



Sawyer County

Agenda

Zoning Committee Meeting

Friday, June 16, 2023 @ 8:30 AM

Sawyer County Board Room - Sawyer County Courthouse

Page

1. ZOOM DIRECTIONS

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](#)

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- d. Approval of May 19, 2023 minutes
[5-19-2023 ZC Minutes](#)

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- 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. Comments should be directed to the Committee as a whole and should not be directed to individual Committee Members or Staff.

3. REZONE APPLICATIONS

- a. A Public Hearing in the Town of Winter. RZN #23-002. Owner: Gregory Alcoe. Part of the NE ¼ of the NE ¼; S27, T39N, R05W; Parcel #032-539-27-1102; Tax ID#35382; 5.17 total acres; Zoned

11 - 20

Residential/Recreational One. Purpose of request is to rezone from Residential/Recreational One (RR-1) to Agricultural One (A-1) for livestock.

[RZN #23-002, Greg & Jenny Alcoe pkt](#)

- b. Discussion/Action Part of the NE ¼ of the NE ¼; S27, T39N, R05W; Parcel #032-539-27-1102; Tax ID#35382; 5.17 total acres; Zoned Residential/Recreational One. Purpose of request is to rezone from Residential/Recreational One (RR-1) to Agricultural One (A-1) for livestock.

4. CONDITIONAL USE APPLICATIONS

21 - 29

- a. A Public Hearing in the Town of Round Lake. CUP #23-015. Owner: Jeremy & Heidi Laures. Part of Government Lot 2, Lot 1 CSM 12/4 #2540; S34, T41N, R07W; Parcel #024-741-34-5205; Tax ID #26338; 2.50 total acres; Zoned Residential/Recreational One. Permit desired for an accessory building 40' x 80' subject to Section 4.26 (1) to allow on a vacant parcel with conditions and Section 4.26 (3) to build the accessory building on the adjacent parcel divided by a public roadway with conditions. Primary dwelling to be built on the lake side.
[CUP #23-015, Jeremy & Heidi Laures pkt.](#)
- b. Discussion/Action in the Town of Round Lake. CUP #23-015. Owner: Jeremy & Heidi Laures. Part of Government Lot 2, Lot 1 CSM 12/4 #2540; S34, T41N, R07W; Parcel #024-741-34-5205; Tax ID #26338; 2.50 total acres; Zoned Residential/Recreational One. Permit desired for an accessory building 40' x 80' subject to Section 4.26 (1) to allow on a vacant parcel with conditions and Section 4.26 (3) to build the accessory building on the adjacent parcel divided by a public roadway with conditions. Primary dwelling to be built on the lake side.

5. PRELIMINARY PLAT REVIEW

30 - 31

- a. 1st Addition to Hatchery Creek Subdivision (Preliminary Plat Review Process)
[7-21-23 North Hatchery Creek Subdivision](#)

6. NEW BUSINESS

- a. Ordinance amendment for Multi-Dwelling Development and related definitions (Discussion/Possible Action)
- b. Any other business that may come before the Committee. (Discussion)

7. ADJOURNMENT

8. QUORUM

- a. A quorum of the County Board of Supervisors or any of its committee(s) may be present at this meeting to listen and observe. Neither the Board nor any of the committee(s) 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 & agenda) will take any official action with respect to this noticed meeting.

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

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

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

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

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

Statement of Committee Hearing and Procedure

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

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

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

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

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

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

Statement of Hearing Notice

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

Questions

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

**MINUTES OF PUBLIC HEARING
Sawyer County Zoning Committee
May 19, 2023**

Zoning Committee Members

Ron Buckholtz, Chairman
Stacey Hessel – Vice Chairperson
Tweed Shuman
Kay Wilson
Michael Maestri
John Righeimer

Zoning Administration

Jay Kozlowski, Zoning Administrator
Kathy Marks, Deputy Zoning & Conservation Administrator
Rebecca Roeker, Legal Council

PRELIMINARY MATTERS

a) Call to Order and Roll Call

Buckholtz calls the Public Hearing before the Sawyer County Zoning Committee order at 8:30 AM in the Sawyer County Courthouse, 10610 Main St., Hayward, Wisconsin. Roll call finds present: Ron Buckholtz, Stacey Hessel, Tweed Shuman, Kay Wilson, Michael Maestri and John Righeimer as alternate. From the Zoning Office: Jay Kozlowski and Kathy Marks. Rebecca Roeker, Corporation Council.

b) Pledge of Allegiance.

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

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

d) Approval of April 28, 2023 minutes. Motion to approve by Hessel, with corrections, second by Shuman. All in favor.

e) Public Comment: Linda Zillmer, Edgewater property owner, Douglas Kurtzweil, Town of Hunter resident give comments.

REZONE APPLICATIONS

No Rezones

CONDITIONAL USE APPLICATIONS

a) A Public Hearing in the Town of Winter. CUP #23-010, Owner: Richard & Cindy Dischinger Jr. Assessor Plat 1, Lot 5; S22, T38N, R03W; Parcel #032-271-00-0500; Tax ID# 42923; 4.34 total acres; Zoned Residential/Recreational One (RR-1). Permit desired for a 30' x 40' accessory building across Johnson Road, a Town Road. As per Section 4.26 (2) as per the Sawyer County Ordinance. Construction of a single accessory building divided by a public roadway with conditions. Kozlowski reads the application, staff report, and Town opinion. Neighbor notifications were sent, none returned. Motion to open the public hearing portion of the application by Shuman, second by Hessel. All in favor. Richard Dischinger, owner speaks in

favor of the application. Discussion with Committee. No other comments. Motion to close the public hearing portion of the application by Wilson, second by Hessel. All in favor. Kozlowski reads the discussion/action portion of the application. Motion by Hessel to approve the application with conditions of: 1). No habitable area is allowed in this structure. 2). No commercial use or operation allowed in the structure. 3) Size of proposed accessory structure not to exceed 40' x 30'. 4) Must follow all other Town, County, State Federal regulations/laws/conditions including an additional Town Driveway Permit. 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. Second by Shuman. Roll call finds: Buckholtz – yes, Hessel – yes, Wilson – yes, Shuman – yes, Maestri – yes. All in favor.

