



Sawyer County

Agenda

Zoning Committee Meeting

Friday, February 16, 2024 @ 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](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 and Statement of Hearing Notice

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

- d. Approval of Previous Meeting Minutes

[1-19-24 ZC Minutes](#)

[2-7-24 ZC Special Meeting 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

- a. A Public Hearing in the Town of Hayward. RZN #24-002. Owner:

13 - 25

Moncel Storage LLC. Part of the SE ¼ of the NE ¼.. S14, T41N, R09W; Parcel #010-941-14-1401; Tax ID #12029; 29.80 total acres; Zoned Agricultural One (A-1) and Forestry One (F-1). Purpose of request is to rezone approximately 24 acres of the property located North of Hwy 63, from Forestry One (F-1) to Commercial One (C-1). Plans include a facility to house the family's food trailer business with a commercial kitchen, storage units will also be constructed to accommodate the area needs. Both as permitted uses with the Commercial One (C-1) zone district.

[RZN #24-002, Moncel Storage LLC pkt.](#)

- b. Discussion/Action in the Town of Hayward. RZN #24-002. Owner: Moncel Storage LLC. Part of the SE ¼ of the NE ¼.. S14, T41N, R09W; Parcel #010-941-14-1401; Tax ID #12029; 29.80 total acres; Zoned Agricultural One (A-1) and Forestry One (F-1). Purpose of request is to rezone approximately 24 acres of the property located North of Hwy 63, from Forestry One (F-1) to Commercial One (C-1). Plans include a facility to house the family's food trailer business with a commercial kitchen, storage units will also be constructed to accommodate the area needs. Both as permitted uses with the Commercial One (C-1) zone district.

4. CONDITIONAL USE APPLICATIONS

26 - 32

- a. A Public Hearing in the Town of Bass Lake. CUP #24-006. Owner: Trudianne Elise Temple Trust. Part of Government Lot 3, Lot 2 CSM 30-262; S31, T40N, R08W; Parcel #002-840-31-5327, Tax ID #40334; Zoned Residential/Recreational One (RR-1); 1.18 total acres. Permit desired for a studio which is less than 5% of the home's living space. There will be no signage, employees, additional parking, students or customers coming to the studio. Teaching will be done offsite. Per section 17.2 (B) (7) for professional offices and studios.
[CUP #24-006, Trudianne Temple Trust pkt](#)

- b. Discussion/Action in the Town of Bass Lake. CUP #24-006. Owner: Trudianne Elise Temple Trust. Part of Government Lot 3, Lot 2 CSM 30-262; S31, T40N, R08W; Parcel #002-840-31-5327, Tax ID #40334; Zoned Residential/Recreational One (RR-1); 1.18 total acres. Permit desired for a studio which is less than 5% of the home's living space. There will be no signage, employees, additional parking, students or customers coming to the studio. Teaching will be done offsite. Per section 17.2 (B) (7) for professional offices and studios.

5. NEW BUSINESS

33 - 48

- a. Ordinance Amendment for "multi-dwelling development" (Discussion/Possible Action to send to Towns) Proposed Ordinance Amendment can be found on Sawyer County Zoning Website.
[Multi-Dwelling Development V5.4 clean](#)

[Multi-Dwelling Development redline comparison from V5.3 to V5.4](#)

[Multi-Dwelling Development redline comparison from current zoning ordinance to V5.4](#)

- b. Any other business that may come before the Committee for discussion.

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
January 19, 2024**

Zoning Committee Members

Ronald Buckholtz, Chairman
Stacey Hessel
Tweed Shuman
Kay Wilson
John Righeimer

Zoning Administration

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

Preliminary Matters

a) Call to Order and Roll Call

Buckholtz called the Public Hearing before the Sawyer County Zoning Committee to order at 8:30AM in the Sawyer County Courthouse, 10610 Main St. Hayward, Wisconsin. Roll Call finds: Buckholtz, Hessel – virtual, Tweed Shuman, and Kay Wilson. John Righeimer – absent. From the Zoning Office: Kozlowski and Marks. Legal counsel, Rebecca Roecker for Sawyer County – virtual.

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) Approval of December 15, 2023 minutes. Motion by Hessel to approve the December 15, 2023 Zoning Committee minutes. Second by Shuman. All in favor.

e) Public Comment. None.

REZONE APPLICATIONS

a) A Public Hearing in the Town of Round Lake. RZN #24-001. Timberdoodle Land Co. LLC. Part of the SW ¼ of the NE ¼, Part Lots 1-2 CSM 13/158 #3175; S13, T41N, R06W; Parcel #024-641-13-1304; Tax ID #44891; 8.09 total acres; Zoned Forestry One (F-1) & Residential/Recreational One (RR-1). Purpose of request of this rezone is to combine the zoning with the parcel South of River Road. This will give better building options without impacting the lakeside. Kozlowski reads the application, staff report, Town opinion, No neighbor opinions returned. Motion by Shuman to open the public hearing portion of the application, second by Hessel. All in favor. No owner or agent present. No audience 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 by Committee and Kozlowski. Motion

by Wilson to approve the application, second by Hessel. Wilson speaks of the Town meeting and deed restrictions by the Town. Rebecca Roecker, counsel advises. Findings of Fact: 1) Promote the public health, safety, convenience and general welfare. 2) Encourage planned and orderly land use development. 3) Protect property values and the property tax base. 4) Permit the careful planning and efficient maintenance of highway systems. 5) Ensure adequate highway, utility, health, educational and recreational facilities. 6) Recognize the needs of agriculture, forestry, industry and business in future growth. 7) Encourage uses of land and other natural resources which are in accordance with their character and adaptability. 9) Encourage the protection of groundwater resources. 10) Preserve wetlands. 11) Conserve soil, water and forest resources. 12) Protect the beauty and amenities of landscape and man-made developments. 13) Provide healthy surroundings for family life. Roll call finds: Buckholtz – yes, Hessel – yes, Wilson – yes, Shuman – yes. All in favor.

