building not to exceed 40' x 80" and will meet all setbacks.

[CUP #23-001, Julius & Lana Cook pkt.](#)

- b. Discussion/Action in the Town of Lenroot. CUP #23-001. Owner: Julius & Lana Cook. Part of the NE ¼ of the SE ¼ ; S34, T42N, R09W; Parcel #014-942-34-4110; Tax ID#18668; 1.62 Total acres; Zoned Residential/Recreational One (RR-1). Permit desired for: Section 4.26 (3) accessory structure across a Town road. Size of building not to exceed 40' x 80" and will meet all setbacks.

5. NEW BUSINESS

18 - 20

- a. Ordinance Amendment for Multi-Dwelling Development and definition of a resort. Discussion/Possible Action to send to Towns.
[Multi-Dwelling Development V4.1 \(clean\)](#)
- b. Short-Term Rentals and the future for Sawyer County. (discussion only)
- c. Any other business that may come before the Committee.

6. ADJOURNMENT

7.

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
SAWYER COUNTY ZONING COMMITTEE
December 16, 2022 at 8:30AM
Sawyer County Courthouse

Zoning Committee

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

ZONING ADMINISTRATION

Jay Kozlowski, Zoning & Conservation Administrator
Pat Brown, Assistant Zoning Administrator
Kathy Marks, Deputy Zoning and Conservation Administrator

PRELIMINARY MATTERS

1) Call to Order and Roll Call

Boettcher called the Public Hearing before the Sawyer County Zoning Committee to order at 8:30 AM in the Sawyer County Courthouse, 10610 Main St., Hayward, Wisconsin. Roll Call finds present: Boettcher, Shuman, Hessel, and Righeimer. Attending from the Zoning Office Kozlowski and Brown. Absent are Buckholtz, Maestri and Marks. Virtually Andy Phillips as legal counsel for Sawyer County.

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. Hearing Notice was published as a Class 2 Notice in accordance with Chapter 985 of the Wisconsin Statutes in the Sawyer County Record and Sawyer County Gazette.

4) Approval of the November 17, 2022 minutes. Motion by Hessel to approve the minutes, second by Righeimer. All in favor.

6) Public Comment. Linda Zillmer, Edgewater property owner speaks.

REZONE APPLICATIONS

None

CONDITIONAL USE APPLICATIONS

a) A Public Hearing in the Town of Radisson. CUP #22-033. Owner: Mason & Laura Hurd. Part of the NW ¼ of the SW ¼ and SW ¼ of the SW ¼, Lot 1 CSM 34/142 #8130; S25, T38N, R06W; Parcel #022-638-25-3204; 19.6 total acres; Zone (A-1) Agricultural One. Permit desired for a 14' x 40' accessory structure on vacant property per section 4.26 (1) of the Sawyer County Zoning

Ordinance. This is to meet setbacks of property lines and Ordinary High Water Mark. Kozlowski reads the application, staff report, and Town opinion. Neighbor opinion letters were sent to Committee members and read before-hand. Motion to open the public hearing portion of the application by Shuman, second by Hessel. All in favor. No representation for application. No audience comments. Motion to come out of the public hearing portion of the application by Righeimer, second by Shuman. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion by Committee and Kozlowski. Motion to approve the application by Hessel, second by Shuman. Hessel – yes, Boettcher – yes, Shuman – yes, Righeimer – yes. All in favor. Findings of Fact: 1. It would not be damaging to the rights of others or property values. 2. It would not 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.