b) A Public Hearing in the Town of Round Lake. CUP #23-011. Owner Michelle & Adam Smith. Part of the SW ¼ of the SE ¼. Lot 2 CSM 33/71 #7964; S09, T41N, R07W; Parcel #024-741-09-4305; Tax ID #41762; 5.04 total acres; Zoned Residential/Recreational One (RR-1). Permit desired to: operate a general Gunsmith Service including disassembly, diagnosing, reassembly, cleaning, repairs, scope & sighting alignments utilizing bore lasers, removal of stuck cartridges or live rounds, restorations, and FFL transfers on a limited basis. Business hours: Monday thru Friday, 9am to 2pm by appointment only. No sales of firearms. As per section 17.2 (7). Kozlowski reads the application, staff report, and Town approval. One neighbor notification was sent back with concerns. Motion by Hessel to open the public hearing portion of the application, second by Shuman. All in favor. Wilson informs the Committee that the Town was a 3 to 2 vote to approve. Not all in favor. Owner, Adam Smith speaks in favor of the application. Martin Hansen Town of Round Lake Supervisor speaks against the application and voices his concerns. No other comments. Motion to close the public hearing portion of the application by Buckholtz, second by Shuman. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held. Motion to approve the application with conditions of: 1) CUP #23-011 is limited to the property owner. 2) Hours of business operation from 9am-2pm, Monday-Friday. 3) All signage must meet Sawyer County Zoning Ordinance Requirements. 4) All other Town, County, State & Federal Laws are followed. 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. Roll call finds: Hessel – yes, Wilson – no, Shuman – yes, Buckholtz – yes, Maestri – yes. 4 to 1 in favor.

c) A Public Hearing in the Town of Edgewater. CUP #23-012. Owner: Scott Carpenter & Clifton Carpenter. Part of Government Lot 1, Lot 4 CSM 6/145 #1192, S34, T38N, R09W; Parcel #008-938-34-5102, Tax ID #9573, .910 total acres, Zoned Residential/Recreational One (RR-1). Permit desired for a 28' x 40' x 16' high, accessory building across East Shore Drive, a Town Road. As per section 4.26 (2) of the Sawyer County Ordinance. Construction of a single accessory building divided by a public roadway with conditions. Kozlowski reads the application, staff report and Town approval. One neighbor notification returned, with no opposition. Owner

Scott Carpenter speaks in favor of the application. Questions regarding the size of the building, by Committee. Rebecca Roeker advises that there is no problem and to carry-on. Linda Zillmer, Edgewater property owner speaks of the Town not providing information for the public. No other comments. Motion to close the public hearing portion of the application by Wilson, second by second by Hessel. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion by Committee held. Motion to approve the application by Shuman with conditions of: 1) No habitable are allowed in this structure. 2) No commercial use or operation allowed in structure. 3) Proposed size of the structure not to exceed 40' x 32' x 18.5" high. 4) Must follow all other Town, County, State, Federal regulations/laws/conditions including an additional Town Driveway Permit. Second by Hessel. 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. Discussion held. Roll call Finds: Shuman – yes, Hessel – yes, Buckholtz – yes, Maestri – yes, Wilson – yes. All in favor.

d) A Public Hearing in the Town of Ojibwa. CUP #23-013. Owner: Kevin & Monese Starr. Part of Government Lot 3, Lot 114 CSM 24/284 #6616; S13, T39N, R06W; Parcel #020-639-13-5401; Tax ID #21204; 4.55 total acres; Zoned Residential/Recreational Two (RR-2). Permit desired for a 36' x 40' per section 4.26 (1) of the Sawyer County Zoning Ordinance. Accessory structure on vacant property with a 3-year timeline to build a primary dwelling. Kozlowski reads the application, staff report, and Town approval. No neighbor notifications returned. Motion by Hessel to open the public hearing portion of the application, second by Wilson. All in favor. Kevin Starr, owner speaks in favor of the application. Discussion with Committee and Kozlowski. No other comments. Motion to close the public hearing portion of the application by Hessel, second by Buckholtz. All in favor. Kozlowski reads the discussion/action portion of the application. Motion by Hessel to approve the application with conditions of; 1) Land Use Permit is required for the accessory structure(s) with 1 year from the date of the Zoning Committee decision and built within permit timeframes. 2) Land Use Permit is required and applied for principle structure within 3 years from date of Zoning Committee decision and built within permit timeframe. Failure to apply and build will result in citation with potential order for removal of accessory building. 3) Proposed accessory structure must meet all other State & Federal Laws. 4) Size of proposed structure not to exceed 36' x 40'. 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. Second by Shuman. No other comments. Roll call finds: Maestri – yes, Wilson – yes, Buckholtz – yes, Hessel – yes, Shuman – yes. All in favor.

e) A Public Hearing in the Town of Hayward. CUP #23-014. Owner: Terry & Sarah Walport. Part of the SW ¼ of the NW ¼; S32, T41N, R09W; Parcel #010-941-32-2401; Tax ID #13107; 39.89 total acres; Zoned Agriculture One (A-1). Permit desired for location and operation of non-metallic mineral extraction including rock crusher, actual mine site to be limited to 20 acres within the North half of the 39.89 acre parcel as per the Sawyer County Ordinance section 17.4 (B) (6). Kozlowski reads the application, staff report, Town opinion, no neighbor notifications

returned. Motion to open the public hearing portion of the application by Shuman, second by Hessel. All in favor. Terry Walport, owner speaks in favor of the application. Discussion with Committee and Kozlowski. Phil Nies Town of Hayward Planning Commission representative speaks in favor. Motion to close the public hearing portion of the application by Wilson, second by Hessel. All in favor. Kozlowski reads the discussion/action portion of the application. No discussion. Motion by Hessel to approve the application with conditions of: 1) Obtain approval or conditional approval of reclamation plan. 2) Hours of normal operations: 6AM-7PM, Monday-Saturday, 3) Crushing hours: 6AM-7PM, Monday- Saturday not to exceed 6 weeks per calendar year. 4) A Fire # or Site Address is required for the property. 5) Maintain compliance with Department of Natural Resources Chapter 30. 6) Existing southern 20 acres of pine plantation is anticipated to remain. If a timber harvest operation is to occur that area is to be replanted or allowed to self-regenerate. 7) Potential 50' buffer on East property line for residential zoned land. 8) Comply with all other federal, state, and local regulations including approval of the "Reclamation Plan". Second by Wilson. Discussion held. 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. Roll call finds: Wilson – yes, Buckholtz – yes, Shuman – yes, Hessel – yes, Maestri – yes. All in f favor.

