Sawyer County

Agenda

Zoning Committee Meeting

Friday, December 15, 2023 @ 8:30 AM

Sawyer County Board Room - 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

4 - 5 c. State of Committee and Hearing Procedure and Statement of Hearing Notice
Statement of Comm. Hearing & Procedure & Hearing Notice

6 - 9 d. Approval of Previous Meeting Minutes
11-15-2023 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. Comments should be directed to the Committee as a whole and should not be directed to individual Committee Members or Staff.

3. REZONE APPLICATIONS

10 - 21 a. A Public Hearing in the Town of Edgewater. RZN #23-005. Owner: Hathaway Lodge LLC/Steven Friendshuh. Property Description**:** Part of Government Lot 4; S20, T38N, R09W; Parcel #008-938-20-5402; Tax

ID# 9231; 18.90 total acres, Zoned Forestry One (F-1). Purpose of request is to rezone 4.70 acres and then subdivide into 3 lots of the lakeshore parcel with 569 feet of shoreline on Little Sissabagama Lake. The 3 lots will be approximate 287 feet of shoreline, 136 feet of shoreline, 146 feet of shoreline. This 4.70 acre would be rezoned from Forestry One (F-1) to Residential/Recreational One (RR-1) and the remaining 13.3 acres will stay Forestry One (F-1). The S/W district overlay is not subject to change as part of this request.
12-15-23 RZN #23-005, Hathaway Lodge LLC - Steven Arnold Friendshuh Trust pkt.

b. Discussion/Action Hathaway Lodge LLC/Steven Friendshuh. Property Description**:** Part of Government Lot 4; S20, T38N, R09W; Parcel #008-938-20-5402; Tax ID# 9231; 18.90 total acres, Zoned Forestry One (F-1). Purpose of request is to rezone 4.70 acres and then subdivide into 3 lots of the lakeshore parcel with 569 feet of shoreline on Little Sissabagama Lake. The 3 lots will be approximate 287 feet of shoreline, 136 feet of shoreline, 146 feet of shoreline. This 4.70 acre would be rezoned from Forestry One (F-1) to Residential/Recreational One (RR-1) and the remaining 13.3 acres will stay Forestry One (F-1). The S/W district overlay is not subject to change as part of this request.

22 - 31 c. A Public Hearing in the Town of Hayward. RZN #23-013. Owner: Cedar Falls Building Systems Inc. Part of the SE ¼ of the SW ¼; S28, T41N, R08W; Parcel #010-841-28-3403; Tax ID#11471; Zoned Commercial One (C-1); 5.03 total acres; Purpose of request is to rezone 5.03 acres to Industrial One (I-1) for manufacturing of Park Models and repair of golf carts.
RZN #23-013, Cedar Falls Building Systems Inc. pkt.

d. Discussion/Action A Public Hearing in the Town of Hayward. RZN #23-013. Owner: Cedar Falls Building Systems Inc. Part of the SE ¼ of the SW ¼; S28, T41N, R08W; Parcel #010-841-28-3403; Tax ID#11471; Zoned Commercial One (C-1); 5.03 total acres; Purpose of request is to rezone 5.03 acres to Industrial One (I-1) for manufacturing of Park Models and repair of golf carts.

4. CONDITIONAL USE APPLICATIONS

5. NEW BUSINESS

32 - 37 a. Ordinance Amendment for “multi-dwelling development” (Discussion/Possible Action to send to Towns)
Multi-Dwelling Development V5.2 redline
Multi-Dwelling Development V5.2 clean

b. Any new business that may come before the Committee. (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
November 15, 2023

Zoning Committee
Ronald Buckholtz, Chairman
Stacey Hessel
Tweed Shuman
Michael Maestri
Kay Wilson
John Righeimer

Zoning Administration
Jay Kozlowski, Zoning & Conservation Administrator
Kathy Marks, Deputy Zoning & Conservation Administration

PRELIMINARY MATTERS
a) Call to Order and Roll Call
Hessel 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 Hessel, Shuman, Wilson and Righeimer present. Maestri – virtual. Buckholtz absent. Attending from the Zoning Office Kozlowski and Marks. Rebecca Roeker virtual as legal counsel for Sawyer County.

b) Pledge of Allegiance

c) Statement of Committee and Hearing Procedure and Statement of Hearing Notice. Those persons wishing to speak will be afforded the opportunity provided they identify themselves. The Public Hearing Notice was published as a Class 2 Notice in accordance with Chapter 985 of the Wisconsin Statutes in the Sawyer County Record and Sawyer County Gazette.

d) Motion made by Righeimer to approve the October 20, 2023 minutes, 2nd by Wilson. All in favor.

e) Public Comment: Linda Zillmer, Edgewater property owner.

REZONE
a) A Public Hearing in the Town of Round Lake. RZN #23-012. Owner: JBT Properties LLC. Part of the SE ¼ of the NW ¼; S01, T41N, R08W; Parcel #024-841-01-2402; Tax ID #40156; 36.43 total acres; Zoned Forestry One (F-1). Purpose of request is to rezone 100' x 352' or 0.80 acres of the (F-1) zone district to (A-2) as part of property sale to adjacent property owner. The sale is contingent on the rezone approval and a new survey map would need to be filed with approval of the rezone. Kozlowski reads the application, staff report and Town opinion. No opinion letters returned. Motion to open the public hearing portion of the application by Wilson, second by Shuman. All in favor. Jayne Schroeder, owner speaks in favor of the application and that there will be a certified survey done. Discussion held with Kozlowski and Committee. No other comments. Motion to close the public hearing portion of the application by Shuman,

second by Wilson. All in favor. Kozlowski reads the discussion/action portion of the application. Motion to approve the application by Shuman with 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 Righeimer. Discussion held. Roll call finds: Hessel – yes, Wilson – yes, Shuman – yes, Maestri – yes, Righeimer – yes. All in favor.

CONDITIONAL USE APPLICATION

a) A Public Hearing in the Town of Edgewater. CUP #23-026. Owner: SA Hayes, LLC. Agent: Scott Steeno, Buell Consulting Inc. The NE ¼ of the NE ¼; S24, T37N, R09W; Parcel #008-937-24-1101; Tax ID#8897; 40 total acres; Zoned Forestry One (F-1). Permit desired for construction of a 410' telecommunication tower including lightening rod. The tower will be owned by Vertical Bridge/The Towers LLC. The tenant on the tower will be Verizon Wireless. Per section 17.8 (B) (10) of the Sawyer County Zoning Ordinance and Sawyer County Zoning Telecommunication Ordinance. Kozlowski reads the application, staff report and Town opinion. No opinion letters returned. Motion by Shuman to open the public hearing portion of the application, second by Righeimer. All in favor. Scott Steeno, agent speaks in favor of the application. Discussion held. No other comments. Motion to close the public hearing portion of the application by Wilson, second by Righeimer. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held by Committee and Kozlowski. Rebecca Roeker, Legal Counsel advised. Motion by Righeimer to approve the application with conditions of: 1) Land Use Permit for telecommunication facility is required. 2) A separate site address/fire # is required for the tower location. Prior to issuing the Land Use Permit the applicant or owner of the telecommunication facility shall provide a bond, irrevocable letter of credit, of their suitable financial guarantee as to ensure the removal of facility if it falls into disuse and restoration back to pre-construction state in the amount of $20,000. 3) All other town, County, State, Federal Laws are followed including: 4) -Town approval of the CUP case including Town Driveway Permit. 5) -Setback distance from property lines at a minimum of 410'. 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. Agent is in agreement with the conditions. Roll call finds: Maestri – yes, Shuman – yes, Wilson – yes, Righeimer – yes, Hessel – yes. All in favor.

b) A Public Hearing in the Town of Round Lake. CUP #23-027. Owner: Xavier Cummings and Carly Somerville. The South ½ of the NW ¼ of the NW ¼; S32, T41N, R07W; Parcel #024-741-32-2202 and Parcel #024-741-32-2102; Tax ID# 26114 and 26112, 20 acres each for a total of 40 acres; Both Zoned Forestry One (F-1). Permit desired to be able to allow horses in Forestry One (F-1) zone district. Per section 4.6 of the Sawyer County Ordinance with automatic requirements of this subsection. Kozlowski

reads the application, staff report and Town opinion. No opinion letters returned. Motion by Shuman to open the public hearing portion of the application, second by Wilson. All in favor. Xaiver Cummings, owner speaks in favor of the application. Discussion with Committee and Kozlowski held. Owner agrees to the imposed conditions from the Town. Discussion continues. No other comments. Motion to close the public hearing portion of the application by Wilson, second by Shuman. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held with Kozlowski, Committee and Rebecca Roeker advises. Motion by Shuman to approve the application with conditions of: 1) CUP #23-027 is to remain with the property and not just limited to current owner. 2) Maximum number of horses not to exceed 2 unless additional CUP is granted**.** No Stallions allowed. 3) Must meet all provisions as specified in Section 4.6 Sawyer County Zoning Ordinance including corrals, stables, and fencing to be setback a minimum of 50' from adjacent property lines. 4) All other Town, County, State, Federal Laws are followed. Second by Righeimer. Discussion held by Committee, Kozlowski and Rebecca Roeker, Legal Counsel. Shuman amends motions for amount of horses not to exceed 8 with Town approval over 2 horses and Town Approval required for different property owner. Second by Righeimer. Owner agrees with the amended change. 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, Maestri – yes, Shuman – yes, Hessel – yes, Righeimer – yes. All in favor.

c) A Public Hearing in the Town of Lenroot. CUP #23-028. Owner: Hayward Sno-Mads Snowmobile Club Inc. Agent: John Welter. Part of the SW ¼ of the SE ¼; S21, T41N, R08W; Parcel #014-842-21-4302; Tax ID# 17148; 15 total acres; Zoned Agricultural One (A-1). Permit desired for Hayward Sno-Mads storage building 40' x 60' x 19'H; Subject to section 17.4 (B) (13)(18),(25) for snowmobile grooming equipment storage. Kozlowski reads the application, staff report and Town opinion. No opinion letters returned. Motion by Shuman to open the public hearing portion of the application, second by Wilson. All in favor. Doug Mrotek, agent speaks in favor of the application. Discussion held. Agent agrees with the conditions imposed. No other comments. Motion to close the public hearing portion of the application by Shuman, second by Righeimer. All in favor. Kozlowski reads the discussion/action portion of the application. Motion by Shuman to approve the application with conditions of: 1) CUP #23-028 is limited to the property owner for Hayward Sno Mads equipment storage only. 2) Size of building not to exceed 2400 sq ft and be less than 19' in height. 3) No habitable area or other commercial use allowed. 4) All signage must meet Sawyer County Zoning Ordinance Requirements. 5) All other Town, County, State, Federal Laws are followed include compliant zoning setbacks. 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 Hessel.