b) AMENDED- A Public Hearing in the Town of Edgewater, CUP #22-005. This is a re-hearing of the application. Previous application was adjourned with vague condition language. At the November 17, 2022 Zoning Committee Meeting a motion was made and seconded to re-hear application. Application has been amended to including new ownership and additional request for convenience store and bait sales. New Owners: Joshua O'Rourke & Joseph O'Rourke. Part of Government Lot 1, Lot 2 CSM 27/309 #8635; S33, T38N, R09W; Parcel #008-938-33-5109; Tax ID #44505; 3.54 total acres; Zoned Residential/Recreational One (RR-1); Permit desired for Section 17.2 (B) (3) for a recreational sales and marina building including convenience store and bait sales. Building not to exceed 1200 square feet of footprint area. This would be considered a recreational service-oriented use. Kozlowski reads the application, staff report, Town opinion and neighbor opinions. Motion to open the public hearing portion of the application by Hessel, second by Shuman. All in favor. Owner Joshua O'Rourke speaks in favor of the application. Linda Zillmer, Edgewater property owner speaks against the application. No other audience comments. Motion to close the public hearing portion of the application by Hessel, second by Righeimer. All in favor. Kozlowski reads the discussion/action portion of the application. Motion to approve the application by Righeimer, second by Boettcher. Discussion held by Committee and Kozlowski. Conditions: 1. Main building not to exceed 1200 sq. ft. (appx; 1000 sq.ft. 2. Business hours to be conducted between 6am-9pm, majority of summer depending on daylight. 3. An engineered approved plan be required for building location as it relates to erosion control, site stability, and additional grading of the property, as an objective standard not to have sedimentation or runoff from driveway or building within 35' from OHWM. 4. All signage must meet Sawyer County Zoning Ordinance requirements per zone district. 5. All other Town, County, State and Federal Laws are followed including DNR approval for docks/piers/wharfs. 6. DSPS holding tank approval for marina waste. Andy Phillips, Legal Counsel for Zoning Committee questions what conditions were approved as modified by Kozlowski. Righeimer who made the motion does include what the staff report with Kozlowski's suggestion. Roll call finds Boettcher – yes, Shuman – yes, Hessel – yes, Righeimer – yes. All in favor.

c) AMENDED - A Public Hearing in the Town of Round Lake. CUP #22-026. Owner: Travis Butterfield. Part of the NE ¼ of the SE ¼, S11, T41N, R08W; and Part of the NW ¼ of the SW ¼; S12, T41N, R08W; Lot 1 CSM 28-13 #7170; Parcel #024-841-11-4101; Tax ID# 26555; Zoned

Forestry One (F-1) & Residential/Recreational One (RR-1) 39.85 total acres. Permit desired for the 10.57 total acres of the Forestry One (F-1) zone district for the Location/Operation of a non-metallic mineral extraction site. Kozlowski reads the application, staff report, Town opinion and conditions, Neighbor opinions were sent to Committee before the meeting and read before-hand. Discussion by Committee and Kozlowski. Motion to go into the public hearing portion of the application by Hessel, second by Shuman. All in favor. Max Lindsey, attorney for Travis Butterfield says Travis Butterfield, owner will speak first. Travis Butterfield, owner speaks in favor of the application. Max Lindsey, attorney for Butterfield speaks in favor of the application. No other audience comments. 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. Discussion held by Committee, Kozlowski and Butterfield. Motion by Righeimer to approve the application, second by Hessel. Conditions 1. Obtain approval or approval of reclamation plan. 2. Hours of normal operations: 8am-5pm, Monday-Friday; April-December. 3. Crushing Hours: April-December, 8am-5pm, Monday-Friday, 7 total days per year. Crushing may occur earlier in the year based on weather conditions. May not exceed 7 days of crushing. 4. A Fire # or Site address is required for the property. 5. Maintain compliance with DNR Chapter 30. 6. Comply with all other Federal, State and local regulations including approval of the Reclamation Plan". 6. The operator shall stake or otherwise mark the borders of the entire site and shall secure the site by appropriate methods. 7. Operator shall eliminate the use of lighting on the site outside of the normal hours of operation. 8. No engine breaking on "straight pipe" muffler trucks. 9. Mining operations shall not extract materials at a depth below the point that is 10 feet above the groundwater quality standards in Wis. Admin. Code Chapter NE 140. 10. Air quality shall be controlled using widely accepted methods sure as water application as required. 11. All hazardous chemicals used at the site shall be stored and disposed of in accordance with applicable State and Federal Law. 12. Loaders and other heavy equipment used within the site shall be equipped with "white noise" backup warning signals. Discussion by Committee. Roll call finds: Shuman – yes, Hessel – yes, Righeimer – yes, Boettcher – yes. All in favor. Findings of Fact: 1. It would not be damaging to the rights of others or property values. 2. It would not 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.

d) AMENDED - A Public Hearing in the Town of Round Lake. CUP #22-026 for the Reclamation Plan. Owner: Travis Butterfield. Part of the NE ¼ of the SE ¼, S11, T41N, R08W; and Part of the NW ¼ of the SW ¼; S12, T41N, R08W; Lot 1 CSM 28-13 #7170; Parcel #024-841-11-4101; Tax ID# 26555; Zoned Forestry One (F-1) & Residential/Recreational One (RR-1); 39.85 total acres; Permit desired for the 10.57 total acres for the Sawyer County NR 135 Reclamation Issuance for location/operation of a non-metallic mineral open pit. Kozlowski reads the application, staff report, and Town opinion. Motion by Hessel to open the public hearing portion of the application, second by Shuman. All in favor. Discussion/Action portion of the application. Butterfield has nothing to add. No audience comments. Motion out of the public hearing portion by Shuman, second by Hessel. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held by Committee and Kozlowski. Motion by Shuman to approve the Reclamation Plan, second

by Boettcher. No further discussion held. Roll call finds Hessel – yes, Boettcher – yes, Shuman – yes, Righeimer – yes. All in favor.