f) A Public Hearing in the Town of Hayward, Reclamation Plan CUP #23-014. Owner: Terry & Sarah Walport. Part of the SW ¼ of the NW ¼; S32, T41N, R09W; Parcel #010-941-32-2401; Tax ID #13107; 39.89 total acres; Zoned Agriculture One (A-1). Permit desired for the Sawyer County NR135 Reclamation Issuance for location/operation of a non-metallic mineral open pit limited to 20 acres actual mine. Kozlowski reads the application, staff report, Town opinion. No neighbor notifications returned. Motion to open the public hearing portion of the application by Hessel, second by Shuman. All in favor. Terry Walport owner speaks in favor of the application. No other comments. Motion to come out of the public hearing portion of the application by Buckholtz, second by Wilson. All in favor. Kozlowski reads the discussion/action portion of the application. Motion by Hessel to approve the application with change in Phase #4, from 20 to 25 feet deep progresses to the South, second by Shuman. Discussion by Committee. All in favor. Roll call finds: Buckholtz – yes, Hessel – yes, Wilson – yes, Shuman – yes, Maestri – yes. All in favor.

Break at 9:50 am.

Buckholtz calls the meeting back to order at 9:59am.

PROPOSED ORDINANCE AMENDMENTS

a) A Public Hearing for Sawyer County Zoning Ordinance Amendment to Section 2.0-Defintions, Section 17.0-Zone Districts, and Sawyer County Shoreland-Wetland Protection Ordinance and Section 5.1-Minimum Lot Size Purpose. The proposed amendments are in reference to Multi-Dwelling Development and definition of a "resort". The proposed ordinance amendment changes can be found on the Sawyer County Zoning & Conservation Website. (Discussion/Possible Action to Send to County Board of Supervisors.). Kozlowski explains the reason for the cancelling the proposed Ordinance change and will further address this under "New Business". No majority of Town approvals.

NEW BUSINESS

a) Kozlowski continues with the Ordinance proposed change(s). Reason for cancellation: No majority of Town approvals and what is wrong with the Ordinance. Kozlowski asks for guidance from the Committee. Discussion with Committee. Rebecca Roeker, council speaks that the WCA (Wisconsin Counties Association) is looking at this State wide. They do have litigation in Northern Wisconsin with an Ordinance that takes issue with short-term rentals. Sawyer County is unique in that an Ordinance change has not gotten any traction in that the Ordinance change that is being proposed is within the legal limits. That is within the Counties Statutory authority to do so. Sawyer County is unique in that respect but not unique in that these issues are State wide. Discussion held with Committee, Kozlowski and Roeker. Rebecca Roeker, council, that is short-term rentals. Discussion continues. Rebecca Roeker, council. Let audience make comments. Comments from the audience: Linda Zillmer, Edgewater property owner, Douglas Kurtzweil, Hunter resident, Benjamin Kurtzweil, Town of Hayward resident, Katy Romnes, Town of Lenroot resident, Phil Nies, Town of Hayward member of Comprehensive Planning Commission. Discussion continues, Rebecca Roeker, council. Do the issues apply outside of the standard Zoning or in the shoreland area. This is a very specific zoning issue. STR and TRH regulatory process be required by the State and implemented by the Counties and not be a Zoning process. Discussion continues.

b) Kozlowski explains a wetland determination issue from a case last year and that the DNR approved with the Zoning decision of a 40' setback.

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

ADJOURNMENT

Buckholtz adjourns meeting at 10:49am

Minutes prepared by Kathy Marks, Deputy Zoning & Conservation Administrator

See our website for more information.



Rezone Request STAFF REPORT

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

File: # RZN 23-002

Applicant:

Greg Alcoe
PO BOX 22
Winter, WI 54896

Property Location & Legal Description:

Part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$; S27, T39N, R05W; Parcel #032-539-27-1102; Tax ID#35382;
5.17 total acres Site Address #5729W State Hwy 70.

Request: Purpose of request is to rezone the entire 5.17 acres of Residential/Recreational One (RR-1) to Agricultural Two (A-1). The underlying shoreland/wetland district is not subject to the change as part of this request. As per the applicant's statement summarized: "The previous owner had 2 horses that lived on the approximately 2 acre fenced in area on the northeast side of the property. There is an existing agricultural building also within this location. Fenced area does not slope down towards river and would like to really have cows or horses within the location again."

Additional Information/details:

See attached additional maps included in this packet. The owner's/applicant is requesting to rezone this property to A-1 to keep livestock on the property. The current fenced in area on the property is approximately 200' from the existing residence on the property and approximately 600' from the Brunet River. The nearest A-1 property is immediately West of State Hwy 70 and why the A-1 zone district was requested as opposed to A-2. There are 2 other residential structures immediately to the east of this property and south across the river. The Town of Winter as part of their comprehensive plan shows this future land use designation as rural residential. The rural residential designation occurs along a majority of the roadways located within the Town of Winter and is advised to have the density of 1 home per 20,000 sq ft of land area. As part of the Town of Winter comprehensive plan future land use maps acts as visual guides for future planning. The future land use map is not an official map, nor is it a zoning map. It represents long term recommendations and is advisory only.

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

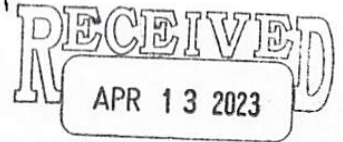
- 1 It would not be significantly damaging to the rights of others or property values
- 2 It would not be detrimental to ecology, wild life, wetlands or shorelands.
- 3 It would not create an air quality, water supply, or pollution problem.
- 4 It would not create topographical problems such as run off,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

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



by this 11-17-21 AP



Rezone Application # 23-002
Town of Winter
Sawyer County

SAWYER COUNTY
ZONING ADMINISTRATION

Return Original

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

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

Owner: Greg + Jenny Alcoe

Address: W 5729 State Rd 70

Phone: 715-699-9606 Email: galcoe@centurytel.net

Legacy PIN # 032539271102 Acreage: 5.17

Change from District RR-1 to Ag-1

Property Description: Previous owner had 2 horses that lived in a 1-2 acre barbed wire fenced area at the east side of the property. An ag type pole barn is adjacent to the fence. Single family house 200 ft to the east west. Brunet River 600 feet from pole barn. Fenced area does not slope towards the river.
Purpose of Request: To legally have a cow or horse.