Record reflect that the building is like or similar use to (13) mini storage unit warehouse, (18) transportation terminals (25) like of similar uses in the opinion of the Sawyer County Zoning Committee, subject to procedures for obtaining a CUP. Roll call finds: Shuman – yes, Hessel – yes, Maestri – yes, Righeimer – yes, Wilson – yes. All in favor.

Break for 5-10 minutes. Hessel calls the meeting back to order at 9:30am

NEW BUSINESS

a) Ordinance Amendment for "multi-dwelling development" Kozlowski explains that with the change of meeting date this month that there wasn't enough time to get the amendment ready and that hopefully it will be ready in December. No action needed.

b) Boat storage building within the RR-1 zone district as part of a CUP request. Discussion held by Kozlowski & Committee members. It was decided that there would not be an amendment change and that the boat storage building be kept in the C-1 zone district.

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

ADJOURNMENT

Hessel adjourns meeting at 9:50am.

Minutes prepared by Kathy Marks, Deputy Zoning & Conservation Administrator.

Rezone Request
STAFF REPORT

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

File: # RZN 23-005

Applicant:

Hathaway Lodge LLC (Steven Arnold Friendshuh Trust)
PO 432
Savage, MN 55378

Property Location & Legal Description:
Town of Edgewater. Part of Government Lot 4; S20, T38N, R09W; Parcel #008-938-20-5402; 18.9 total acres; Zoned Forestry One (F-1) including approximately 3.47 of Shoreland-Wetland as an overlay district. Site Address: 3389N Green Lake Road.

Request:
Purpose of request is to rezone 4.7 acres of the F-1 underlaying zone district to Residential/Recreational One (RR-1). The Shoreland-Wetland (S-W) is not to be affected by the proposed rezone. The proposed rezone to Residential/Recreational One (RR-1) is requested in order to divide the parcel into 3 new lake shore lots on Little Sissabagama Lake with the proposed rezone to RR-1 and 1 new lot consisting of the remaining 14.2 acres of F-1. This would result in conforming zone district lot creations per dimensional requirements.

Summary of Request & Project History:

The applicant is requesting to rezone 4.7 acres of the above described property from F-1 to RR-1. The S/W District overlay is not part of the rezone request and would stay as an overlay. The F-1 zone district requirements would need a minimum of 5 acres and a 300' width requirement. Thus, the zone district change is being requested. With the proposed rezone the applicant would then need to submit for a certified survey map which as part of the preliminary map (attached) would have 3 new lakeshore lots on Little Sissabagama and 1 remaining lot of approximately 14.2 acres which would stay F-1. The lake shore lots would vary with meandering frontage but all to be approximately 133' in a right-angle width and over 483' of depth.

The Town of Edgewater comprehensive plan has 2 different versions of future land use maps. The one version shows this area as "shoreland" or "shoreland residential". Shoreland as defined by the Town of Edgewater comprehensive plan still references the old Lake Classification system which is no long in effect. These Lake Classifications were initially intended to protect environmental sensitive bodies of water. This property is located on Little Sissabagama and an unnamed lake which were "Wilderness" bodies of water which prior to the 2017 Shoreland Zoning Ordinance changes would have required a 300' wide lot of water frontage and a minimum land area of 5 acres.

The Town Comp Plan has a further future land use-no buffer map which shows this area as Forest Residential. Within the no-buffer map (Shoreland Protection Area Removed) the Town identified this area as "forest residential". Forest residential as defined by the Town of Edgewater Comp Plan further goes on to state that recommended density be 1 dwelling per 20,000 square feet and within the County Zoning Ordinance three residential zoning categories are represented in the town, R-1, RR-1, RR-2, all having the same development standards relating to dimensional (density) requirements

The site conditions in this location will need additional grading permits to ensure erosion control as proposed dwelling locations would be located on slopes in excess on 40% in some locations.

This is the 2nd rezone request for the property. The previous request last year was to rezone the entire 18.9 acres from F-1 to RR-1 with no future development plan. That previous request was approved at the Town and Zoning Committee level but failed final ratification at County Board on a super majority vote in that over 50% of the adjacent property owners filed a petition to protest against the proposed rezone. The proposed rezone request is now only for the 4.7 acres and a preliminary survey map has been submitted.

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

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

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

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

SAWYER COUNTY

RECEIVED
OCT 16 2023
SAWYER COUNTY
ZONING ADMINISTRATION

Rezone Application #23-005 Town of Edgewater
Sawyer County

Return Original

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

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

Owner: HATHAWAY LODGE LLC
Steven Arnold Friendshuh Trust

Address: PO Box 432 Savage MN 55378

Phone: 612-845-1761 Email: mlattery@gmail.com

Legacy PIN #008-938-20-5402 Acreage: 4.70 Acres out of 18 total acres

Change from District Forestry One (F-1) to Residential/Recreational One (RR-1)

Property Description: Part Govt Lot 4, S20, T38N, R09W. Proposed rezone would consist of approximately 4.70 acres, 204,898 sq. ft. with 569 ft. of shoreland on Little Sissabagama Lake. The total said parcel owned by applicant is approximately 18 acres and the approximately 13.30 acres would remain in Forestry One (F-1).

Purpose of Request: To subdivide the lakeshore parcel with 568 ft. of shoreline into proposed 3 lake lots. The lots would be approx. 287 ft. of shoreline, 136 ft. of shoreline, 146 ft. shoreline. This 4.70 acre piece of property as no value as a Forestry One (F-1) parcel. (See attached letter from a forester).

Margaret Lattery, Trustee Margaret Lattery, Trustee

***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: (Print & Sign)

Margaret Lattery 15120 Zinran Ct Savage, MN 55378 mlattery@gmail.com
Margaret Lattery, Trustee

Phone 612-845-1761 Email: Mlattery@gmail.com

Office Information: **Fee: $500.00** **Date of Public Hearing** December 15, 2023
Rev. 1/2022