NEW BUSINESS

a) Ordinance Amendment for Multi-Dwelling development and definition of a resort. Kozlowski reads the information on multi-dwelling development. Discussion held. Motion by Hessel, second by Righeimer to send proposed change to the Towns. Andy Phillips, legal counsel requests that the version be cleaned up with the highlighting of the proposed changes. Clarify that this amendment change has nothing to do with the Kurtzweil's case. That his case will be under the old code. No further discussion held. All in favor.

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

ADJOURNMENT

Boettcher adjourned meeting at 10:17am.

Minutes completed by Pat Brown, Assistant Zoning Administrator and Kathy Marks, Deputy Zoning & Conservation Administrator.

For more information please contact our office or see our website @sawyercountygov.org for audio.

Conditional Use Permit Request STAFF REPORT

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

File: # CUP 23-001

Applicant:

Julius & Lana Cook
503 164th Ave
Somerset, WI 54025



Property Location & Legal Description:

Part of the NE ¼ of the SE ¼ ; S34, T42N, R09W; Parcel #014-942-34-4110; Tax ID#18668;
1.62 Total acres; Zoned Residential/Recreational One (RR-1). #12228N Ewig Road

Request: Permit desired for a pole shed (Accessory structure) not to exceed 40' x 80'. The proposed structure on the other side of a Town road (Ewig Road) subject to Sawyer County Ordinance Section 4.26 (3):

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

Project History & Summary of Request

The applicant is requesting to build a 40' x 80' accessory structure on the back side of Ewig Road across a Town road from where the primary dwelling is located. There have been a few other CUP requests for accessory structures across the Town Road in this area over the last 5 years and several more that are pre-existing. The current primary dwelling on the lake side of Ewig road is currently being remodeled but the owner is requesting this CUP for a larger pole shed on the same piece of property but on the non-lake side portion of the road. The proposed pole shed would not be able to fit on the lake side portion due to setback requirements. The proposed pole shed would be located approximately 425' from the lake and would meet all other setback requirements including impervious surface requirements per the land area. See attached maps included in this packet.

The location of the pole shed and potential driveway access was discussed with the Town as there is an area located near-by that the Town uses as a snow dumping area. The Town has approved the CUP request and Jay Kozlowski, Zoning Administrator has been onsite for setback verification.

Additional information for Conditional Use Permits:

Substantial evidence means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to

obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

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

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

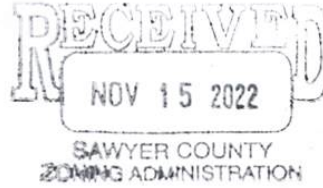
- 1 No habitable area is allowed in this structure.
- 2 No commercial use or operation allowed in structure.
- 3 Size of proposed accessory structure not to exceed 40' x 80'
- 4 All lighting to be downward facing lighting.
- 5 Must follow all other Town, County, State, Federal regulations/laws/conditions.

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

- 1 It would not be damaging to the rights of others or property values
- 2 It would not be detrimental to ecology, wild life, wetlands or shorelands.
- 3 It would not create an air quality, water supply, or pollution problem.
- 4 It would not create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.
- 5 It would not create traffic or highway access problems.
- 6 It would not destroy prime agricultural lands.
- 7 It would be compatible with the surrounding uses and the area.
- 8 It would 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 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 create an objectionable view.



Conditional Use Application # 23-001
Town of Lenroot

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: Julius & LANA COOK
Address: 503 164th Ave Searles WI 54025
Phone: 612-747-2300 Email: LMCOOK@CBBURNET.COM
Legacy PIN#: 014-942-34-4110 Zoned: RR-1 Acreage: 1.62
Property Description: PT NESE, Sec 34, T42N, R09W
-12228N Ewig Road

Permit desired for: Section 4.26(3) accessory structure
across town road, size of building not to exceed
40'x80'. TO meet all other setbacks