(Lots of ag land around me)

Greg Alcoe G. Alcoe 4/11/23
*Please Print & Sign (Property Owner)

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

Name, Address, Phone & Email of Agent:

Phone: _____ Email: _____

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

Date of Public Hearing June 16, 2023

Real Estate Sawyer County Property Listing

Today's Date: 4/13/2023

Property Status: Current

Created On: 2/6/2007 7:55:59 AM



Description

Updated: 12/20/2012

Tax ID:	35382
PIN:	57-032-2-39-05-27-1 01-000-000020
Legacy PIN:	032539271102
Map ID:	.1.2
Municipality:	(032) TOWN OF WINTER
STR:	S27 T39N R05W
Description:	PRT NENE
Recorded Acres:	3.220
Calculated Acres:	5.176
Lottery Claims:	1
First Dollar:	Yes
Waterbody:	Brunet River
Zoning:	(RR1) Residential/Recreational One
ESN:	428



Tax Districts

Updated: 2/6/2007

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



Recorded Documents

Updated: 10/16/2013

SPECIAL WARRANTY DEED

Date Recorded: 7/26/2013

[386327](#)

Ownership

Updated: 10/16/2013

GREGORY J ALCOE WINTER WI**Billing Address:**

GREGORY J ALCOE
PO BOX 22
WINTER WI 54896

Mailing Address:

GREGORY J ALCOE
PO BOX 22
WINTER WI 54896



Site Address * indicates Private Road

5729W STATE HWY 70 WINTER 54896



Property Assessment

Updated: 6/29/2017

2023 Assessment Detail

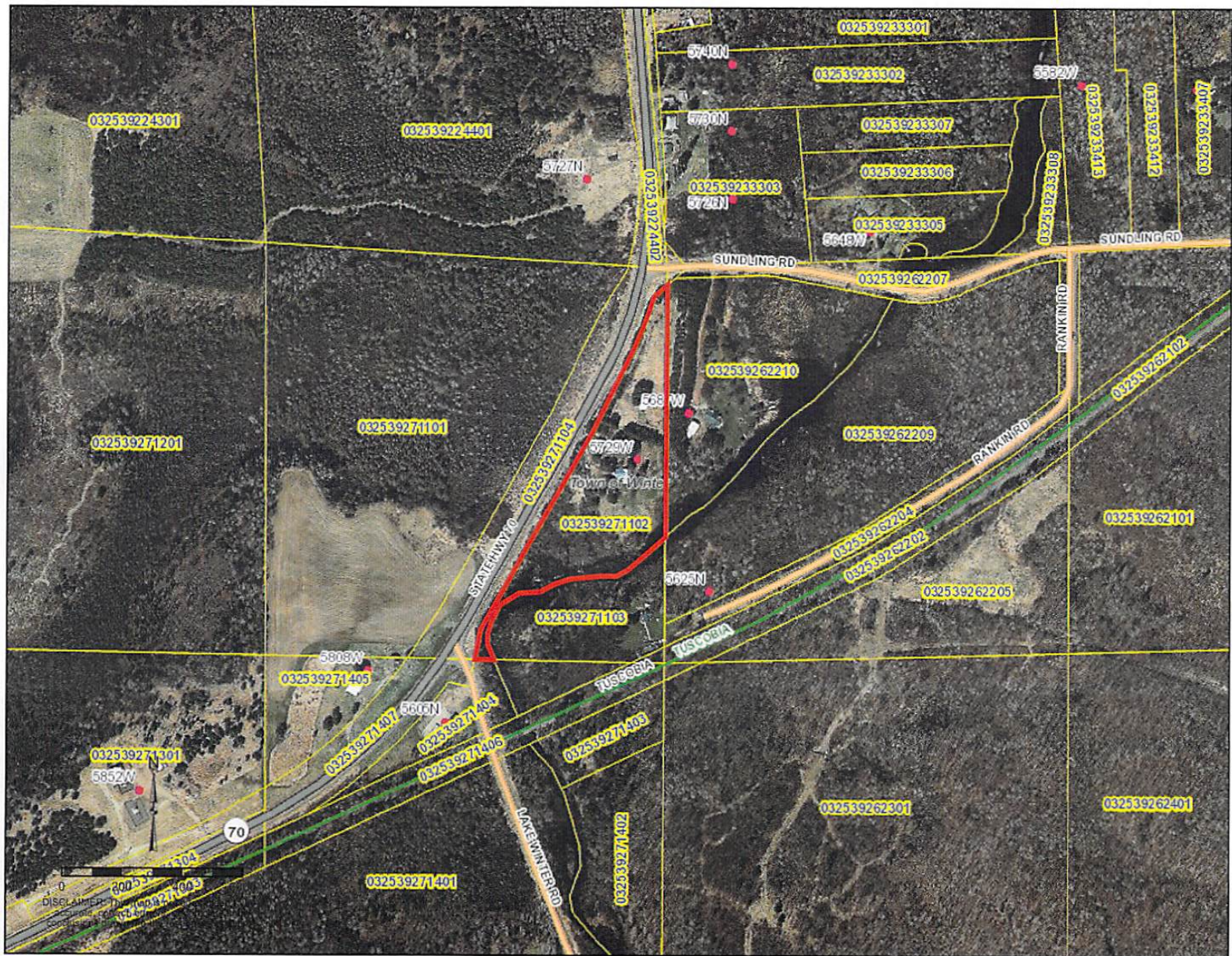
Code	Acres	Land	Imp.
G1-RESIDENTIAL	3.220	17,900	55,000

2-Year Comparison	2022	2023	Change
Land:	17,900	17,900	0.0%
Improved:	55,000	55,000	0.0%
Total:	72,900	72,900	0.0%