CONDITIONAL USE APPLICATIONS

a) A Public Hearing in the Town of Sand Lake. CUP #24-001. Kevin Kramer Trust. The NE ¼ of the NE ¼, S23, T39N, R09W; Parcel #026-939-23-1101; Tax ID #28896; 40 total acres; Zoned Residential/Recreational One (RR-1). Permit desired for construction of a 245' telecommunication tower. 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, Town opinion and Neighbor opinion letters. Motion by Shuman to open the application, second by Wilson. All in favor. Scott Steeno, agent speaks in favor of the application. Discussion with Committee and Kozlowski held. Agent states they are not opposed to the conditions in staff report. Comment by Bob Deeg, questions if Tower can be made to look like a tree. No other comments. Motion to come out of the public hearing by Wilson, second by Shuman. All in favor. Kozlowski reads the discussion/action of the application. Motion by Shuman 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. 3) 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. 4) All other town, County, State, Federal Laws are followed including: Town approval of the CUP case. DOT approval for Highway Access onto State HWY 70 or alternative Town Driveway Approval from Breezy Point Lane. Setback distance from property lines at a minimum of 130' as indicated as part of the "fall zone letter". Findings of Fact: 1) Promote the public health, safety, convenience and general welfare. 2) Encourage planned and orderly land use development. 3) Protect property values and the property tax base. 4) Permit the careful planning and efficient maintenance of highway systems. 5) Ensure adequate highway, utility, health, educational and recreational facilities. 6) Recognize the needs of agriculture, forestry, industry and business in future growth. 7) Encourage uses of land and other natural resources which are in accordance with their character and adaptability. 8) Provide adequate light and air, including access to sunlight for solar

collectors and to wind for wind energy systems. 9) Encourage the protection of groundwater resources. 10) Preserve wetlands. 11) Conserve soil, water and forest resources. 12) Protect the beauty and amenities of landscape and man-made developments. 13) Provide healthy surroundings for family life. 14) Promote the efficient and economical use of public funds. Second by Hessel. Roll call finds: Hessel – yes, Wilson – yes, Shuman – yes, Buckholtz –yes. All in favor.

b) A Public Hearing in the Town of Hayward, CUP #24-002. Bob Thompson & Sons Inc. & Robert & Elaine Thompson Trust. Part of the SE ¼ of the SE ¼. Lots 1-4 CSM 6-149 #1195; S31, T41N, R09W; Tax ID #13079; 6.97 total acres; Zoned Commercial One (C-1). Part of the SW ¼ of the SW ¼ & the NW ¼ of the SW ¼, Lot A CSM 6/151 #1196; S12, T41N, R09W; Parcel #010-941-32-3304; Tax ID# 13123; 3.26 total acres; Zoned Industrial One (I-1). Part of the NW ¼ of the SW ¼, Lot 1-4 CSM 6/77 #1154; S32m T41N, R09W; Parcel #010-941-32-3204; Tax ID #13118; 19.20 total acres; Zoned Forestry One (F-1) & Industrial One (I-1). The NW ¼ of the NW ¼; S32, T41N, R09W' Parcel #010-941-32-2201; Tax ID#13105; 40 total acres; Zoned Forestry One (F-1). Part of the NE ¼ of the NW ¼, Lot 1 CSM 31-30 #7660; S32, T41N, R09W; Parcel #010-941-32-2103; Tax ID #40450; 13.74 total acres; Zoned Agricultural One (A-1). Permit is desired for the five (5) year renewal of conditional use permit #01-010 for the location of a non-metallic mineral extraction operation, including rock crusher and hot mix plant. The CUP was originally approved at public hearing on May 18, 2001. Kozlowski reads the application, staff report, and Town opinion. No neighbor opinions returned. Motion to open the public hearing portion of the application by Shuman, second by Hessel. All in favor. Douglas Kurtzweil comments regarding staff report. No other comments. Motion by Shuman to close the public hearing portion of the application, second by Wilson. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held by Committee and Kozlowski. Motion by Shuman to approve the application with conditions of: 1) Maintain compliance with NR 135 (reclamation plan). 2) Maintain compliance with a Plan of Operation including normal hours of operation from 6AM-7PM, Monday through Friday. 3) Crushing to occur Monday – Saturday, 6AM-7PM between the months of April-November. 4) Maintain compliance with Department of Natural Resources Chapter 30. 5) All other town, County, State, Federal Laws are followed. Findings of Fact: 1) Promote the public health, safety, convenience and general welfare. 2) Encourage planned and orderly land use development. 3) Protect property values and the property tax base. 4) Permit the careful planning and efficient maintenance of highway systems. 5) Ensure adequate highway, utility, health, educational and recreational facilities. 6) Recognize the needs of agriculture, forestry, industry and business in future growth. 7) Encourage uses of land and other natural resources which are in accordance with their character and adaptability. 8) Provide adequate light and air, including access to sunlight for solar collectors and to wind for wind energy systems. 9) Encourage the protection of groundwater resources. 10) Preserve wetlands. 11) Conserve soil, water and forest resources. 12) Protect the beauty and amenities of landscape and man-made developments. 13) Provide healthy surroundings for family life. 14) Promote the efficient and economical use of public funds. Second by Hessel. No

other discussion held. Roll call finds: Wilson – yes, Shuman – yes, Hessel – yes, Buckholtz – yes. All in favor.