 Lana Cook

*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: _____

Fee \$ 350.00

Rev. 1/2021

Date of Public Hearing Jan. 20, 2023

Real Estate Sawyer County Property Listing

Today's Date: 11/15/2022

Property Status: Current

Created On: 2/6/2007 7:55:31 AM



Description

Updated: 7/27/2020

Tax ID:	18668
PIN:	57-014-2-42-09-34-4 01-000-000100
Legacy PIN:	014942344110
Map ID:	.13.10
Municipality:	(014) TOWN OF LENROOT
STR:	S34 T42N R09W
Description:	PRT NESE
Recorded Acres:	1.620
Calculated Acres:	1.408
Lottery Claims:	0
First Dollar:	Yes
Waterbody:	Nelson Lake
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: 1/1/2021

WARRANTY DEED	
Date Recorded: 11/12/2020	427993
MAP OF SURVEY	
Date Recorded: 12/23/2020	34429-51
WARRANTY DEED	
Date Recorded: 6/24/2020	424618
TERMINATION OF DECEDENTS INTEREST	
Date Recorded: 6/24/2020	424617
MAP OF SURVEY	
Date Recorded: 9/4/2012	34429-39
TRUSTEES DEED	
Date Recorded: 5/22/2012	378816
TRUSTEES DEED	
Date Recorded: 8/8/2005	332424



Ownership

Updated: 12/8/2020

JULIUS A & LANA M COOK SOMERSET WI**Billing Address:**

JULIUS A & LANA M COOK
503 164TH AVE
SOMERSET WI 54025

Mailing Address:

JULIUS A & LANA M COOK
503 164TH AVE
SOMERSET WI 54025



Site Address * indicates Private Road

12228N EWIG RD HAYWARD 54843



Property Assessment

Updated: 5/6/2022

2022 Assessment Detail

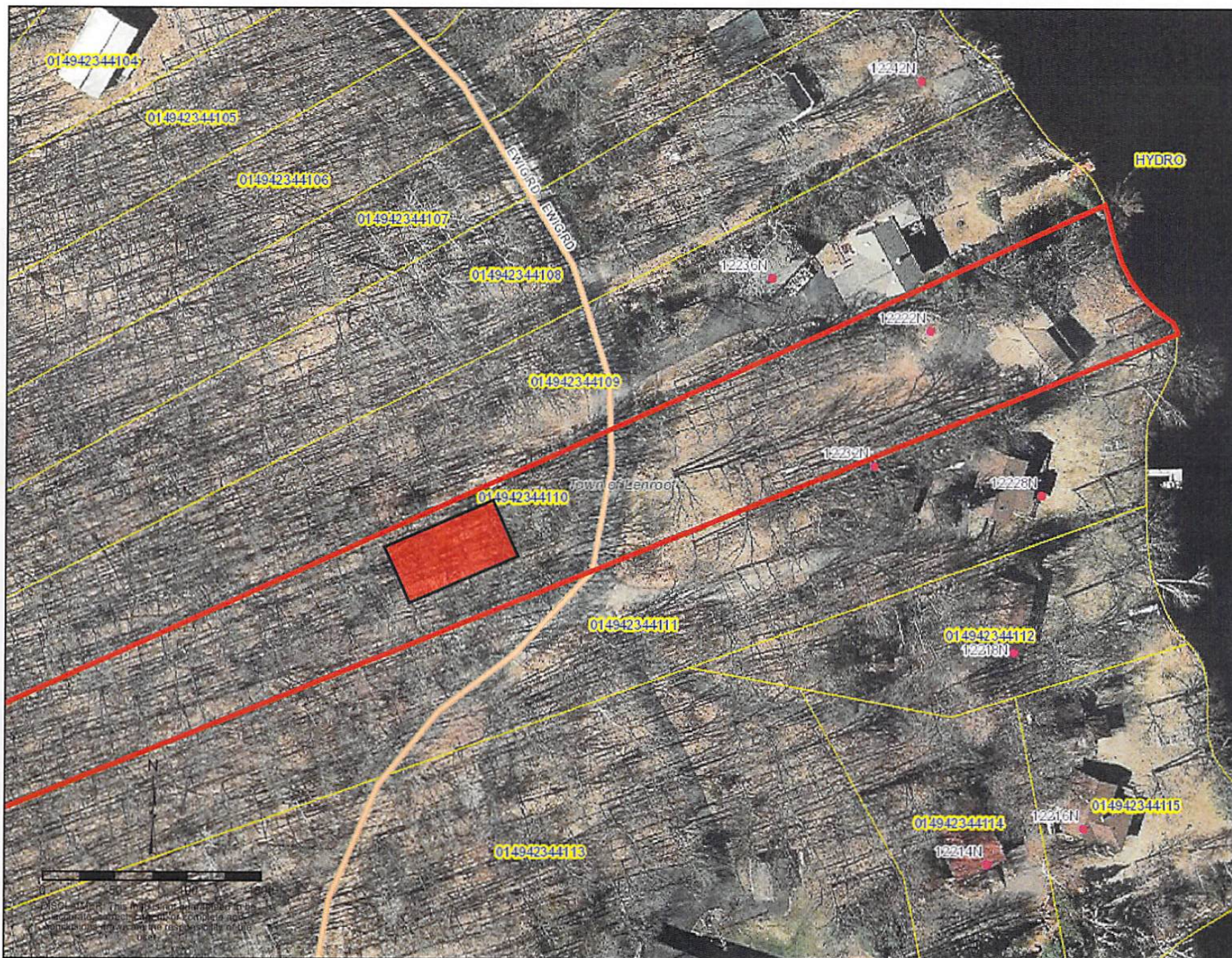
Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.620	135,000	118,300