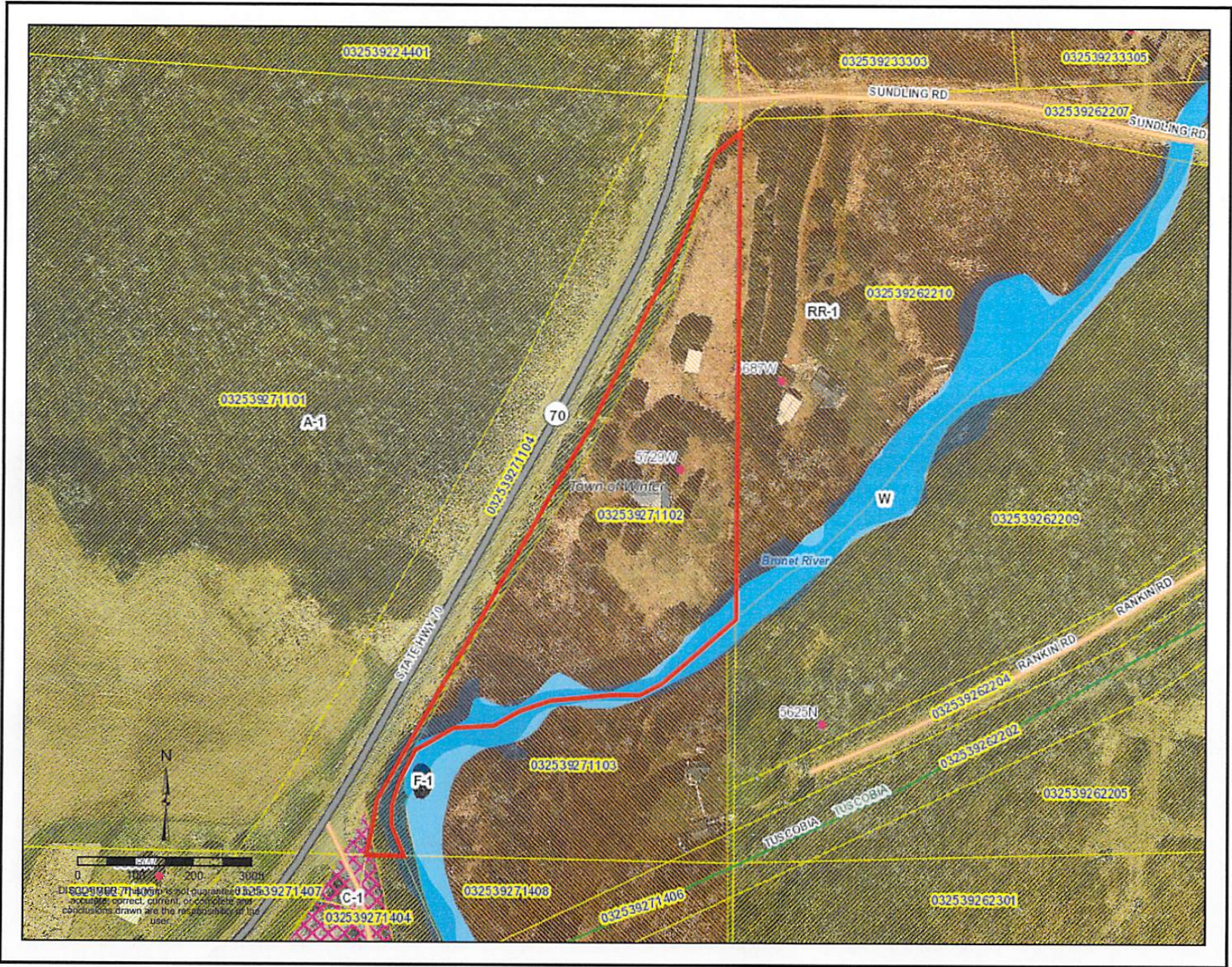


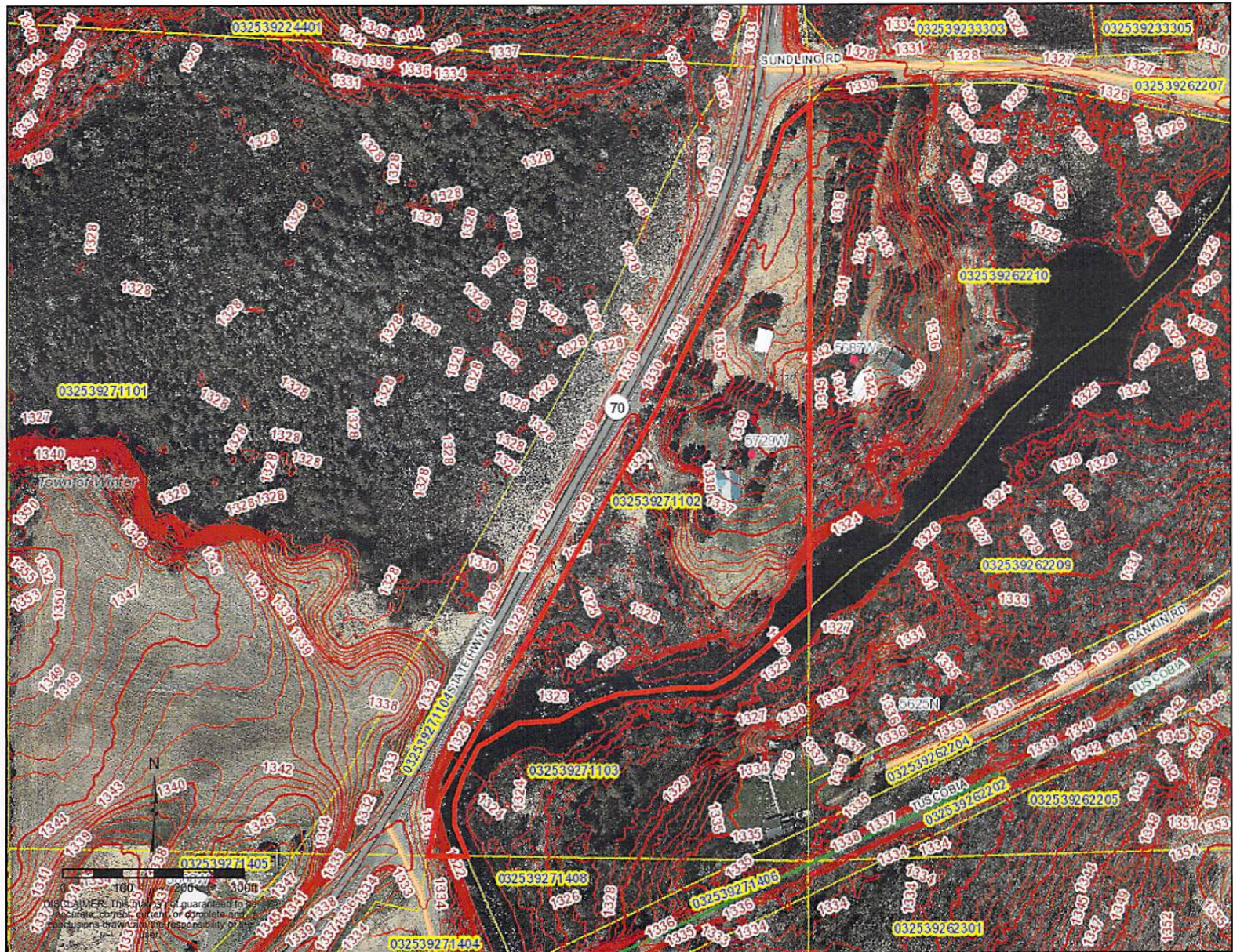
Property History

N/A





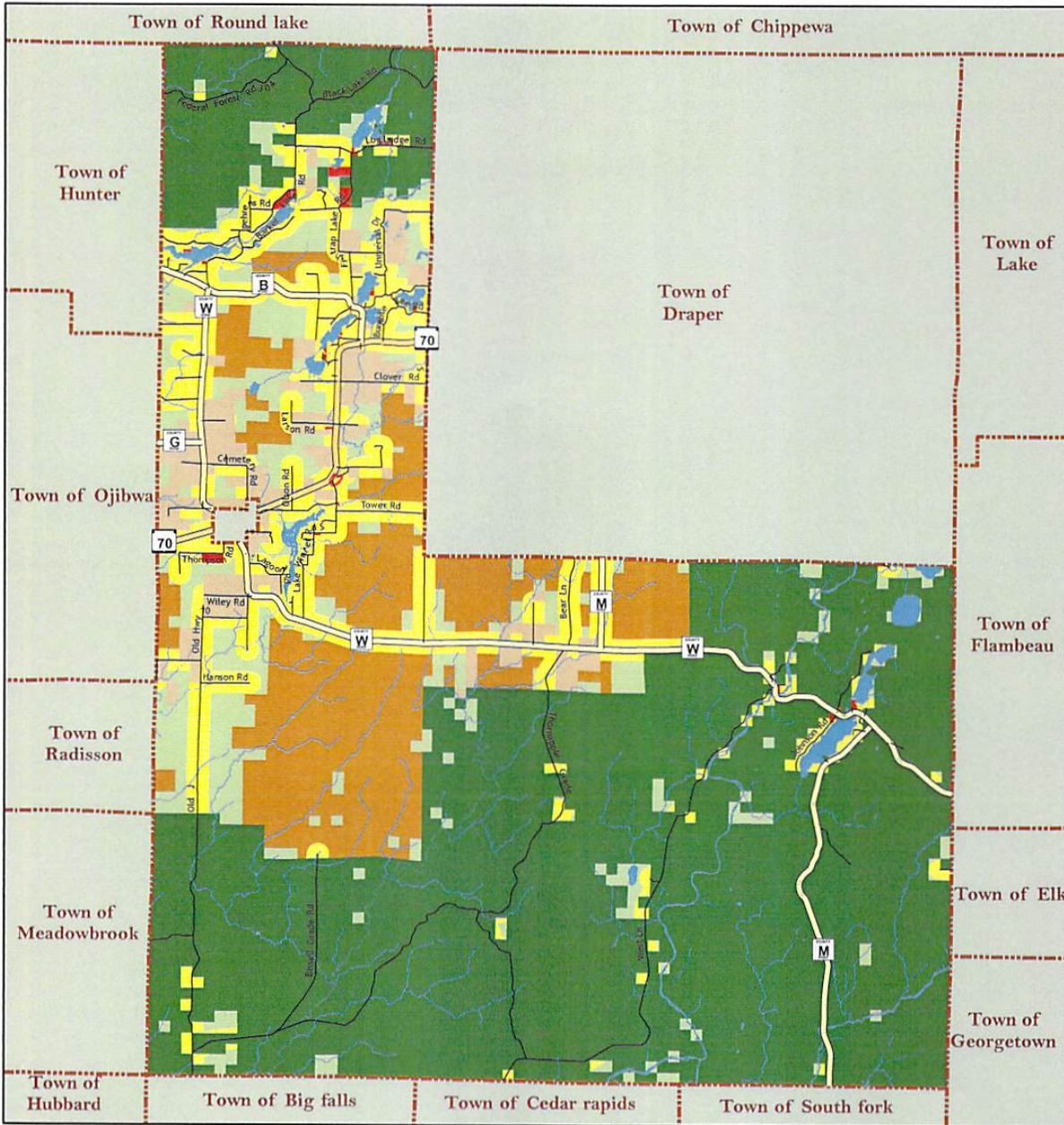




DISCLAIMER: This map is not guaranteed to be accurate, correct, or complete and the user assumes all responsibility for its use.

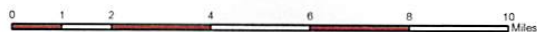
Town of Winter, Sawyer County, Wisconsin

Map 56 - Future Land Use
01/21/2010



Future Land Use

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





Conditional Use Permit Request STAFF REPORT

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

File: # CUP 23-015

Applicant:

Jeremy & Heidi Laures
2746N Teal Lane
Birchwood, WI 54817

Property Location & Legal Description:

Town of Round Lake. Part of Government Lot 2, Lot 1 CSM 12/4 #2540; S34, T41N, R07W; Parcel #024-741-34-5205; Tax ID #26338; 2.50 total acres; Zoned Residential/Recreational One.

Request: Permit desired for a 40' x 80' accessory structure on vacant property per section 4.26 (1) of the Sawyer County Zoning Ordinance. This accessory structure is to meet all setbacks. As per section 4.26 (1) of the Sawyer County Zoning Ordinance.

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

This permit request is also subject to Section 4.26 (3) of the Sawyer County Zoning Ordinance in that the placement of the accessory structure will be on opposite side of the Town Road from where the future primary dwelling is to be located. Initially the request was for 4.26 (2) but after additional research was conducted the request should be for section 4.26(3) as the parcel of land is defined as one contiguous tract of land that is divided by a public road way. Section 4.26(2) would only apply if this was a separate parcel of land.

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. The size of the garage is not to exceed 40' x 80' and 1 story in height. If the CUP is granted for Section 4.26(1) which is placement of an accessory structure prior to building a primary dwelling and be given a 3-year timeframe to build the primary

the Committee should also address the additional request for Section 4.26(3) which is the placement of that primary dwelling on the opposite side of the public roadway from where the accessory structure is to be placed. This is a hybrid CUP request. The accessory structure is proposed on the non-lakeside portion from where the primary is to be located due to topography concerns as well as limiting impervious surfaces near the lake.