Real Estate Sawyer County Property Listing

Today's Date: 7/10/2023

Property Status: Current

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

Description

Updated: 10/9/2006

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

Tax Districts

Updated: 2/6/2007

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

Recorded Documents

Updated: 8/30/2021

WARRANTY DEED
Date Recorded: 8/27/2021 **434300**

WARRANTY DEED
Date Recorded: 7/7/2006 340064

Ownership

Updated: 8/30/2021

HATHAWAY LODGE LLC STONE LAKE WI

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

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

Site Address

* indicates Private Road

3389N GREEN LAKE RD STONE LAKE 54876

Property Assessment

Updated: 6/28/2021

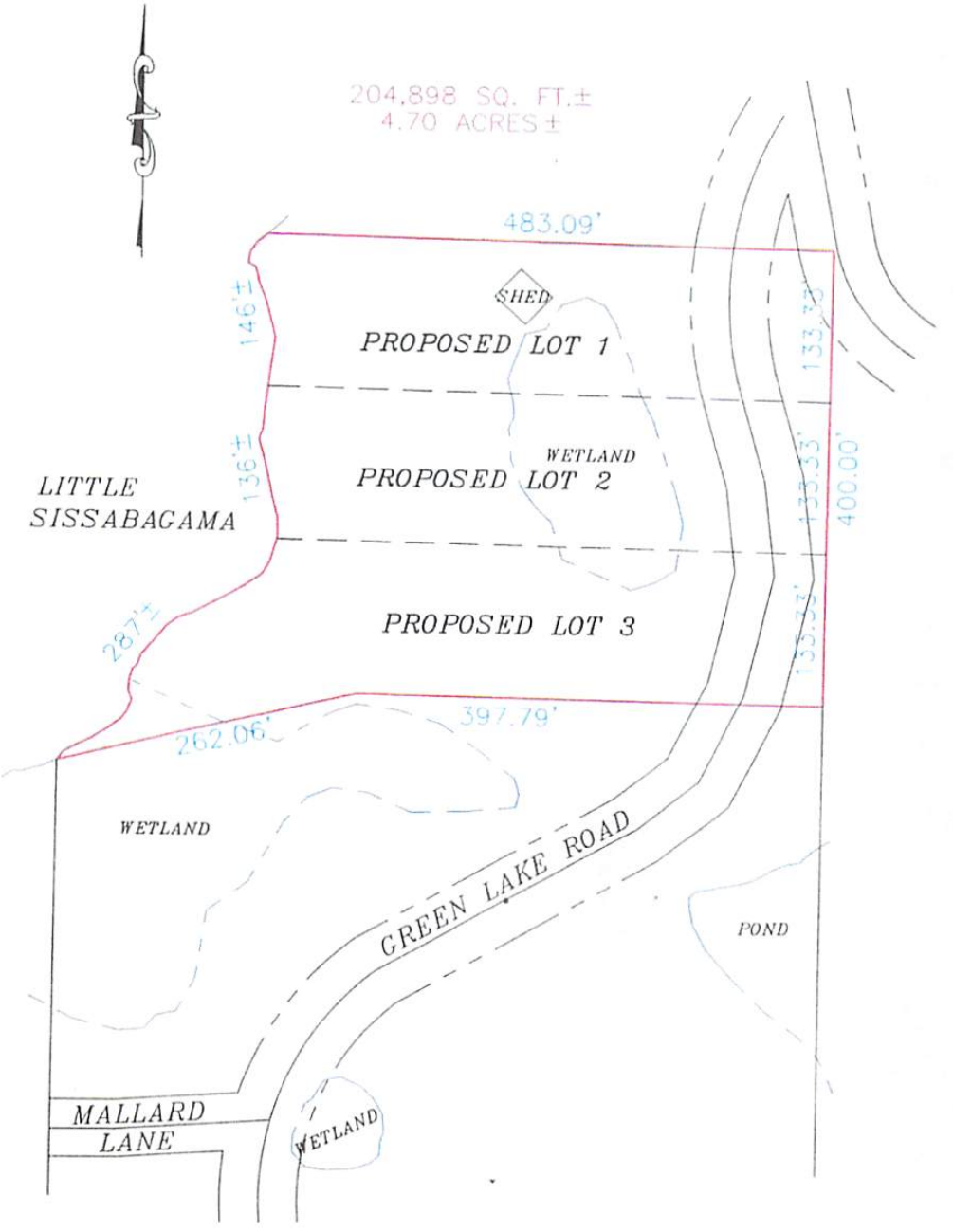
2023 Assessment Detail

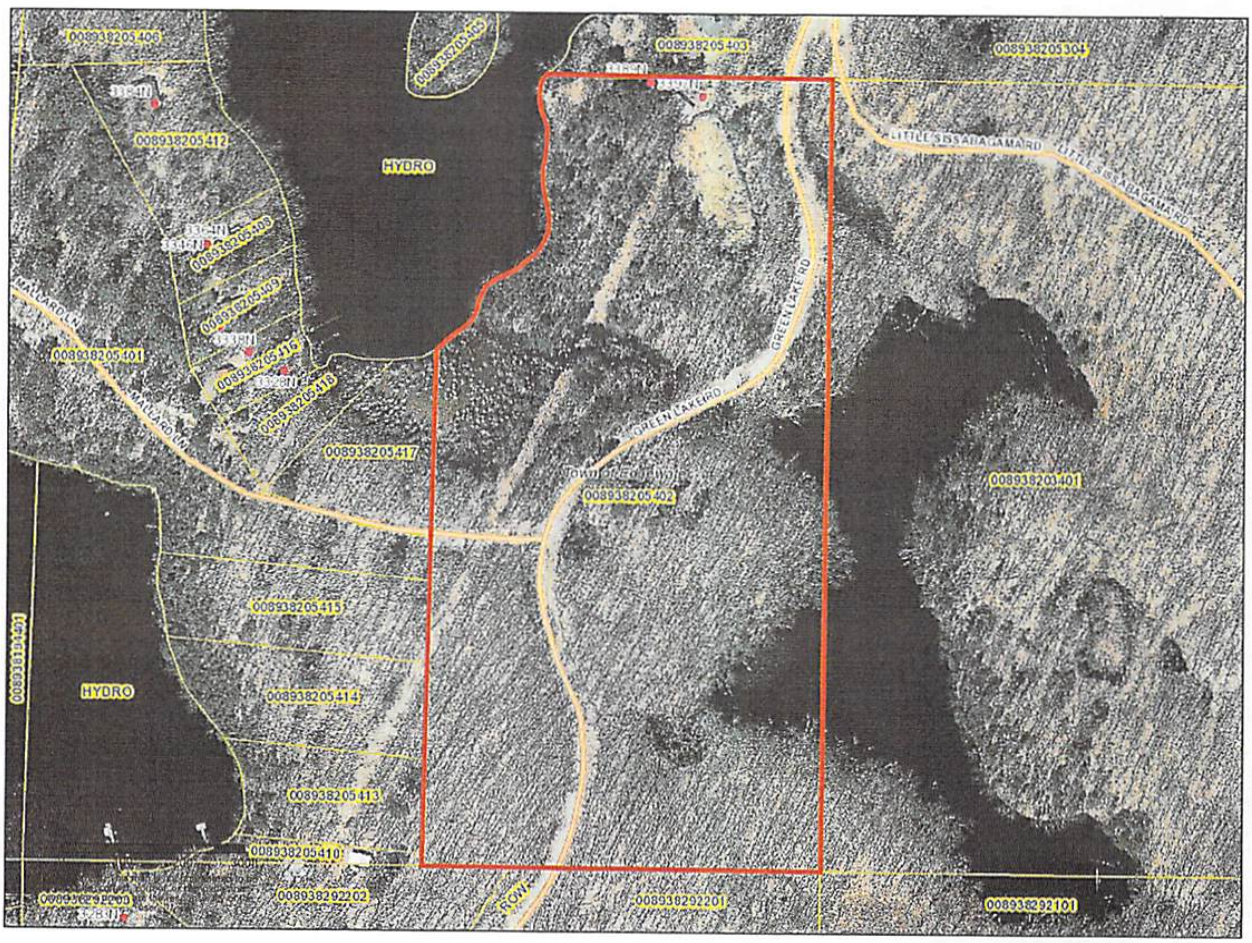
Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.900	274,500	1,100
G5-UNDEVELOPED	2.000	400	0
G6-PRODUCTIVE FOREST	15.000	24,000	0

2-Year Comparison	2022	2023	Change
Land:	298,900	298,900	0.0%
Improved:	1,100	1,100	0.0%
Total:	300,000	300,000	0.0%