c) A Public Hearing in the Town of Winter. CUP #24-003. Town of Winter – Winter Shop Pit. Part of the SW ¼ of the NE ¼; S28, T39N R05W; Parcel #032-539-28-1301; Tax ID #35443; 39.50 total acres; Zoned Agricultural One (A-1). Part of the NW ¼ of the SE ¼; S28, T39N, R05W; Parcel #032-539-28-4201; Tax ID #35463; 39.86 total acres; Zoned Agricultural One (A-1); Part of the SW ¼ of the SE ¼ North of Hwy 70 & Part of Lot 2 CSM 23/69 #6327; Parcel #032-539-28-4305; Tax ID #35469; 11.07 total acres; Zoned Agricultural One (A-1). Permit is desired for the five (5) year renewal of conditional use permit #96-002 for the location of a non-metallic mineral extraction operation, including rock crusher and bituminous plant. The CUP was originally approved at public hearing on November 15, 1996. Kozlowski reads the application, staff report, and Town opinion. No neighbor opinions returned. Motion to open the public hearing portion of the application by Wilson, second by Shuman. All in favor. No representative present. No 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. Motion by Hessel to approve the application with conditions of: 1) Maintain compliance with NR 135 (reclamation plan). 2) Maintain compliance with Plan of Operation including normal hours of operation from 7AM-3:30PM, Monday – Friday, from May – August. 3) Crushing to occur 7AM-7PM periodically Monday-Friday, from May-August. 4) Maintain compliance with Department of Natural Resources Chapter 30. 5) All other town, County, State, Federal Laws are followed. Findings of Fact: 1) Promote the public health, safety, convenience and general welfare. 2) Encourage planned and orderly land use development. 3) Protect property values and the property tax base. 4) Permit the careful planning and efficient maintenance of highway systems. 5) Ensure adequate highway, utility, health, educational and recreational facilities. 6) Recognize the needs of agriculture, forestry, industry and business in future growth. 7) Encourage uses of land and other natural resources which are in accordance with their character and adaptability. 8) Provide adequate light and air, including access to sunlight for solar collectors and to wind for wind energy systems. 9) Encourage the protection of groundwater resources. 10) Preserve wetlands. 11) Conserve soil, water and forest resources. 12) Protect the beauty and amenities of landscape and man-made developments. 13) Provide healthy surroundings for family life. 14) Promote the efficient and economical use of public funds. Second by Wilson. Roll call finds: Shuman – yes, Hessel – yes, Buckholtz – yes, Wilson – yes. All in favor.

d) A Public Hearing in the Town of Hayward. CUP #24-004. Town of Hayward – County Hill Road Pit. The NE ¼ of the NE ¼; S30, T41N, R09W; Parcel #010-941-30-1101; Tax ID #13023; 40 total acres; Zoned Forestry One (F-1). Permit desired for the five (5) year renewal of conditional use permit #04-003 for the location of a non-metallic mineral extraction operation, including rock crusher and hot mix plant. The CUP was originally approved at public hearing on October 17, 2004. Kozlowski reads the application, staff report, and Town opinion. No neighbor opinions returned. Motion to open the public

hearing portion of the application by Shuman, second by Buckholtz. All in favor. Rob Lang, agent for the Town of Hayward spoke in favor of the application. Discussion with Committee held. No other comments. Motion by Wilson to close the public hearing portion of the application, second by Shuman. All in favor. Kozlowski reads the discussion/action portion of the application. Motion to approve the application by Shuman with conditions of: 1) Maintain compliance with NR 135 (reclamation plan). 2) Maintain compliance with Plan of Operation including normal hours of operation from 6AM-6PM, Monday through Friday. 3) Crushing to occur Monday – Sunday, 6AM-7PM when crushing is needed. 4) Maintain compliance with Department of Natural Resources Chapter 30. 5) All other town, County, State, Federal Laws are followed. Findings of Fact: 1) Promote the public health, safety, convenience and general welfare. 2) Encourage planned and orderly land use development. 3) Protect property values and the property tax base. 4) Permit the careful planning and efficient maintenance of highway systems. 5) Ensure adequate highway, utility, health, educational and recreational facilities. 6) Recognize the needs of agriculture, forestry, industry and business in future growth. 7) Encourage uses of land and other natural resources which are in accordance with their character and adaptability. 8) Provide adequate light and air, including access to sunlight for solar collectors and to wind for wind energy systems. 9) Encourage the protection of groundwater resources. 10) Preserve wetland. 11) Conserve soil, water and forest resources. 12) Protect the beauty and amenities of landscape and man-made developments. 13) Provide healthy surroundings for family life. 14) Promote the efficient and economical use of public funds. Second by Hessel. No discussion. Roll call finds: Hessel – yes, Buckholtz – yes, Wilson – yes, Shuman – yes. All in favor.