2-Year Comparison	2021	2022	Change
Land:	135,000	135,000	0.0%
Improved:	116,200	118,300	1.8%
Total:	251,200	253,300	0.8%



Property History

N/A





MAP OF SURVEY

LOCATED IN PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 9 WEST, IN THE TOWN OF LENROOT, SAWYER COUNTY, WISCONSIN.

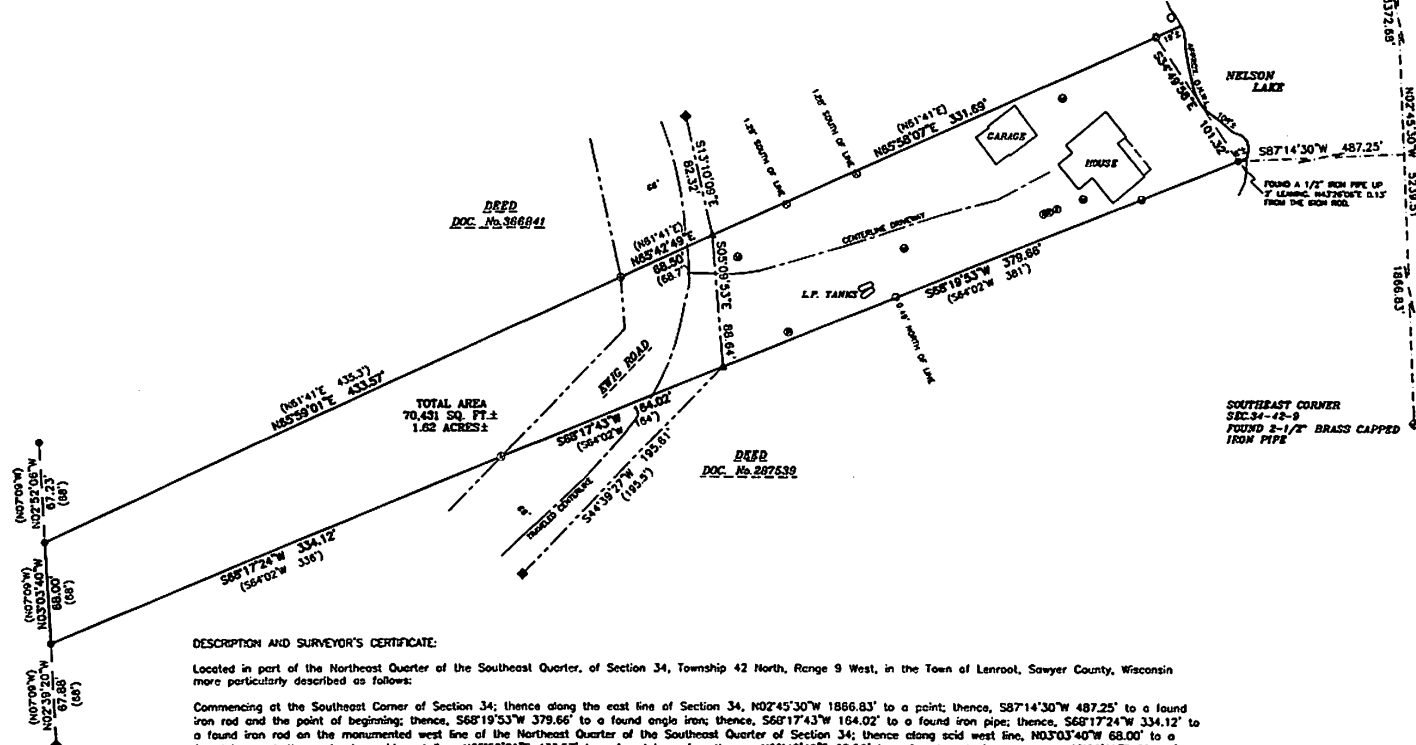
NOTE: THE ORDINARY HIGH WATER LINE OF NELSON LAKE IS APPROXIMATE AND IS FOR REFERENCE ONLY.

ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.

NORTHEAST CORNER
SEC. 34-42-9
FOUND 2-1/2" IRON PIPE
WITH A 3" BRASS CAP.

SOUTHEAST CORNER
SEC. 34-42-9
FOUND 2-1/2" BRASS CAPPED
IRON PIPE

BEARINGS ARE REFERENCED TO THE EAST LINE OF SECTION 34, TOWNSHIP 42 N., RANGE 9 W., WHICH BEARS N02°45'30"W. SAWYER COUNTY GRID, MAD 83/16.



DESCRIPTION AND SURVEYOR'S CERTIFICATE:

Located in part of the Northeast Quarter of the Southeast Quarter, of Section 34, Township 42 North, Range 9 West, in the Town of Lenroot, Sawyer County, Wisconsin more particularly described as follows:

Commencing at the Southeast Corner of Section 34; thence along the east line of Section 34, N02°45'30"W 1866.83' to a point; thence, S87°14'30"W 487.25' to a found iron rod and the point of beginning; thence, S68°19'53"W 379.66' to a found angle iron; thence, S68°17'43"W 164.02' to a found iron pipe; thence, S68°17'24"W 334.12' to a found iron rod on the monumented west line of the Northeast Quarter of the Southeast Quarter of Section 34; thence along said west line, N03°03'40"W 68.00' to a found iron rod; thence leaving said west line, N65°59'01"E 433.57' to a found iron pipe; thence, N65°42'49"E 68.50' to a found angle iron; thence, N65°58'07"E 331.69' to a found iron pipe on a meander line of Nelson Lake; thence along said meander line, S34°49'58"E 101.32' to the point of beginning. Containing approximately 70.431 square feet (1.62 acres). Together with all lands lying between the above described meander line, the ordinary high water line of Nelson Lake, and the side lot lines extended to said ordinary high water line. Subject to Ewig Road (A Town Road) and subject to all other easements, restrictions, and covenants of record.

I, Jesse B. Suzan, a Professional Wisconsin Land Surveyor, do hereby certify that by the direction of Lana Cook, I have surveyed, mapped, and described this Map of Survey.

Said survey was made in compliance with chapter AE-7 of the Wisconsin Administrative Code and the Map is a correct representation of the survey made to the best of my knowledge and belief.

Jesse B. Suzan 10-20-2020
Jesse B. Suzan Professional Wisconsin Land Surveyor #2635

0' 50' 100' 150'
SCALE IN FEET 1" = 50'