Property History

N/A


204,898 SQ. FT.±
4.70 ACRES±
483.09'
SHED
PROPOSED LOT 1
146'±
133.73'
WETLAND
PROPOSED LOT 2
136'±
LITTLE
SISSABAGAMA
135.33'
400.00'
PROPOSED LOT 3
287'±
397.79'
262.06'
WETLAND
GREEN LAKE ROAD
POND
MALLARD
LANE
WETLAND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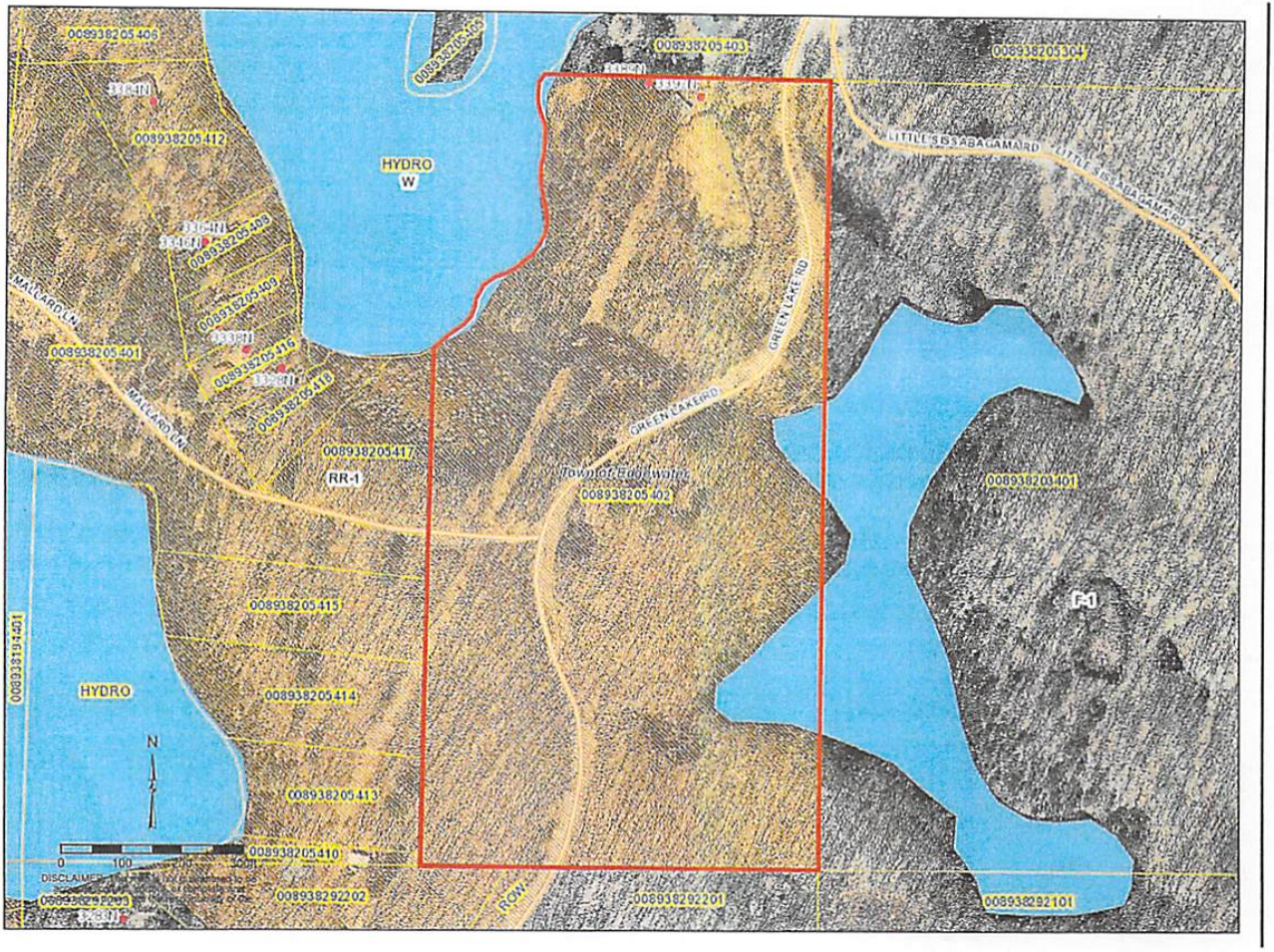
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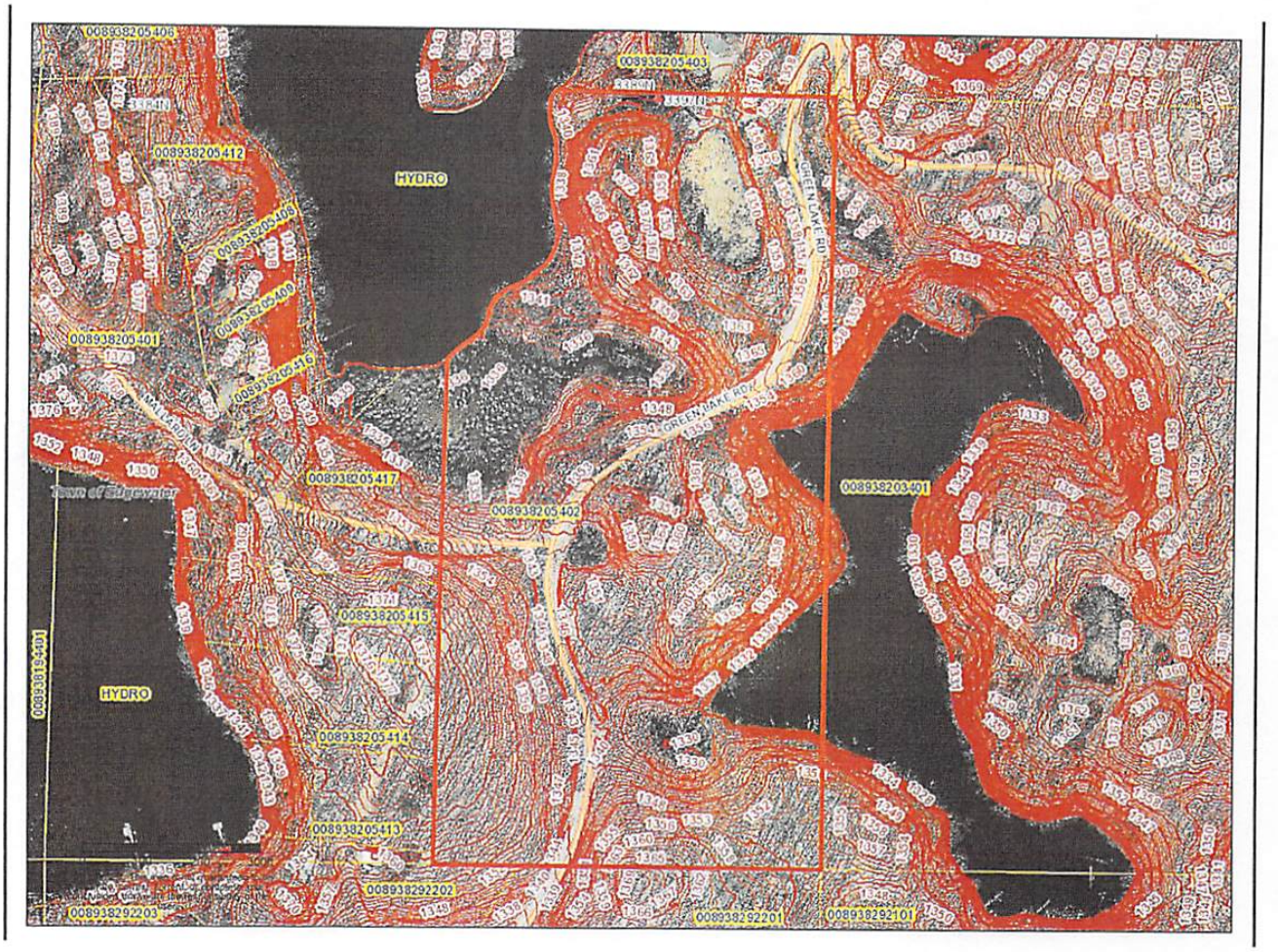
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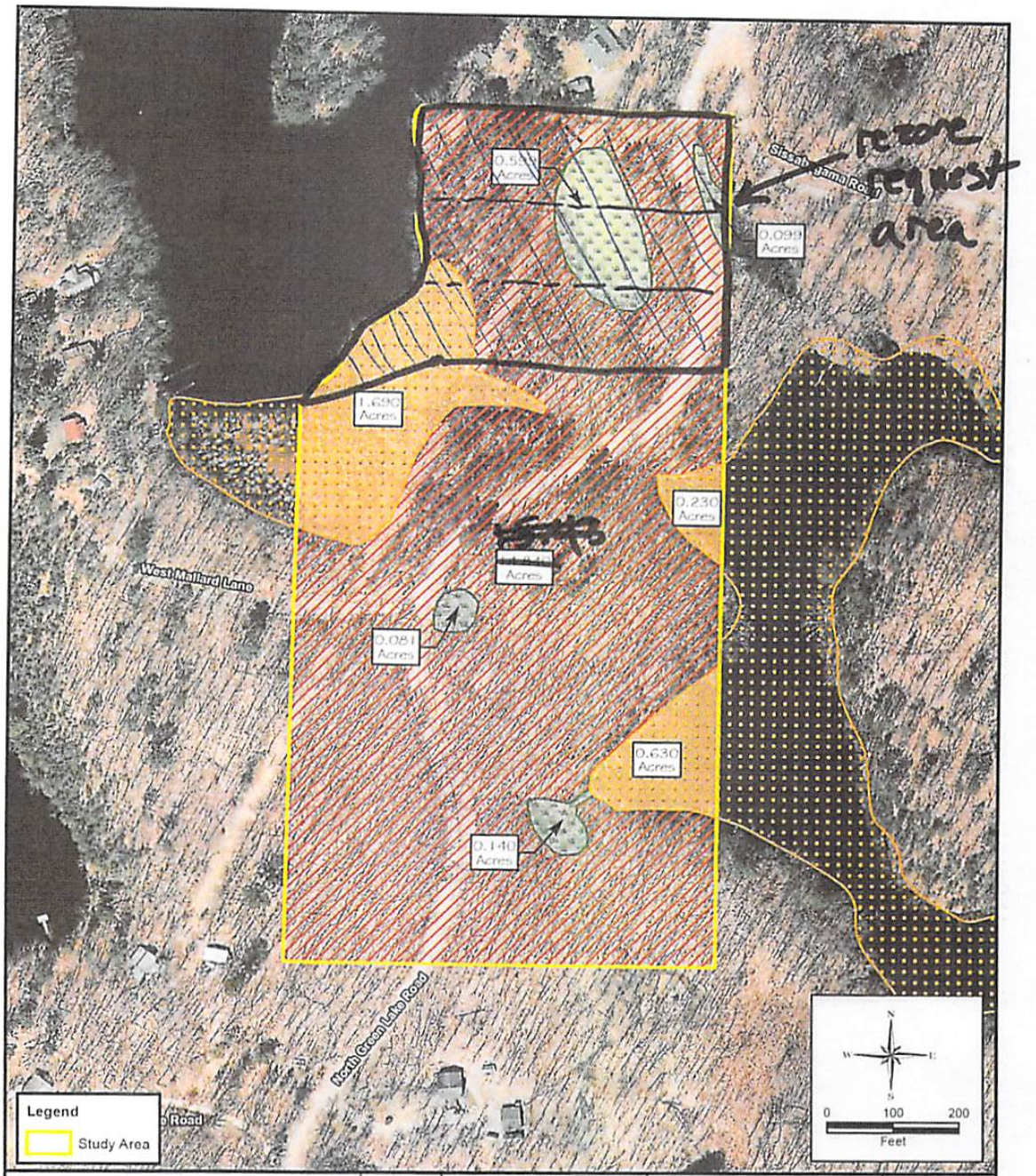
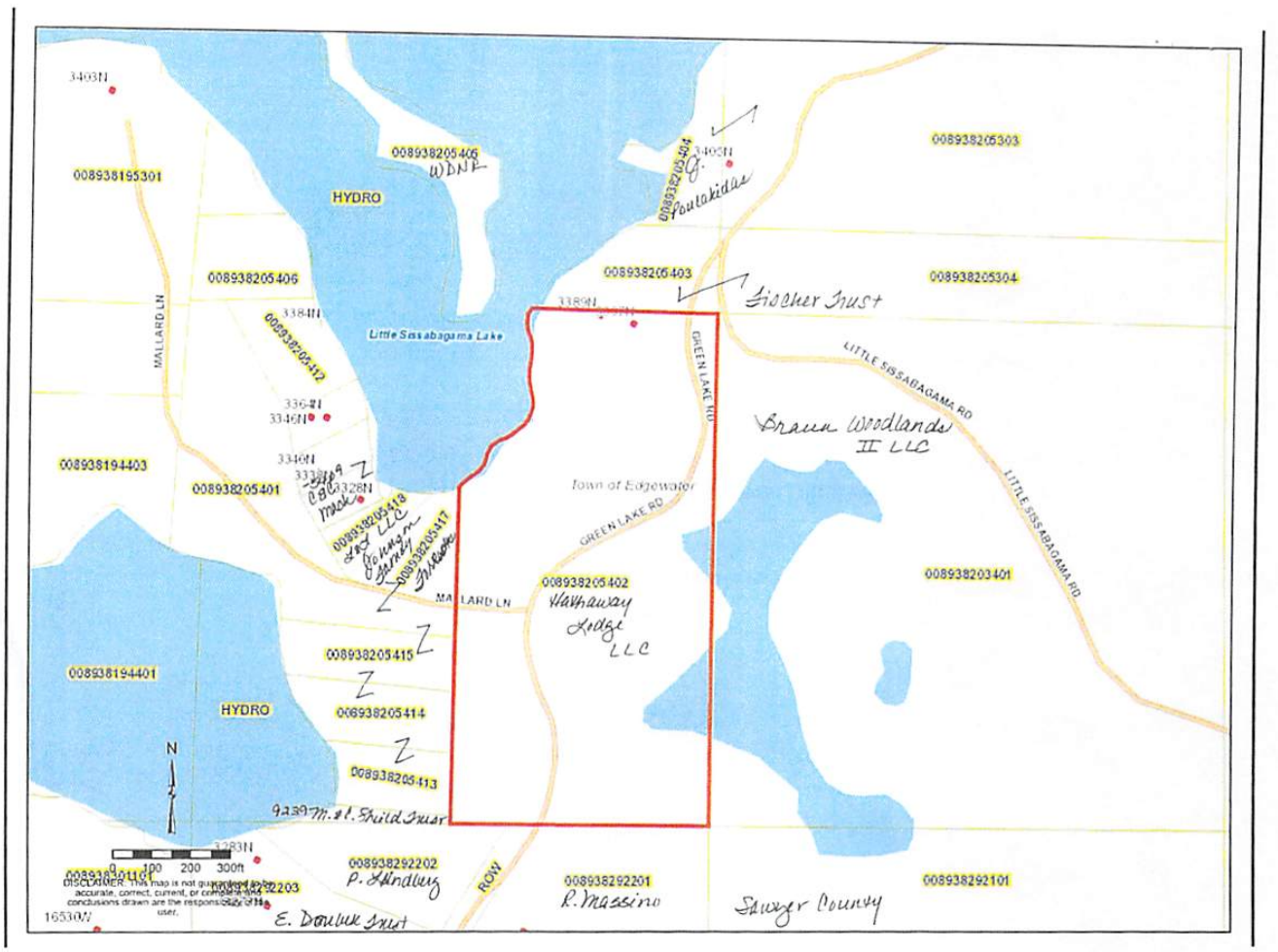


Preliminary Wetland-Upland Layout	Approved By: AMK Drawn By: PM	Map References: Aerial Source: WI DNR, 2020	Wetlands & Waterways LLC	Figure 1
Hathaway Lodge Property Sec. 20, T38N, R09W Sawyer County, Wisconsin	Date 02/23/2022 Scale 1" = 200'	This drawing and all information contained thereon is the property of wetlands & waterways llc, and shall not be copied or used except for the purpose for which it is furnished		