e) A Public Hearing in the Town of Draper. CUP #24-005. Great Lakes Rural NMTC Forestlands LLC. Property Description: The SE ¼ of the NW ¼ and the NE ¼ of the SW ¼, S26, T39N, R04W; Parcel #'s 006-439-26-2401 and 006-439-26-3101; Tax ID's #6879 and #6880; each 40 acres for a total of 80 acres all zoned Forestry One (F-1). Permit desired for the five (5) year renewal of conditional use permit #01-009 for the location of a non-metallic mineral extraction operation, including rock crusher and bituminous plant. The CUP was originally approved at public hearing on May 18, 2001 and most recently on January 18, 2019. Kozlowski reads the application, staff report, Town opinion and Opinion letter. Motion by Shuman to open the public hearing portion of the application, second by Wilson. All in favor. Sean Hagen, agent speaks in favor of the application. Discussion with Committee and Kozlowski held. Steve Beining, Supervisor of Town of Draper speaks in favor. John Borgen, neighbor has concerns of the application. Discussion continues. Motion to close the public hearing portion of the application by Shuman, second by Wilson. All in favor. Kozlowski reads the discussion/action of the application. Motion by Hessel to approve the application with conditions of: 1) Maintain compliance with NR 135 (reclamation plan). 2) Maintain compliance with Plan of Operation including normal hours of operation from 6AM-9PM, Monday through Sunday. 3) Crushing to occur during normal hours of operation. 4) Maintain compliance with Department of Natural Resources Chapter 30. 5) All other

town, County, State, Federal Laws are followed. Findings of fact: 1) Promote the public health, safety, convenience and general welfare. 2) Encourage planned and orderly land use development. 3) Protect property values and the property tax base. 4) Permit the careful planning and efficient maintenance of highway systems. 5) Ensure adequate highway, utility, health, educational and recreational facilities. 6) Recognize the needs of agriculture, forestry, industry and business in future growth. 7) Encourage uses of land and other natural resources which are in accordance with their character and adaptability. 8) Provide adequate light and air, including access to sunlight for solar collectors and to wind for wind energy systems. 9) Encourage the protection of groundwater resources. 10) Preserve wetlands. 11) Conserve soil, water and forest resources. 12) Protect the beauty and amenities of landscape and man-made developments. 13) Provide healthy surroundings for family life. 14) Promote the efficient and economical use of public funds. Second by Buckholtz. No other discussion. Roll call finds: Buckholtz – yes, Wilson – yes, Shuman - yes, Hessel yes. All in favor.

Buckholtz calls for recess for 5 minutes at 9:45am

Buckholtz calls meeting back to order at 9:50am

NEW BUSINESS

a) Ordinance Amendment for “multi-dwelling development” (Discussion/Possible Action to send to Towns). Kozlowski explains and reads changes for this version of the multi-dwelling development ordinance amendment. Rebecca Roeker, legal counsel advises. Public Comments by: Steve Beining, Town of Draper supervisor, Ben Kurtzweil Town of Hayward resident, Rachel Toczek, Hunter property owner, Linda Zillmer, Edgewater property owner, Douglas Kurtzweil, resident of Town of Hunter. Discussion continues. Motion by Buckholtz to postpone decision until Zoning Administrator & Counsel go over the proposed amendment. Second by Shuman. All in favor.

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

Buckholtz adjourned meeting at 10:25am

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

**MINUTES OF PUBLIC HEARING
Sawyer County Zoning Committee – Special Meeting
February 7, 2024**

Zoning Committee Members

Ronald Buckholtz, Chairman
Stacy Hessel
Tweed Shuman
Kay Wilson
John Righeimer

Zoning Administration

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

PRELIMINARY MATTERS

a) Call to Order and Roll Call

Buckholtz called the Public Hearing before the Sawyer County Zoning Committee to order at 10:00am in the Sawyer County Courthouse, 10610 Main St. Hayward, Wisconsin. Roll was called finding present: Buckholtz, Shuman-absent, Hessel, Wilson and Righeimer. From the Zoning Office Kozlowski and Marks.

b) Pledge of Allegiance.

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

e) Public Comment. None

PROPOSED ORDINANCE AMENDMENT

a) A Public Hearing for Sawyer County Zoning Floodplain Ordinance Amendment referenced as Sawyer County Code of Ordinances – Appendix A – Floodplains – Sec 1.5(2)(b)(4) amending official map section for the adoption of the dam failure analysis (DFA) for Fishtrap Lake Dam. Kozlowski reads the proposed amendment. Motion to open the public hearing portion of the proposed amendment by Hessel, second by Righeimer. All in favor. Linda Zillmer, Edgewater property owner questions the materials and asks about the process. Kozlowski answers the process with DNR. Motion to close the public hearing portion of the proposed amendment by Hessel, second by Righeimer. All in favor. Kozlowski reads the discussion/action of the proposed amendment. No discussion held. Motion by Hessel to approve the proposed amendment. Second by Righeimer. Roll call finds: Buckholtz – yes, Hessel – yes, Wilson – yes, Righeimer – yes. All in favor.