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 the **accessory structure(s)** within **1 year** from the date of Zoning Committee decision and built within permit timeframes.
- 2 Land Use Permit is required and applied for **principal structure** within **3 years** from date of Zoning Committee decision and built within permit timeframe. Failure to apply and build will result in citation with potential order for removal of accessory building.
- 3 Proposed accessory structure must me all other Sawyer County Zoning & Conservation requirements and compliant with all other State & Federal Laws
- 4 Size of proposed structure not to exceed 40' x 80'.

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

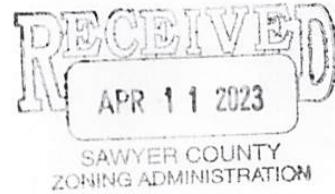
- 1 It would not be significantly damaging to the rights of others or property values
- 2 It would not be detrimental to ecology, wild life, wetlands or shorelands.
- 3 It would not create an air quality, water supply, or pollution problem.
- 4 It would not create topographical problems such as run off,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

Jeremy Laures 24 2746 N Teal Ln
Birchwood WI 54817

Phone: 507-421-1414 Email: JeremyLaures@yahoo.com

Property description including Parcel Number:

10954 W South Shore RD, HAYWARD WI 54843
Pct Govt lot 2, lot 1. CSM 12/4, Parcel # 024-741-34-5205

Permit desired for:

To build a 40'x80' accessory building on the
South side of South Shore RD.

Primary residence to be built on the North side of South Shore RD
within the 3rd time allowance

Subject to Section 4.26(1) and 4.26(3) as the accessory structure
is proposed to be built on opposite side of town road for where
primary dwelling will be locate.

Jeremy Laures
[Signature]
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

Gravel Pit renewal \$300.00

Date of Public Hearing: June 16, 2023
Rev January 2023

Real Estate Sawyer County Property Listing

Today's Date: 4/12/2023

 Description

Updated: 5/23/2022

Tax ID:	26338
PIN:	57-024-2-41-07-34-5 05-002-000050
Legacy PIN:	024741345205
Map ID:	:2.5
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S34 T41N R07W
Description:	PRT GOVT LOT 2 LOT 1 CSM 12/4 #2540
Recorded Acres:	2.500
Calculated Acres:	2.696
Lottery Claims:	0
First Dollar:	No
Waterbody:	Callahan/Mud Lake
Zoning:	(RR1) Residential/Recreational One
ESN:	404

 Tax Districts

Updated: 2/6/2007

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

 Recorded Documents

Updated: 8/16/2022

 WARRANTY DEED	
Date Recorded: 8/12/2022	440747
 TERMINATION OF DECEDENTS INTEREST	
Date Recorded: 8/12/2022	440746
 TRANSFER ON DEATH DEED	
Date Recorded: 4/26/2021	431470
 TERMINATION OF DECEDENTS INTEREST	
Date Recorded: 3/11/2021	430462
 WARRANTY DEED	
Date Recorded: 9/24/1987	206434
 CERTIFIED SURVEY MAP	
Date Recorded: 9/1/1987	206082

Property Status: Current

Created On: 2/6/2007 7:55:44 AM

 Ownership

Updated: 8/16/2022

JEREMY R & HEIDI J LAURES BIRCHWOOD WI**Billing Address:**

JEREMY R & HEIDI J LAURES
 2746N TEAL LN
 BIRCHWOOD WI 54817

Mailing Address:

JEREMY R & HEIDI J LAURES
 2746N TEAL LN
 BIRCHWOOD WI 54817

**Site Address** * indicates Private Road

10984W SOUTH SHORE RD HAYWARD 54843

**Property Assessment**

Updated: 7/16/2019

2023 Assessment Detail

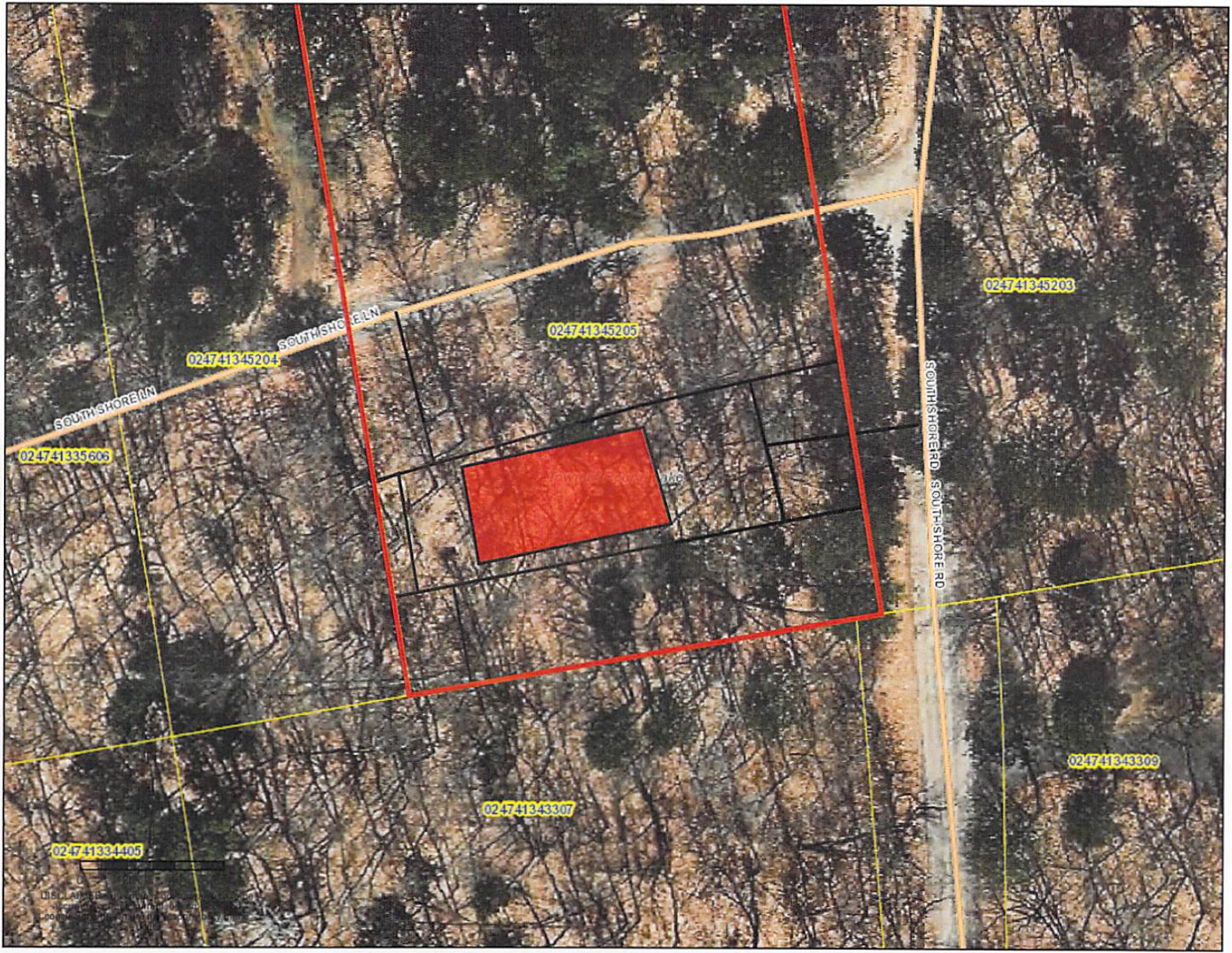
Code	Acres	Land	Imp.
G1-RESIDENTIAL	2.500	143,300	0