File: Hathaway_F1_Wetland_upland.mxd

3.469 acres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Little Sissabagama Lake
MALLARD LN
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Fischer Trust
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3389N
GREEN LAKE RD
LITTLE SISSABAGAMA RD
Braun Woodlands II LLC
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3328N
Mack
008938205419
Johnson Family Trust
008938205417
Town of Edgewater
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MALLARD LN
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Hathaway Lodge LLC
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LITTLE SISSABAGAMA RD
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DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.
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Sawyer County
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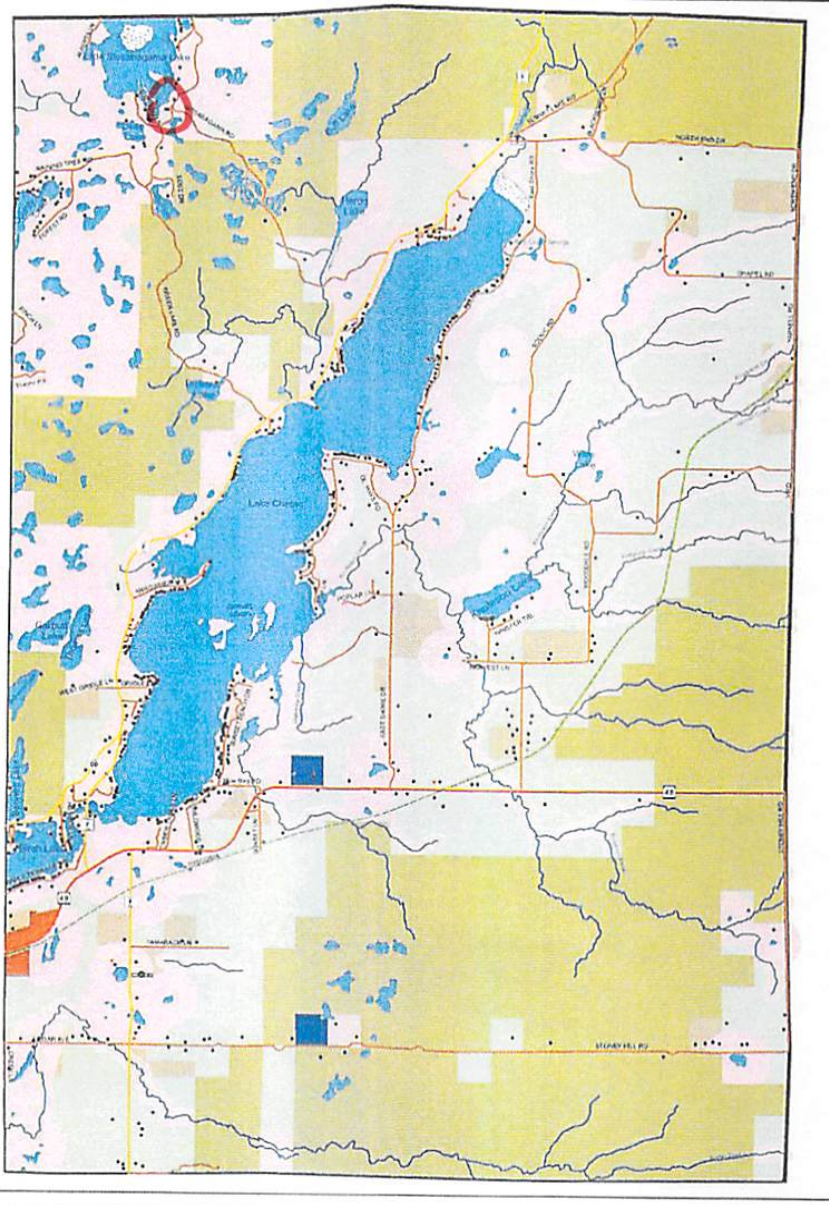
Town of Edgewater, Future Land Use Map 44



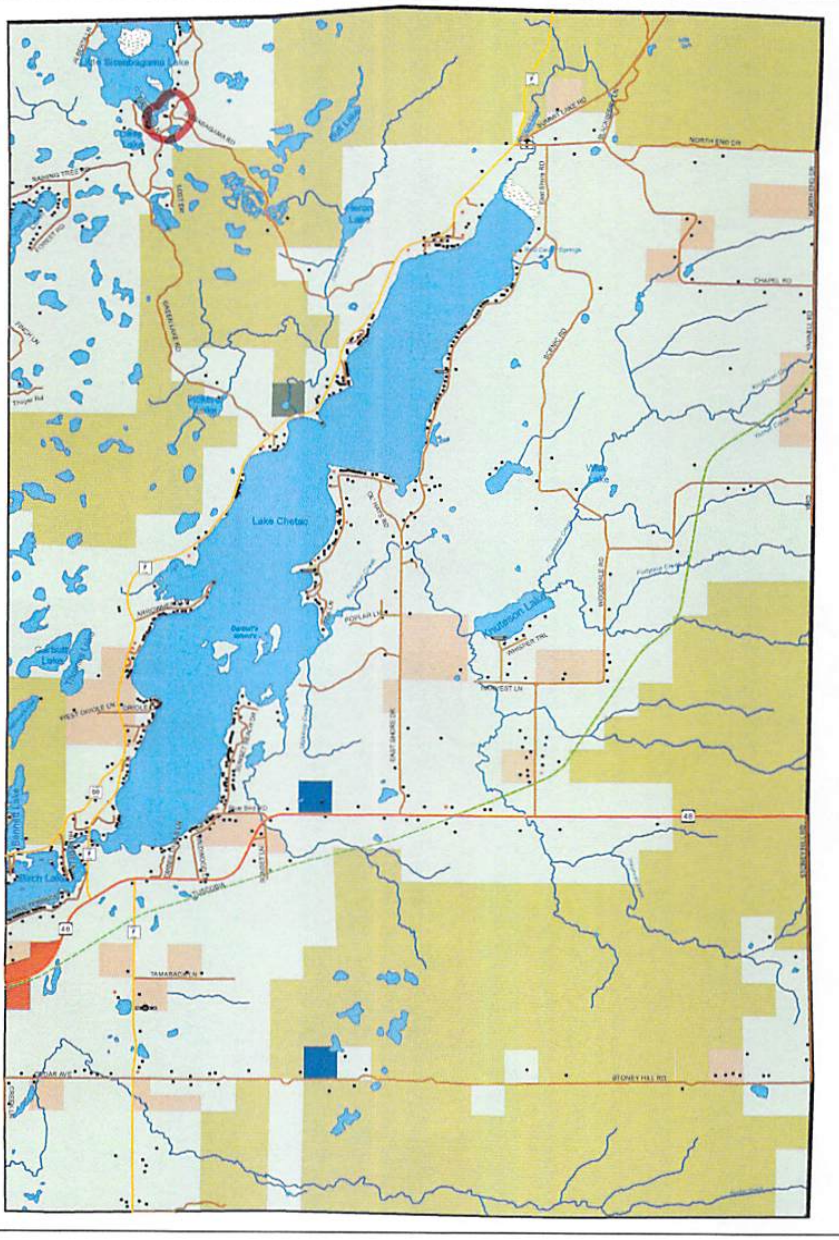
Agriculture
Commercial
Conservation Preserve
Forest Residential
Forestry
Governmental/Institutional
Park & Recreational
Shoreland

Northwest Regional Planning Commission
an economic development district

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

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

Town of Edgewater, Future Land Use Map 8.5



Northwest Regional Planning Commission
an economic development district

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

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

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

Rezone Request
STAFF REPORT

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

File: # RZN 23-013

Applicant:
Mark Lewis – Cedar Falls Building Systems INC
5455 Freitag Drive
Menomonie, WI 54751

Agent:
Matt Albrecht/Gary Nathan – Woodland Development Realty

Property Location & Legal Description:

Town of Hayward. Part of the SE ¼ of the SW ¼; S28, T41N, R08W; Parcel #010-841-28-3403; Tax ID#11471; Zoned Commercial One (C-1); 5.03 total acres. Site Address: 13700W County Hwy B.

Request: Rezone entire 5.03 acres from Commercial-One (C-1) to Industrial-One (I-1). As per the applicant's/agent's statement, "this would be for the purposes of manufacturing Park Model Trailers and golf cart repair in an existing building located on the property." A new owner of the property is anticipated with approval of the rezone.

Summary of Request & Project History:

The applicant is requesting to rezone 5.03 acres of C-1 to I-1 (see attached map of parcel). The proposed rezone would result in conforming zone district dimensional requirements. The purpose of this request would then be to have a permitted use within the Industrial-one zone district for "manufacturing". The Industrial Zone District is the only zone district that allows for manufacturing. The golf cart repair aspect would also be a permitted use within the I-1 district.

Additional Information/details:

See attached additional maps included in this packet. This property was rezoned in 2020 from A-1 to C-1. There is a larger block of commercial land in this area along the Hwy B and Hwy K corridor. Also the LCO Casino is just south of this property along Hwy B. The future land use map for the Town of Hayward shows this area as Ruraltrans or Rural Transitional (RT). RT, as defined by the Town of Hayward comprehensive plan, is to identify certain lands in proximity to developed areas, to be preserved mainly forestry, and open spaces uses until such time as more intensive development may be appropriate. Areas within the RT classification shall be transitioned and new development shall be limited in accordance with all Town Policies including the Highway

Corridor District. Appropriate Sawyer County base zoning districts within the RT future land use do not include C-1 but the Town does not require an amendment to the future land use map if the Town determines that the new classification is appropriate for more intensive development.

There is no other Industrial Zone Districts within this immediate vicinity. This may be viewed as spot zoning, but spot zoning is not necessarily illegal because such zoning is not necessarily inconsistent with the purposes for which zoning ordinances can be passed. However, rezoning should be consistent with long-range planning and based upon considerations which affect the whole community. Therefore, spot zoning should only be indulged where it is in the public interest and not solely for the benefit of the property owner requesting the rezoning. This area does contain a considerable amount of Commercial Development and Commercial Facilities. The anticipated use would be more so considered a light-industrial / commercial use but the Zoning Ordinance would only allow the "manufacturing" type of use within the Industrial-One Zone District.

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

Authentisign ID: 3231A1F7-CD69-EE11-9937-6045BDD47265

RECEIVED
OCT 13 2023
SAWYER COUNTY
ZONING ADMINISTRATION

SAWYER COUNTY

Rezone Application # 23-013

Town of Hayward
Sawyer County

Return Original

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

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

Owner: Mark Lewis - Cedar Falls Bldg Systems, Inc

Address: 5455 Freitag Drive Menomonie, WI 54751

Phone: 715-308-0949 Email: mark@cfbsi.com

Legacy PIN # 010841283403 Tax ID11471 Acreage: 5.030

Change from District C-1 to Industrial-one

Property Description: 13700 County Hwy B - (010) TOWN OF HAYWARD STR: S28 T41N R08W Description: PRT SESW

Purpose of Request:
Rezone to Industrial for the purpose of manufacturing Park Models and repair of golf carts

Authentisign
Mark Lewis 10/13/23 **Mark Lewis - Cedar Falls Building Systems, Inc**

***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:

Matt Albrecht/Gary Nathan - Woodland Dev. Realty

715-634-2110 15663 Railroad St - Hayward, WI 54843

Phone 715-634-2110 Email: mattalbrechtwoodland@gmail.com; GaryNathan@gmail.com

Fee $500.00
1/22

Date of Public Hearing Dec 15, 2023

Real Estate Sawyer County Property Listing
Today's Date: 10/13/2023

Property Status: Current
Created On: 2/6/2007 7:55:20 AM

Description
Updated: 7/14/2022

Tax ID:	11471
PIN:	57-010-2-41-08-28-3 04-000-000030
Legacy PIN:	010841283403
Map ID:	.12.3
Municipality:	(010) TOWN OF HAYWARD
STR:	S28 T41N R08W
Description:	PRT SESW
Recorded Acres:	5.030
Lottery Claims:	0
First Dollar:	No
Zoning:	(C-1) Commercial One
ESN:	444