NEW BUSINESS

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

ADJOURNMENT

Buckholtz adjourns meeting at 10:15am.

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



Rezone Request STAFF REPORT

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

File: # RZN 24-002

Applicant:

Moncel Storage LLC
PO Box 202
Hayward, WI 54843

Agent:

Tim Pulskamp

Property Location & Legal Description:

Town of Hayward. Part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$; S14, T41N, R09W; Parcel #010-941-14-1401; Tax ID #12029; 29.80 total acres; Zoned Agricultural One (A-1) and Forestry One (F-1).

Request: Purpose of request is to rezone approximately 24 acres of the property located North of Hwy 63, from Forestry One (F-1) to Commercial One (C-1). As per applicant's statement, "Plans include a facility to house the family's food trailer business with a commercial kitchen and storage units will also be constructed to accommodate the area needs. Both as permitted uses with the Commercial One (C-1) zone district. The S/W District overlay is not subject to change as part of this request.

Summary of Request & Project History:

The applicant is requesting to rezone 24 acres of F-1 to C-1 (see attached map of parcel). The proposed rezone would result in conforming zone district dimensional requirements. The remaining portion of Agricultural land is not subject to change as part of this request and may be sold separately at a later date which would still result in conforming lot zone district requirements. The purpose of the rezone would then be to have a permitted use within the Commercial-One zone district.

Additional Information/details:

See attached additional maps included in this packet. This property is located off Hwy 63 approximately 1 $\frac{1}{4}$ miles north of Hwy 77. The nearest C-1 property is approximately 1800 feet to the South with other smaller blocks of commercial with $\frac{1}{2}$ mile from the property in question. The future land use map for the Town of Hayward shows this area as Commercial along the HWY 63 corridor mixing into Industrial as the property moves away from the Highway. As part of the Town Comprehensive Plan the proposed use meets the requirements as written.



Rezone Request STAFF REPORT

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

File: # RZN 24-002

Applicant:

Moncel Storage LLC
PO Box 202
Hayward, WI 54843

Agent:

Tim Pulskamp

Property Location & Legal Description:

Town of Hayward. Part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$; S14, T41N, R09W; Parcel #010-941-14-1401; Tax ID #12029; 29.80 total acres; Zoned Agricultural One (A-1) and Forestry One (F-1).

Request: Purpose of request is to rezone approximately 24 acres of the property located North of Hwy 63, from Forestry One (F-1) to Commercial One (C-1). As per applicant's statement, "Plans include a facility to house the family's food trailer business with a commercial kitchen and storage units will also be constructed to accommodate the area needs. Both as permitted uses with the Commercial One (C-1) zone district. The S/W District overlay is not subject to change as part of this request.

Summary of Request & Project History:

The applicant is requesting to rezone 24 acres of F-1 to C-1 (see attached map of parcel). The proposed rezone would result in conforming zone district dimensional requirements. The remaining portion of Agricultural land is not subject to change as part of this request and may be sold separately at a later date which would still result in conforming lot zone district requirements. The purpose of the rezone would then be to have a permitted use within the Commercial-One zone district.

Additional Information/details:

See attached additional maps included in this packet. This property is located off Hwy 63 approximately $1\frac{1}{4}$ miles north of Hwy 77. The nearest C-1 property is approximately 1800 feet to the South with other smaller blocks of commercial with $\frac{1}{2}$ mile from the property in question. The future land use map for the Town of Hayward shows this area as Commercial along the HWY 63 corridor mixing into Industrial as the property moves away from the Highway. As part of the Town Comprehensive Plan the proposed use meets the requirements as written.

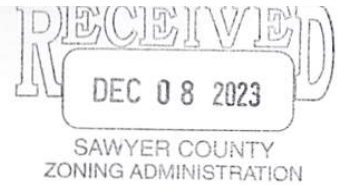


The current surrounding use is light residential and forestry. There are several wetland complexes that exists on this property. The shoreland/wetland overlay district is not subject to change with this request and applicant would still need to abide by all DNR wetland fill requirements and Sawyer County Zoning Shoreland-Wetland Protection Ordinance.

Findings of Fact:

Does the request do the following? Yes/No

1. Promote the public health, safety, convenience and general welfare;
2. Encourage planned and orderly land use development;
3. Protect property values and the property tax base;
4. Permit the careful planning and efficient maintenance of highway systems;
5. Ensure adequate highway, utility, health, educational and recreational facilities;
6. Recognize the needs of agriculture, forestry, industry and business in future growth
7. Encourage uses of land and other natural resources which are in accordance with their character and adaptability;
8. Provide adequate light and air, including access to sunlight for solar collectors and to wind for wind energy systems;
9. Encourage the protection of groundwater resources;
10. Preserve wetlands;
11. Conserve soil, water and forest resources;
12. Protect the beauty and amenities of landscape and man-made developments;
13. Provide healthy surroundings for family life;
14. Promote the efficient and economical use of public funds.