2-Year Comparison

	2022	2023	Change
Land:	143,300	143,300	0.0%
Improved:	0	0	0.0%
Total:	143,300	143,300	0.0%

**Property History**

N/A





NORTH
HATCHERY CREEK
SUBDIVISION

A SAWYER COUNTY PLAT BEING
THE NW/NW AND PART OF THE SW/NW OF
SECTION 19, TOWNSHIP 41 NORTH, RANGE
8 WEST, TOWN OF HAYWARD,
SAWYER COUNTY,
WISCONSIN

SURVEYOR'S CERTIFICATE

I, MICHAEL C CLAMER, A WISCONSIN PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT BY THE DIRECTION OF HATCHERY CREEK LLC, I HAVE SURVEYED, DIVIDED AND MAPPED THE SAWYER COUNTY PLAT OF "NORTH HATCHERY CREEK SUBDIVISION", LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND IN A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 8 WEST, TOWN OF HAYWARD, SAWYER COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AND BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 19;
THENCE ON THE NORTH LINE OF SAID SECTION 19, S89°18'53"E 1271.56 FEET TO AN IRON PIPE SET AT THE WEST ONE-SIXTEENTH CORNER OF SAID SECTION 19;
THENCE ON THE EAST LINE OF THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF SAID SECTION 19, S00°19'36"E 1599.76 FEET TO A FOUND IRON BAR;
THENCE LEAVING SAID EAST LINE, N89°30'16"W 1464.89 FEET TO A FOUND IRON BAR AT A POINT OF INTERSECTION WITH THE WEST LINE OF SAID SECTION 19;
THENCE ON SAID WEST LINE, N00°33'40"W 1603.74 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 2,270,417 SQUARE FEET IN AREA OF THE LOTS AND 80,157 SQUARE FEET IN THE AREA OF THE ROADWAY TO BE DEDICATED TO THE PUBLIC;
SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD;
AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SAWYER COUNTY SUBDIVISION ORDINANCE;
THAT THIS PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES AND THE DIVISION OF IT;
THAT SAID SURVEY IS CORRECT TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF.

MICHAEL C CLAMER, WPLS S-2345
W235 COUNTY HIGHWAY B
STONE LAKE, WI 54676
FIELD WORK COMPLETED 05/11/2023

CORPORATE OWNER'S CERTIFICATE

HATCHERY CREEK LLC, A WISCONSIN LIMITED LIABILITY CORPORATION, DULY ORGANIZED AND EXISTING UNDER AND BY THE VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT;
HATCHERY CREEK LLC, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S. 236.10 AND GC S. 239.12 TO BE APPROVED BY THE TOWN OF HAYWARD AND SAWYER COUNTY.
IN WITNESS WHEREOF, HATCHERY CREEK LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY MANAGING MEMBER GREG J. GROSSI, AT HAYWARD, WISCONSIN,

ON THIS _____ DAY OF _____, 2023

FOR HATCHERY CREEK LLC, MANAGING MEMBER GREG J. GROSSI

STATE OF WISCONSIN
COUNTY OF SAWYER

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023, KNOWN TO ME TO BE MANAGING MEMBER OF HATCHERY CREEK LLC, GREG J. GROSSI, WHO EXECUTED
THE FOLLOWING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC

MY COMMISSION IS PERMANENT/EXPIRES _____

CONSENT OF CORPORATE MORTGAGE

NO MORTGAGE ON PROPERTY.

CERTIFICATE OF TOWN TREASURER

I, BRYN HAND, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE TOWN OF HAYWARD, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN THIS OFFICE, THERE ARE NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF _____, 2023, AFFECTING THE LAND OF THIS SAWYER COUNTY PLAT OF NORTH HATCHERY CREEK SUBDIVISION.

BRYN HAND, TOWN TREASURER DATE _____

CERTIFICATE OF COUNTY TREASURER

I, JANEEN ABRIC, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF SAWYER, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN THIS OFFICE, THERE ARE NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF _____, 2023, AFFECTING THE LAND OF THIS SAWYER COUNTY PLAT OF NORTH HATCHERY CREEK SUBDIVISION.

JANEEN ABRIC, COUNTY TREASURER DATE _____

TOWN OF HAYWARD APPROVAL

RESOLVED, THIS SAWYER COUNTY PLAT OF NORTH HATCHERY CREEK SUBDIVISION, HATCHRY CREEK LLC OWNER, IS HEREBY APPROVED.

STEPHANIE LAAKSON, TOWN CHAIR DATE _____

I, CERTIFY THAT THE FOREGOING APPROVAL IS PURSUANT TO A RESOLUTION ADOPTED BY THE TOWN BOARD OF HAYWARD

BRYN HAND, TOWN CLERK DATE _____

SAWYER COUNTY ZONING APPROVAL

RESOLVED, THIS SAWYER COUNTY PLAT OF NORTH HATCHERY CREEK SUBDIVISION, HATCHRY CREEK LLC OWNER, IS HEREBY APPROVED.

JAY KOZLOWSKI, ZONING ADMINISTRATOR DATE _____

RAY WILSON, ZONING COMMITTEE CHAIR DATE _____

RECORDING DATA

THIS PLAT WAS RECORDED ON THIS _____ DAY OF _____, 2023, AT _____, AND IS RECORDED IN ENVELOPE NO. _____

PAULA CHISSER, REGISTER OF DEEDS DATE _____