Tax Districts
Updated: 2/6/2007

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

Recorded Documents
Updated: 11/7/2019

WARRANTY DEED
Date Recorded: 5/25/2023 — 444653

QUIT CLAIM DEED
Date Recorded: 4/1/2021 — 430930

WARRANTY DEED
Date Recorded: 7/17/2020 — 425107

WARRANTY DEED
Date Recorded: 10/12/2018 — 414849

QUIT CLAIM DEED
Date Recorded: 4/29/2016 — 400807

PERSONAL REPRESENTATIVES DEED
Date Recorded: 3/3/2015 — 394563

DOMICILIARY LETTER
Date Recorded: 3/3/2015 — 394562

SUMMARY ASSIGNMENT-PROBATE
Date Recorded: 3/13/1998 — 266396

Ownership
Updated: 6/12/2023

CEDAR FALLS BUILDING SYSTEMS INC — MENOMONIE WI

Billing Address:	Mailing Address:
CEDAR FALLS BUILDING SYSTEMS INC 5455 FREITAG DR MENOMONIE WI 54751	CEDAR FALLS BUILDING SYSTEMS INC 5455 FREITAG DR MENOMONIE WI 54751

Site Address
* indicates Private Road

13700W COUNTY HWY B — HAYWARD 54843

Property Assessment
Updated: 11/9/2015

2023 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	5.030	26,600	0

2-Year Comparison	2022	2023	Change
Land:	26,600	26,600	0.0%
Improved:	0	0	0.0%
Total:	26,600	26,600	0.0%

Property History
N/A

17.7 I-1: Industrial One District

This district is intended to provide for manufacturing and industrial operations which, on the basis of actual physical and operational characteristics, would not be detrimental to surrounding areas by reason of smoke, noise, dust, odor, traffic, physical appearance, or industries requiring outdoor storage for raw materials and/or finished products may be required to provide a screen or fence in accordance with the provisions of Section 7.0.

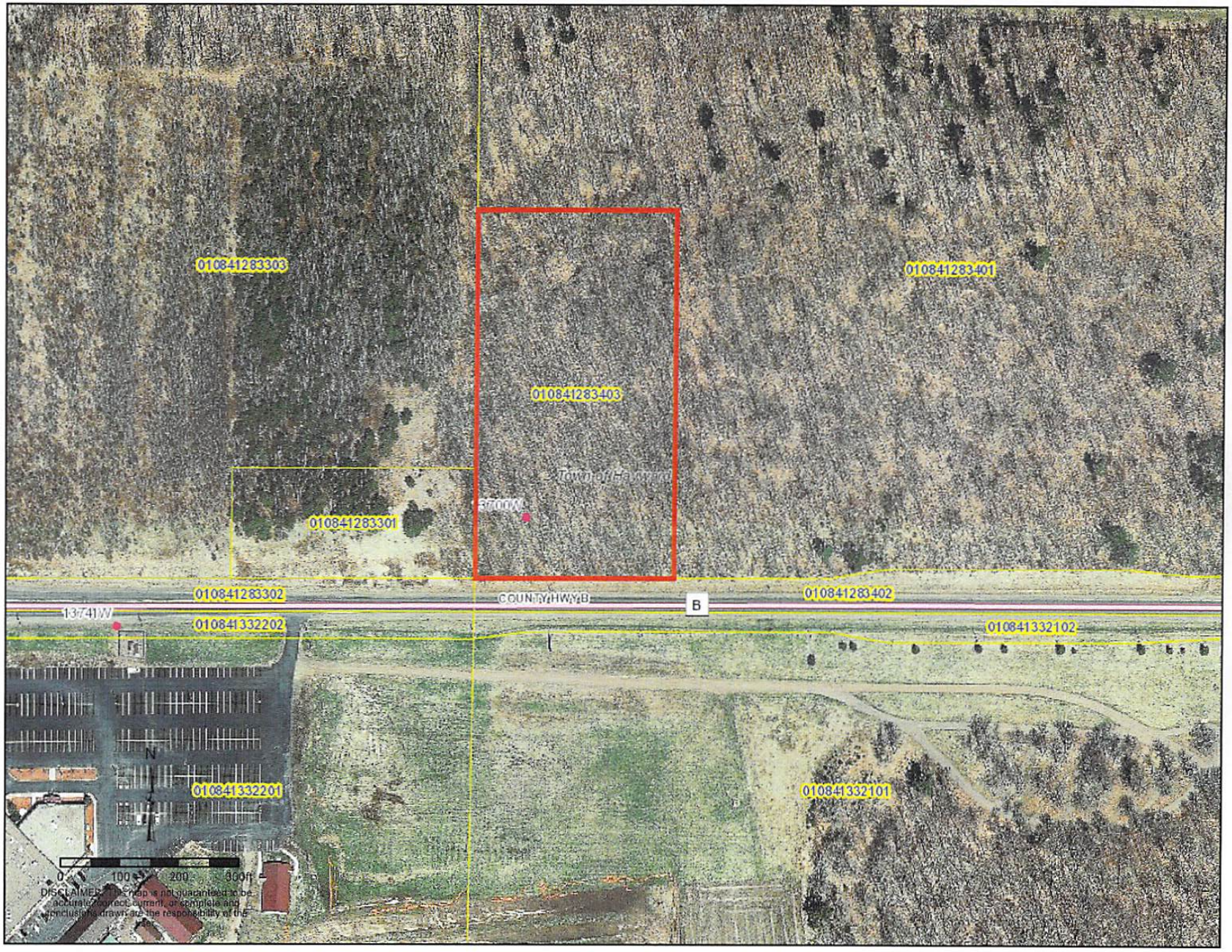
A) Permitted Uses

1) Metal and Wood Assembly, fabrication, and manufacturing
2) Electronics assembly, fabrication and manufacturing
3) Clothing manufacturing
4) Warehousing, storage and distribution facilities connected with permitted uses
5) Welding shops
6) Auto body shops, including auto repair
7) Municipal use
8) Emergency service facility
9) Public utility and/or structures
10) Crematoriums
11) Accessory uses clearly incidental to a permitted use

B) Uses Authorized by Conditional Use

1) Salvage yards, subject to the provisions of Section 6.3.
2) Non-metallic mineral and mineral fuel exploration; non-metallic mineral and mineral fuel prospecting; non-metallic mineral and mineral fuel operation; and non-metallic mineral and mineral fuel reclamation, subject to Section 6.2.
3) The location, operation, and maintenance of municipal l sanitary landfills, solid waste disposal sites, sewage disposal plants; and privately owned domestic sewage treatment works; and necessary appurtenant equipment/structures subject to the provisions of the Wisconsin Administrative Code.
4) Commercial bulk storage of gasoline, propane, chemicals, and other materials of an explosive nature.
5) Storage and/or disposal of toxic and hazardous materials.
6) Chemical manufacturing
7) Foundries
8) Food processing
9) Fertilizer processing
10) Tool and die manufacturing
11) Redi-mix concrete and gravel production