Rezoning Application # 24-002
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: Moncel Storage LLC

Address: PO Box 202 Hayward WI 54843
Phone: 715-558-1114 Email: moncelent@gmail.com

Legacy PIN # 010941141401 Acreage: ≈ 29.8 Ac

Change from District A-1/F-1 to C-1

Property Description: Rezone approximately 24.15 acres of ownership located NW of highway 63 from Foresty-one To Commercial-one. The remainder of the property (approximately 6 acres) located SE of Hwy 63 will not be re-zoned and will remain as Agricultural-one. (A-1)

Purpose of Request: Plans for the property include a facility to house the family's food trailer business complete with a commercial kitchen. Storage units will also be constructed to accommodate area needs. Both as permitted uses within the C-1 district

Nickey A. Moncel

X Nicky A Moncel

*Please Print & Sign (Property Owner)

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

Name, Address, Phone & Email of Agent:

Tim Pulskamp
13608W Sjustom Circle Hayward WI 54843

Phone 715-558-4379 Email: tpulskamp@gmail.com

Real Estate Sawyer County Property Listing

Today's Date: 12/8/2023

Property Status: Current

Created On: 2/6/2007 7:55:21 AM

 Description Updated: 4/15/2020

Tax ID: 12029
PIN: 57-010-2-41-09-14-1 04-000-000010
Legacy PIN: 010941141401
Map ID: .4.1
Municipality: (010) TOWN OF HAYWARD
STR: S14 T41N R09W
Description: PRT SENE FCL 1981
Recorded Acres: 29.800
Lottery Claims: 0
First Dollar: No
Zoning: (A-1) Agricultural One
 (F-1) Forestry 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: 4/11/2014

 **WARRANTY DEED**
 Date Recorded: 10/24/2023 [447015](#)
 **FCL TRANSFER ORDER**
 Date Recorded: 7/9/2001 [292267](#)
 **QUIT CLAIM DEED**
 Date Recorded: 4/14/1999 [275734](#) 669/152

 Ownership Updated: 10/26/2023

MONCEL STORAGE LLC HAYWARD WI

Billing Address:

MONCEL STORAGE LLC
 PO BOX 202
 HAYWARD WI 54843

Mailing Address:

MONCEL STORAGE LLC
 PO BOX 202
 HAYWARD WI 54843

 Site Address * indicates Private Road

N/A

 Property Assessment Updated: 11/9/2015**2023 Assessment Detail**

Code	Acres	Land	Imp.
W2-FCL REGULAR ENTERED AFTER 12/31/71	29.800	50,700	0

2-Year Comparison

	2022	2023	Change
Land:	50,700	50,700	0.0%
Improved:	0	0	0.0%
Total:	50,700	50,700	0.0%

 Property History

N/A

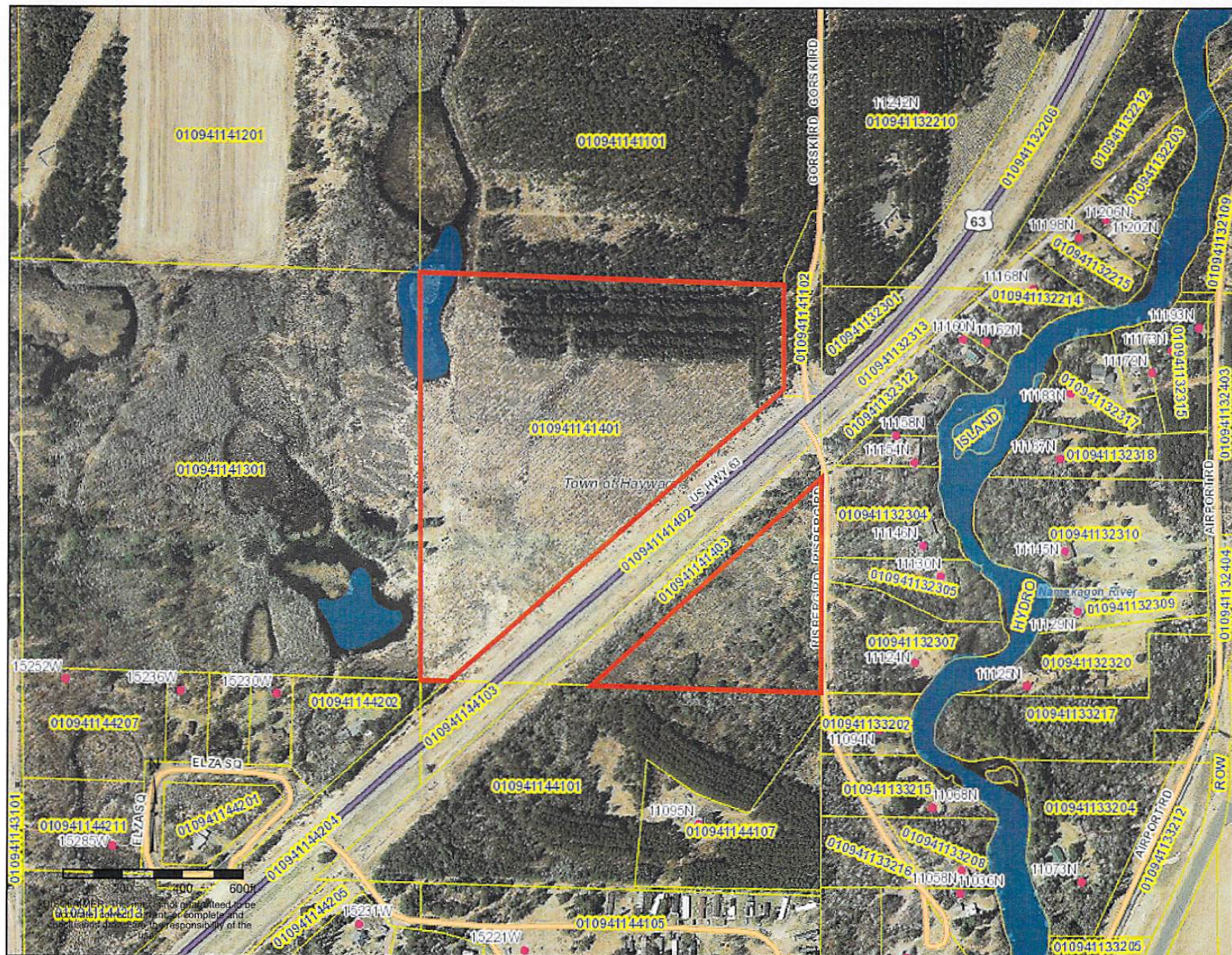
17.6 C-1: Commercial One District This district is intended to provide for the orderly and attractive grouping, at appropriate locations, of retail stores, shops, offices, and similar commercial establishments.