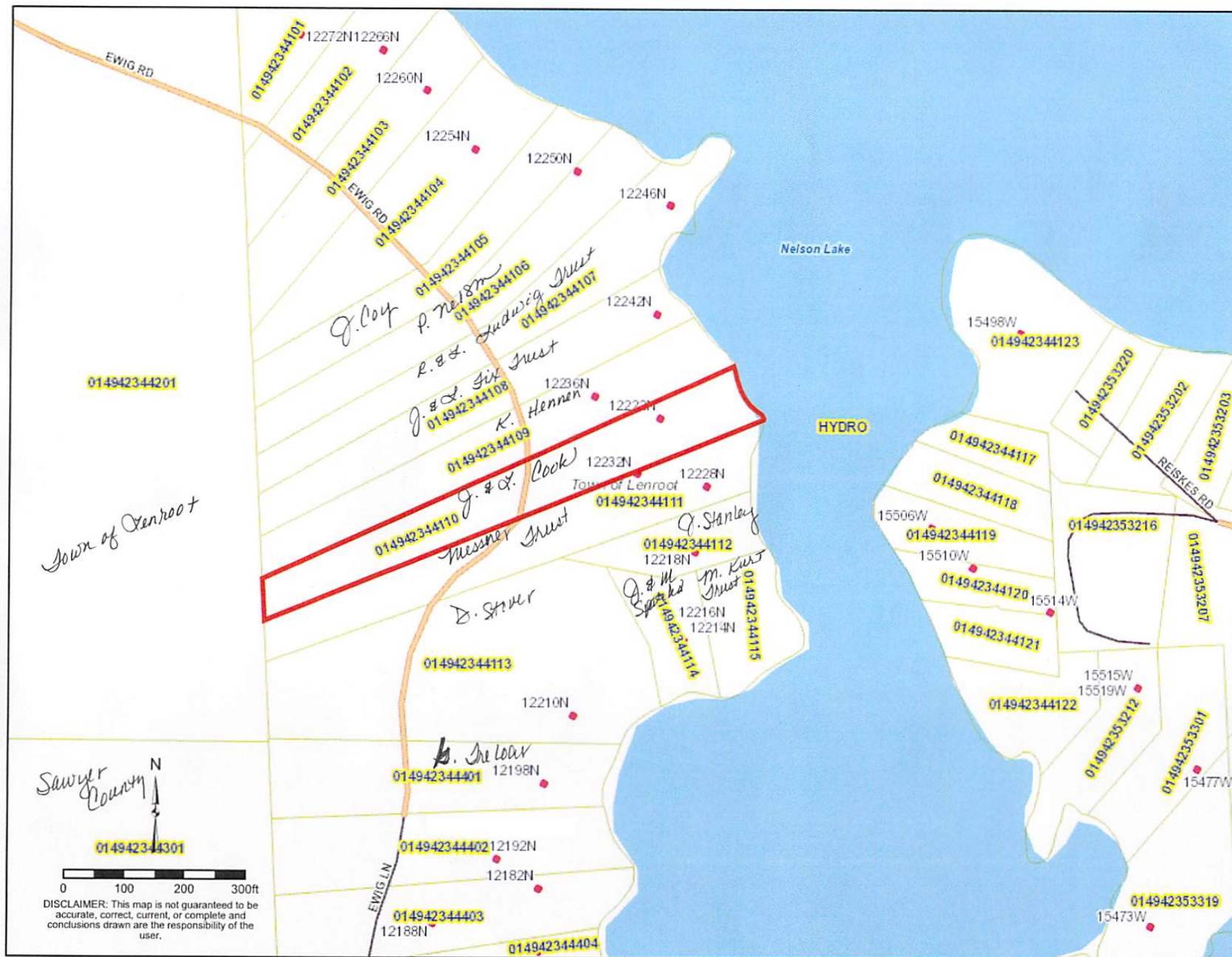
FIELDWORK COMPLETED ON OCTOBER 19, 2020
SEE MAP OF SURVEY BY ED GOBLER DATED
APRIL 1962 FOR ADDITIONAL REFERENCE.

JOB # 08020
Prepared by:
Jesse Suzan Land Surveying LLC
Phone No. (715) 634-0774
13731W Spjostrom Circle
Hayward, WI 54843
Sheet 1 of 1 Sheets

Boundaries of the Wisconsin County Survey are shown by
a dashed line.

- LEGEND
- P.L.S.S. Corner Monument of Record as noted.
 - ⊙ Found 5/8" Iron Rod
 - ⊙ Found 1-1/4" O.D. Iron Pipe
 - ⊙ Found 1" O.D. Iron Pipe
 - ⊙ Found 1" Angle Iron
 - ⊙ Found 1-1/2" Angle Iron
 - ⊙ Found 3/4" O.D. Iron Pipe
 - ⊙ Found 1" O.D. Galvanized Pipe
 - ⊙ Septic
 - ⊙ Well or Spigot
 - (xxxx) Recorded Data

34429-5)



Proposed Ordinance Amendment for Multi-Dwelling Development V.4

SECTION 2.0 DEFINITIONS

(30) DWELLING, MULTI-FAMILY: ~~A dwelling or group of two or more DWELLINGS on one pl_lot containing separate living quarters for two or more families but which may have joint services and/or facilities. One-Family and two-family dwellings contained in the same DWELLING UNIT are permitted uses within the R-1, RR-1 and RR-2 Zone Districts but require additional LOT, AREA OF and/or LOT, WIDTH OF. Multi-Dwelling (3 or more) DWELLING UNITS requires Conditional Use approval. (See Section 17.0 ZONE DISTRICTS)~~

(31) DWELLING UNIT: A building or portion thereof with rooms arranged, designed, used or intended to be used for one family. Guesthouses with kitchen and bathroom facilities; and any accessory structures with a HABITABLE LIVING AREA are considered to be DWELLING UNITS. Houseboats and watercraft on land shall not be used as DWELLINGS or DWELLING UNITS. ~~Only one dwelling unit is allowed per Lot unless approved by Conditional Use Permit.~~

(57) LOT: ~~A parcel of land occupied or capable of being occupied by one Building or one or more DWELLING UNITS and the ACCESSORY STRUCTURES OR USES customarily incidental to itthem, including such open spaces as are required by this ordinance.~~

(71) MULTI-DWELLING DEVELOPMENT: DEVELOPMENT, regardless of form of ownership consisting of three or more DWELLING UNITS, CONDOMINIUM, RESORT, hotel or motel units or other units/structures intended for residential or long or short-term rental uses, all of which are to be located on the same LOT.