Any other industrial use not listed in the above sections or any industrial use which is determined to be objectionable by the Zoning Committee on the basis of its potential of detrimental or harmful effects to the surrounding area or public, may be permitted only upon the issuance of a conditional use whereby the zoning committee may set performance standards, pollution standards, aesthetic controls, and dimensional and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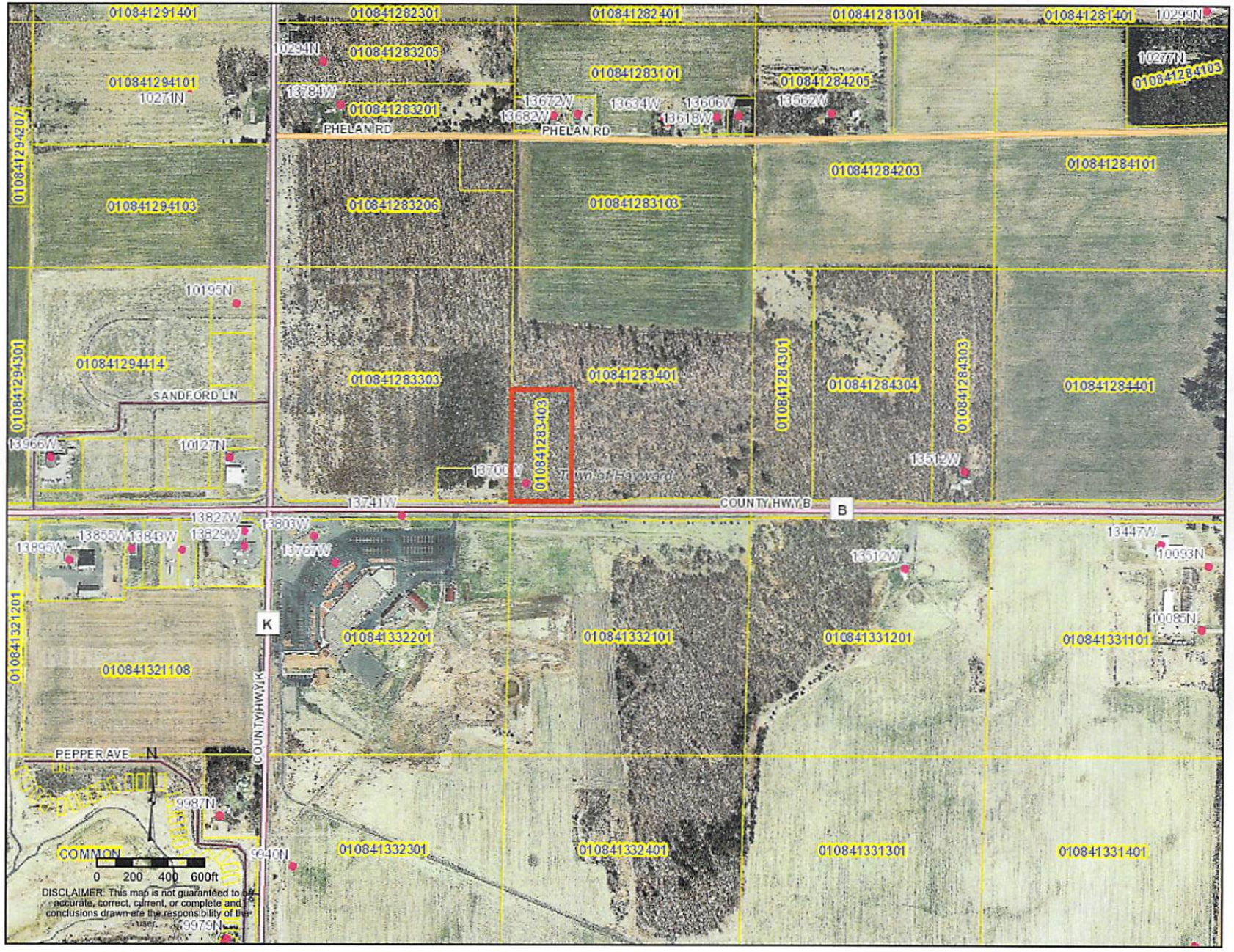
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13966W
10127N
13700W
Town of Hayward
13512W
13741W
COUNTY HWY B
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13843W
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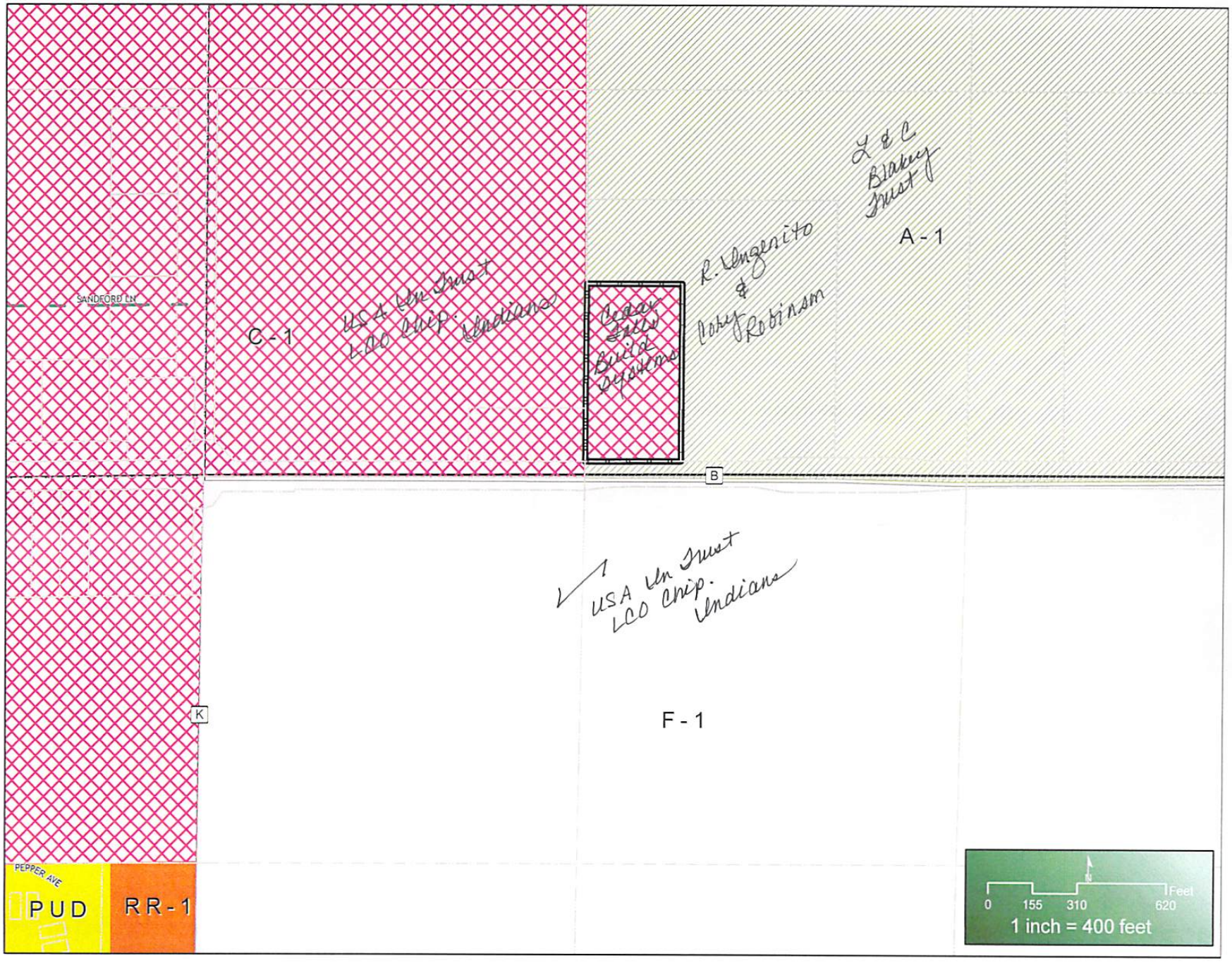
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USA Un Trust
LCO Chip. Indians
Lease Build Systems
R. Vengesito & Coby Robinson
L & C Blaney Trust
A - 1
B
USA Un Trust
LCO Chip.
Indians
F - 1
K
PEPPER AVE
PUD
RR - 1
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620
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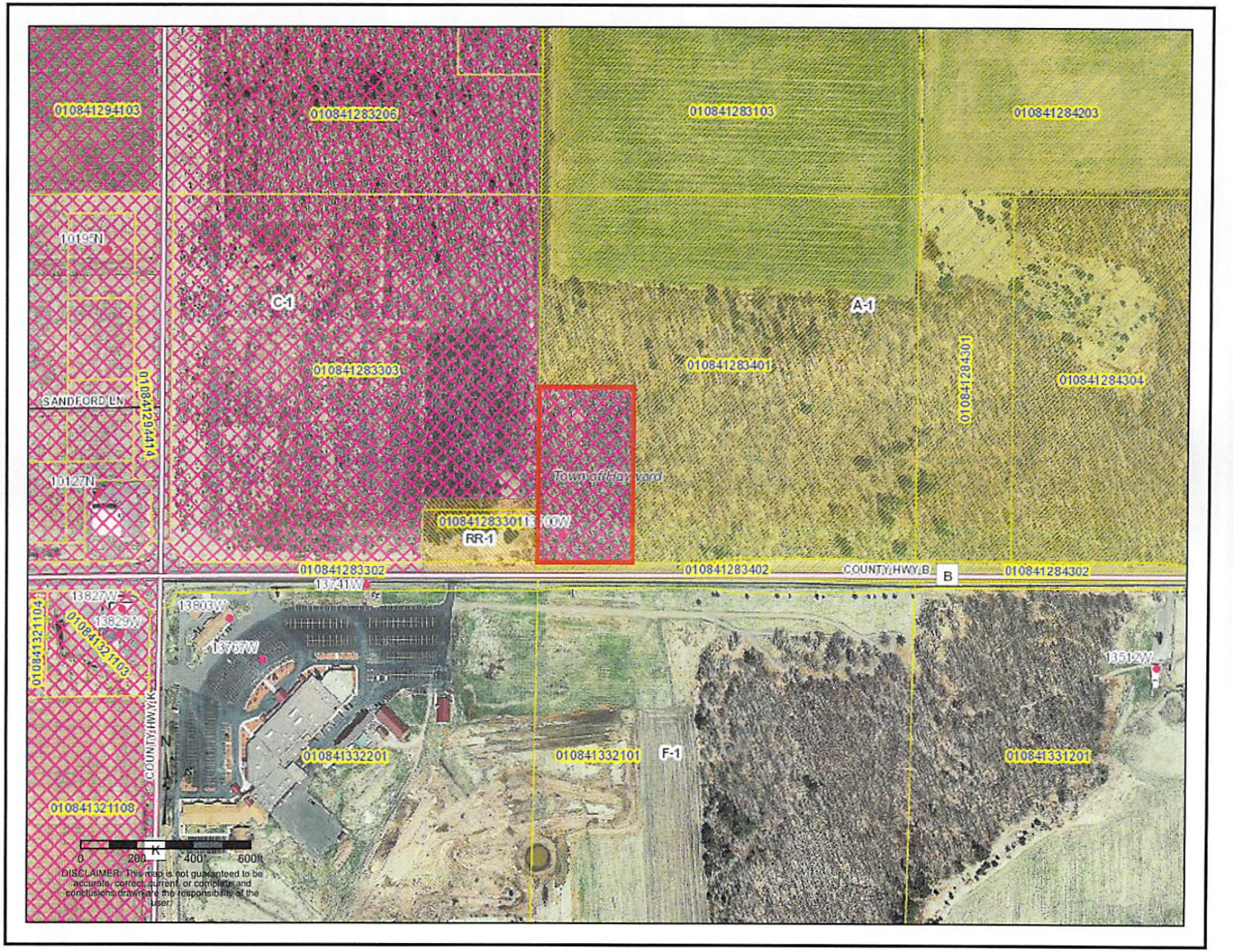
1 inch = 400 feet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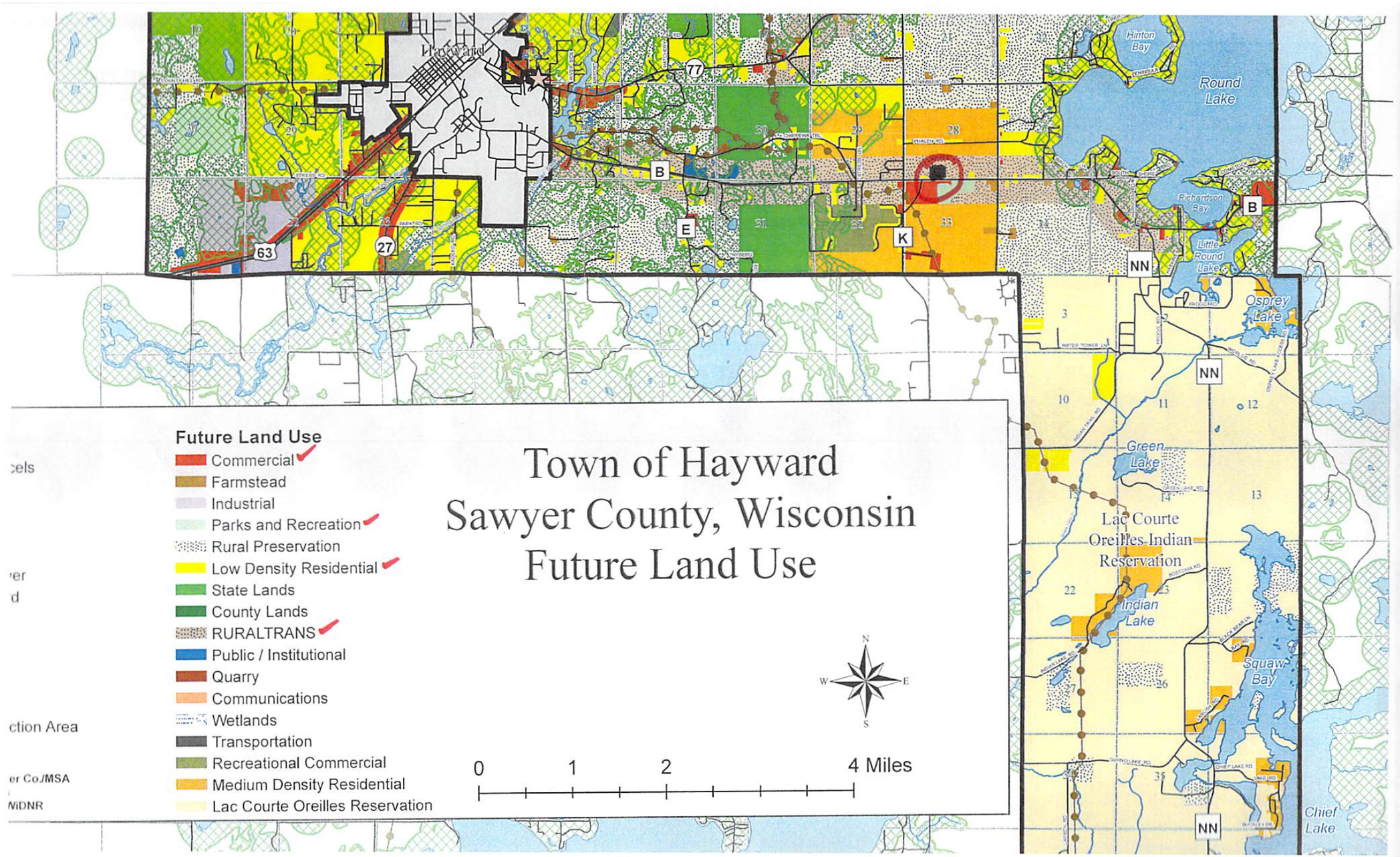
Town of Hayward
Sawyer County, Wisconsin
Future Land Use
Future Land Use
Commercial
Farmstead
Industrial
Parks and Recreation
Rural Preservation
Low Density Residential
State Lands
County Lands
RURALTRANS
Public / Institutional
Quarry
Communications
Wetlands
Transportation
Recreational Commercial
Medium Density Residential
Lac Courte Oreilles Reservation
0
1
2
4 Miles
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E
W
Hayward
Hinton Bay
Round Lake
Richardson Bay
Little Round Lake
Osprey Lake
Green Lake
Lac Courte Oreilles Indian Reservation
Indian Lake
Squaw Bay
Chief Lake
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Proposed Ordinance Amendment for Multi-Dwelling Development (Version 5.2) Clean