(85) RESORT: A resort is a for-profit business ~~holding a Seller's Permit and licensed by the Wisconsin Department of Health and Family Services~~, which provides rental to the public of more than 2 (two) DWELLING UNITS contained in one or more permanent buildings used primarily for recreational use.

(107) TWO-FAMILY: One building/dwelling that contains two DWELLING UNITS with independent cooking and bathroom facilities. For example, a duplex is a two-family dwelling.

SECTION 17.0 ZONE DISTRICTS

17.1 R-1: Residential One District

A) Permitted Uses

1) One family and two-family year-round DWELLINGS provided that if a DWELLING is a TWO-FAMILY, the LOT must be at least double the minimum lot size required by Sec. 18.02.

Two-family DWELLINGS occurring in the same DWELLING UNIT must have additional 5,000 sq./ft of LOT, AREA OF and meet other dimensional requirements.)

B) Uses Authorized by Conditional Use

17.1(B)(1) Year-round DWELLING, MULTI-FAMILY provided the LOT must be at least double the minimum lot size required by Sec. 18.02.

(2) MULTI-DWELLING DEVELOPMENT provided that for any LOT containing 3 or more DWELLINGS, each DWELLING UNIT on the LOT must meet the minimum Dimensional Requirements contained in Sec. 18. Multi-family (3 or more) dwelling units. (must have additional 5,000 sq./ft of LOT, AREA OF and meet other dimensional requirements for each additional unit.)

17.2 RR-1: Residential/Recreational One District

A) Permitted Uses

1) One-family and two-family ~~dwelling~~year-round DWELLINGS provided that if a DWELLING is a TWO-FAMILY, the LOT must be at least double the minimum lot size required by Sec. 18.02.

must meet double the minimum requirements for LOT, WIDTH OF and LOT, AREA OF.

B) Uses Authorized by Conditional Use

17.2(B)(15) Year-round DWELLING, MULTI-FAMILY provided the LOT must be at least double the minimum lot size required by Sec. 18.02.

(16) MULTI-DWELLING DEVELOPMENT (i.e. ~~new~~ condominium, hotel, motel or resort, or other development which is the same general scale and character). (Does not include the conversion of existing properties to a condominium ownership, existing resorts, motels, hotels or any other existing multi dwelling development unless more rental/dwelling units are being proposed by plat or other means that would be in addition to the existing rental/dwelling units.) MULTI-DWELLING DEVELOPMENT or other similar development, which in the opinion of the County Zoning Committee, is of the same general scale and character. Each DWELLING UNIT must meet the minimum Dimensional Requirements contained in Sec. 18. Does not include conversions of existing properties to a different form of ownership (i.e., to condominium ownership) unless DWELLING UNITS are being proposed by plat or other means that would be in addition to the existing DWELLING UNITS. Does not include existing MULTI-DWELLING DEVELOPMENTS unless creating additional DWELLING UNITS.

17.3 RR-2: Residential/Recreational Two District

A) Permitted Uses

1) One-family and two-family ~~dwelling~~year-round DWELLINGS provided that if a DWELLING is a TWO-FAMILY, the LOT must be at least double the minimum lot size required by Sec. 18.02.

~~meet double the minimum requirements for LOT, WIDTH OF and LOT, AREA OF.~~

B) Uses Authorized by Conditional Use

17.3(B)(16) Year-round DWELLING, MULTI-FAMILY provided the LOT must be at least double the minimum lot size required by Sec. 18.02.

(17) MULTI-DWELLING DEVELOPMENT or other similar development~~including a condominium, hotel, motel or resort, multi-family (3 or more) dwelling units, or other development~~, which in the opinion of the County Zoning Committee, are of the same general scale and character. Each DWELLING UNIT must meet the minimum Dimensional Requirements contained in Sec. 18. Does not include conversions of existing properties to a different form of ownership (i.e., to condominium ownership) unless DWELLING UNITS are being proposed by plat or other means that would be in addition to the existing ~~rental~~/DWELLING UNITS. Does not include existing MULTI-DWELLING DEVELOPMENTS unless creating additional DWELLING UNITS.