Sawyer County Zoning Ordinance

SECTION 2.0 DEFINITIONS

(30) DWELLING, MULTI-FAMILY: ~~A dwelling or group of dwellings on one plot containing separate living quarters for three~~Two or more ~~families~~DWELLINGS on one Lot but which may have joint services and/or facilities. DWELLING, MULTI-FAMILY is not allowed within SHORELANDS.

(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~~DWELLING UNITS. Houseboats and watercraft on land shall not be used as DWELLINGS or DWELLING UNITS. Only one ~~dwelling unit~~DWELLING UNIT per LOT is allowed ~~per Lot.~~within SHORELANDS.

(57) LOT: A parcel of land occupied or capable of being occupied by one Building or one ~~Dwelling Unit~~or more DWELLING UNITS and the ~~Accessory Buildings or uses~~ACCESSORY STRUCTURES OR USES customarily incidental to ~~it~~them, including such open spaces as are required by this ordinance. Only one DWELLING UNIT is allowed within SHORELANDS.

(71) MULTI-DWELLING DEVELOPMENT: ~~Development~~DEVELOPMENT, regardless of form of ownership consisting of ~~three~~two or more DWELLING UNITS, ~~condominium, resort~~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. Only one DWELLING UNIT is allowed within SHORELANDS unless existing lawfully placed DWELLINGS currently exist. This type of MULTI-DWELLING DEVELOPMENT requires approval of a CONDITIONAL USE permit.

(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 1 (one) DWELLING ~~UNITS~~UNIT contained in one or more permanent buildings used primarily for recreational use. The use of a RESORT requires approval of a CONDITIONAL USE permit within specified zone districts of Section 17.0.

(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. TWO-FAMILY is not allowed with SHORELANDS.

SECTION 17.0 ZONE DISTRICTS

17.1 R-1: Residential One District

This district provides for one-family and two-family ~~year-round~~ residential development protected from traffic hazards and the intrusion of incompatible land uses. It is intended to encourage such development around existing residential areas where soil conditions are suitable for such development and in those areas, which can be economically and readily served by utilities and municipal facilities.

A) Permitted Uses

~~1) One family and two-family year-round dwellings.~~

1) One family and TWO-FAMILY DWELLINGS. Add 5,000 sq./ft for each additional DWELLING UNIT over one plus any additional area required as required by Sec. 18.2 & 18.3. TWO-FAMILY is not allowed with SHORELANDS.

B) Uses Authorized by Conditional Use

~~**17.1(B)(1)** Multi-family (3 or more) dwelling units.~~

17.1(B)(1) DWELLING, MULTI-FAMILY. Add 5,000 sq./ft for each additional DWELLING UNIT over one plus any additional area required as required by Sec. 18.2 & 18.3

17.2 RR-1: Residential/Recreational One District

A) Permitted Uses

~~1) One-family and two-family dwellings.~~

1) One-family and TWO- FAMILY DWELLINGS provided that if a DWELLING is a TWO FAMILY, the LOT must be at least double the minimum lot size required by Sec. 18.2 & 18.3. TWO-FAMILY is not allowed with SHORELANDS.

B) Uses Authorized by Conditional Use

17.2(B)(15) MULTI-DWELLING DEVELOPMENT ~~(i.e. **new** condominium, hotel, motel or resort,~~ or other similar development, which ~~is~~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 ~~the conversion~~conversions of existing properties to a ~~condominium~~different form of

ownership~~, existing resorts, motels, hotels or any other existing multi dwelling development~~ (i.e., to condominium ownership) unless ~~more rental/dwelling units~~DWELLING UNITS are being proposed by plat or other means that would be in addition to the existing ~~rental/dwelling units.)~~DWELLING UNITS. Does not include existing MULTI-DWELLING DEVELOPMENTS unless creating additional DWELLING UNITS. The use of a RESORT will require a CONDITIONAL USE permit.

17.3 RR-2: Residential/Recreational Two District

A) Permitted Uses

~~1) One-family and two-family dwellings.~~

One-family and TWO-FAMILY DWELLINGS provided that if a DWELLING is a TWO-FAMILY, the LOT must be at least double the minimum lot size required by Sec. 18.2 & 18.3. TWO-FAMILY is not allowed with SHORELANDS.

B) Uses Authorized by Conditional Use

17.3(B)(16) MULTI-DWELLING DEVELOPMENT or other similar development~~ including a condominium, hotel, motel or resort, 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. The use of a RESORT will require a CONDITIONAL USE permit.

Sawyer County Shoreland-Wetland Protection Ordinance

Section 5.1 (1)

The construction of new dwellings or replacement dwellings; additions to existing principal structures and the construction of accessory buildings may be permitted provided all other requirements, regulations and setbacks can be met. Only one (1) principal dwelling/habitable structure is allowed per legal lot.

Proposed Ordinance Amendment for Multi-Dwelling Development (Version 5.2) Clean

Sawyer County Zoning Ordinance

SECTION 2.0 DEFINITIONS

(30) DWELLING, MULTI-FAMILY: Two or more DWELLINGS on one Lot but which may have joint services and/or facilities. DWELLING, MULTI-FAMILY is not allowed within SHORELANDS.

(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 per LOT is allowed within SHORELANDS.

(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 them, including such open spaces as are required by this ordinance. Only one DWELLING UNIT is allowed within SHORELANDS.

(71) MULTI-DWELLING DEVELOPMENT: DEVELOPMENT, regardless of form of ownership consisting of two 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. Only one DWELLING UNIT is allowed within SHORELANDS unless existing lawfully placed DWELLINGS currently exist. This type of MULTI-DWELLING DEVELOPMENT requires approval of a CONDITIONAL USE permit.

(85) RESORT: A resort is a for-profit business, which provides rental to the public of more than 1 (one) DWELLING UNIT contained in one or more permanent buildings used primarily for recreational use. The use of a RESORT requires approval of a CONDITIONAL USE permit within specified zone districts of Section 17.0.

(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. TWO-FAMILY is not allowed with SHORELANDS.

SECTION 17.0 ZONE DISTRICTS

17.1 R-1: Residential One District

This district provides for one-family and two-family residential development protected from traffic hazards and the intrusion of incompatible land uses. It is intended to encourage such development around existing residential areas where soil conditions are suitable for such development and in those areas, which can be economically and readily served by utilities and municipal facilities.

A) Permitted Uses

1) One family and TWO-FAMILY DWELLINGS. Add 5,000 sq./ft for each additional DWELLING UNIT over one plus any additional area required as required by Sec. 18.2 & 18.3. TWO-FAMILY is not allowed with SHORELANDS.

B) Uses Authorized by Conditional Use

17.1(B)(1) DWELLING, MULTI-FAMILY. Add 5,000 sq./ft for each additional DWELLING UNIT over one plus any additional area required as required by Sec. 18.2 & 18.3

17.2 RR-1: Residential/Recreational One District

A) Permitted Uses

1) One-family and TWO- FAMILY DWELLINGS provided that if a DWELLING is a TWO FAMILY, the LOT must be at least double the minimum lot size required by Sec. 18.2 & 18.3. TWO-FAMILY is not allowed with SHORELANDS.

B) Uses Authorized by Conditional Use

17.2(B)(15) 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. The use of a RESORT will require a CONDITIONAL USE permit.

17.3 RR-2: Residential/Recreational Two District

A) Permitted Uses

One-family and TWO-FAMILY DWELLINGS provided that if a DWELLING is a TWO-FAMILY, the LOT must be at least double the minimum lot size required by Sec. 18.2 & 18.3. TWO-FAMILY is not allowed with SHORELANDS.

B) Uses Authorized by Conditional Use

17.3(B)(16) MULTI-DWELLING DEVELOPMENT or other similar 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 DWELLING UNITS. Does not include existing MULTI-DWELLING DEVELOPMENTS unless creating additional DWELLING UNITS. The use of a RESORT will require a CONDITIONAL USE permit.

Sawyer County Shoreland-Wetland Protection Ordinance

Section 5.1 (1)

The construction of new dwellings or replacement dwellings; additions to existing principal structures and the construction of accessory buildings may be permitted provided all other requirements, regulations and setbacks can be met. Only one (1) principal dwelling/habitable structure is allowed per legal lot.