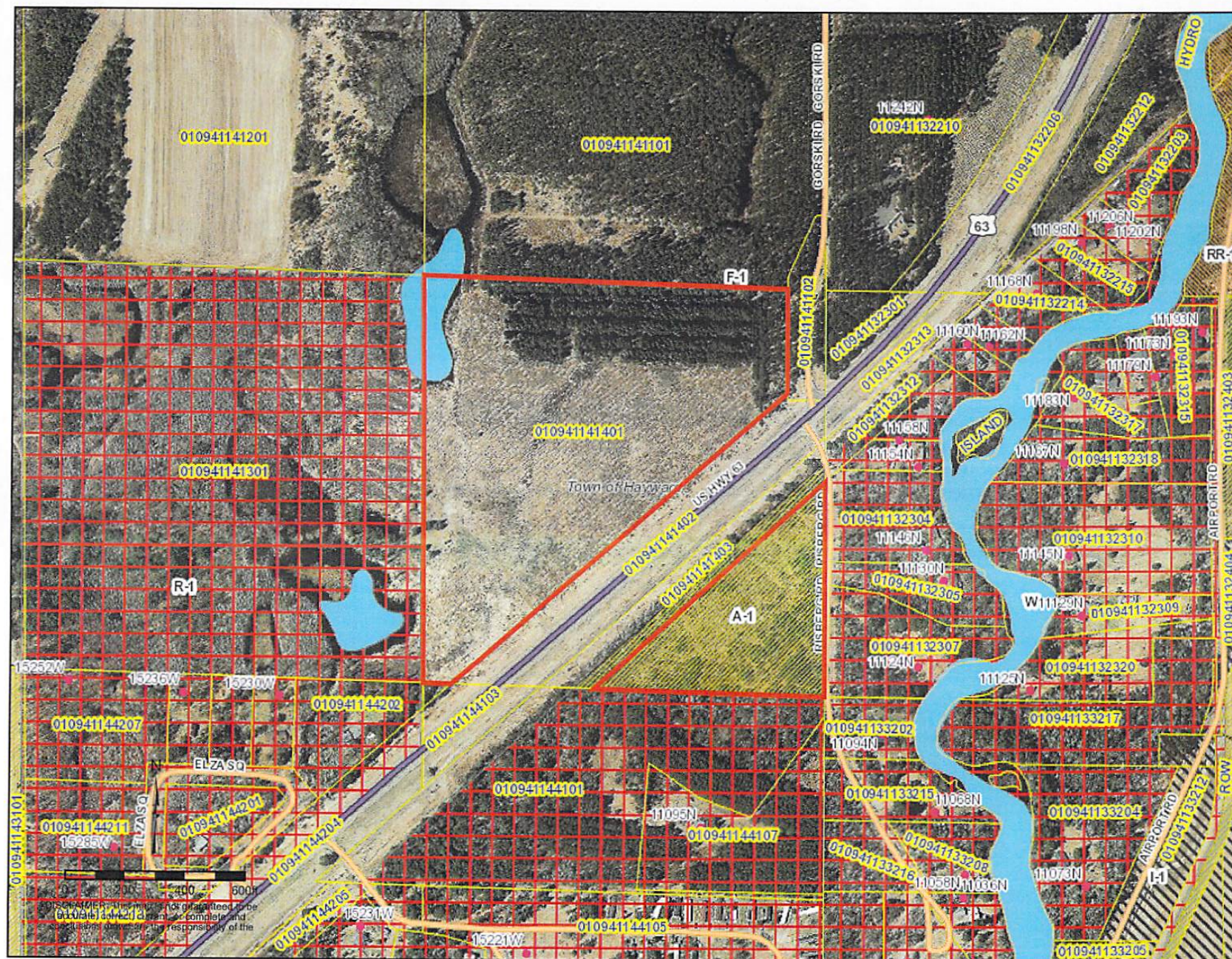
A) Permitted Uses -- Facilities such as, but not limited to the following:

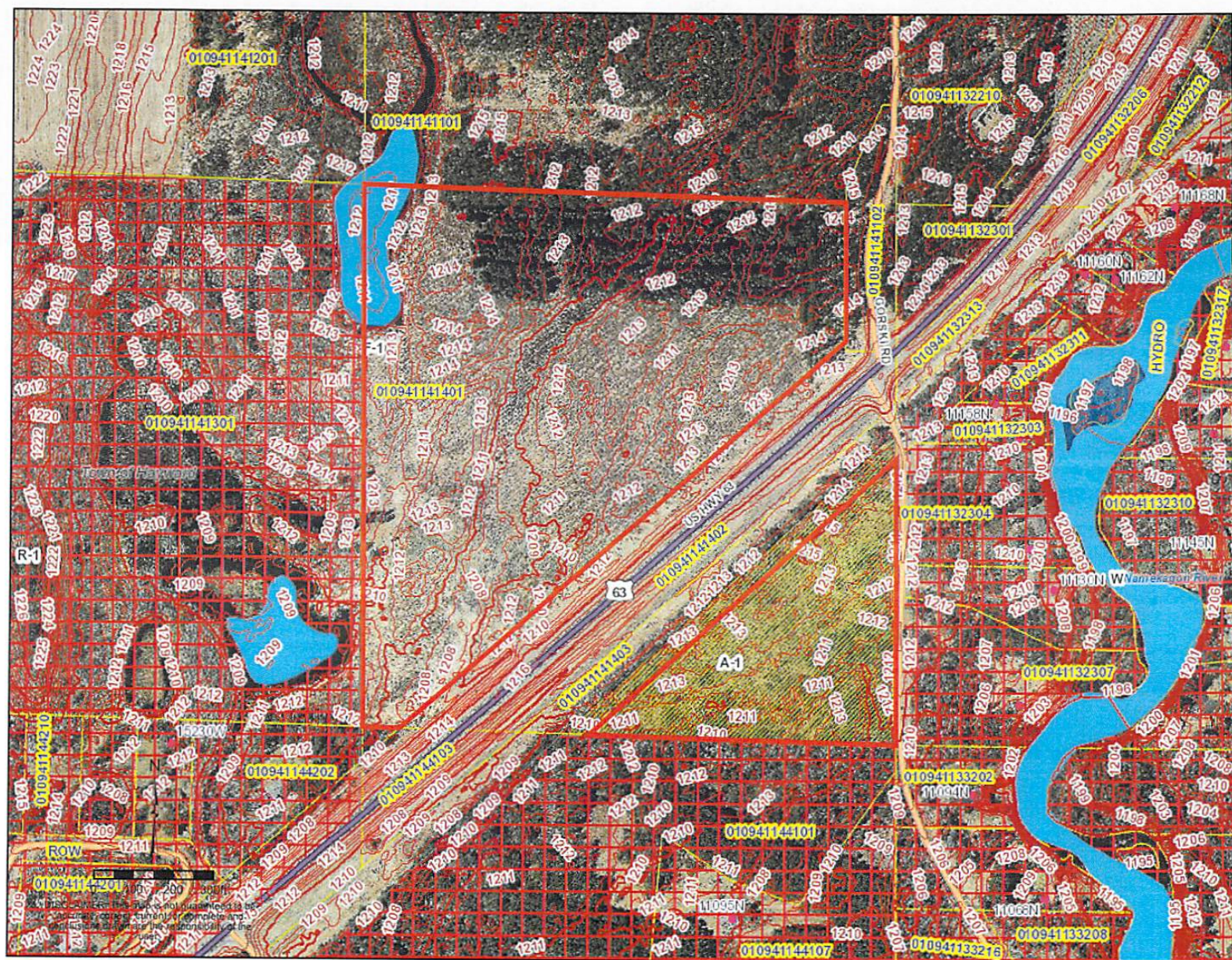
- 1) Retail stores and shops offering convenience goods and services.
- 2) Business and professional offices and studios.
- 3) Banks, and savings and loan offices.
- 4) Public and semi-public buildings and institutions.
- 5) Commercial entertainment facilities.
- 6) Laundromats.
- 7) Restaurants.
- 8) Taverns.
- 9) Medical and dental offices.
- 10) Auto service stations and maintenance facilities.
- 11) Public and private marinas.
- 12) Recreation service oriented facilities as stated in the RR-1 District.
- 13) Motels.
- 14) Rooming and boarding houses.
- 15) Mini-warehouse storage.
- 16) Living quarters on same premises of the business, provided that occupancy is restricted to the property owner, or business operator, and his immediate family.

B) Uses Authorized by Conditional Use

- 1) Public and semi-public conditional uses as stated in the R-1 District.
- 2) New and used car sales establishments.
- 3) Transportation terminals.
- 4) Wholesaling establishments.
- 5) Farm implement sales firms.
- 6) Outdoor theaters.
- 7) Miniature golf, go-karts, and amusement parks.
- 8) Drive-in establishments offering in-car service to customers.
- 9) Automotive race track including stock cars, snowmobiles, and motorcycles.
- 10) 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.
- 11) Commercial bulk fuel storage facilities.
- 12) Funeral Homes







Re-Zone Request
From F-1 To C1

010941141401

010941141402

010941141403

No - ReZone
Needed
Leave as
F-1
approx 6 acres

01094113230

010

0109411

111

010

010941

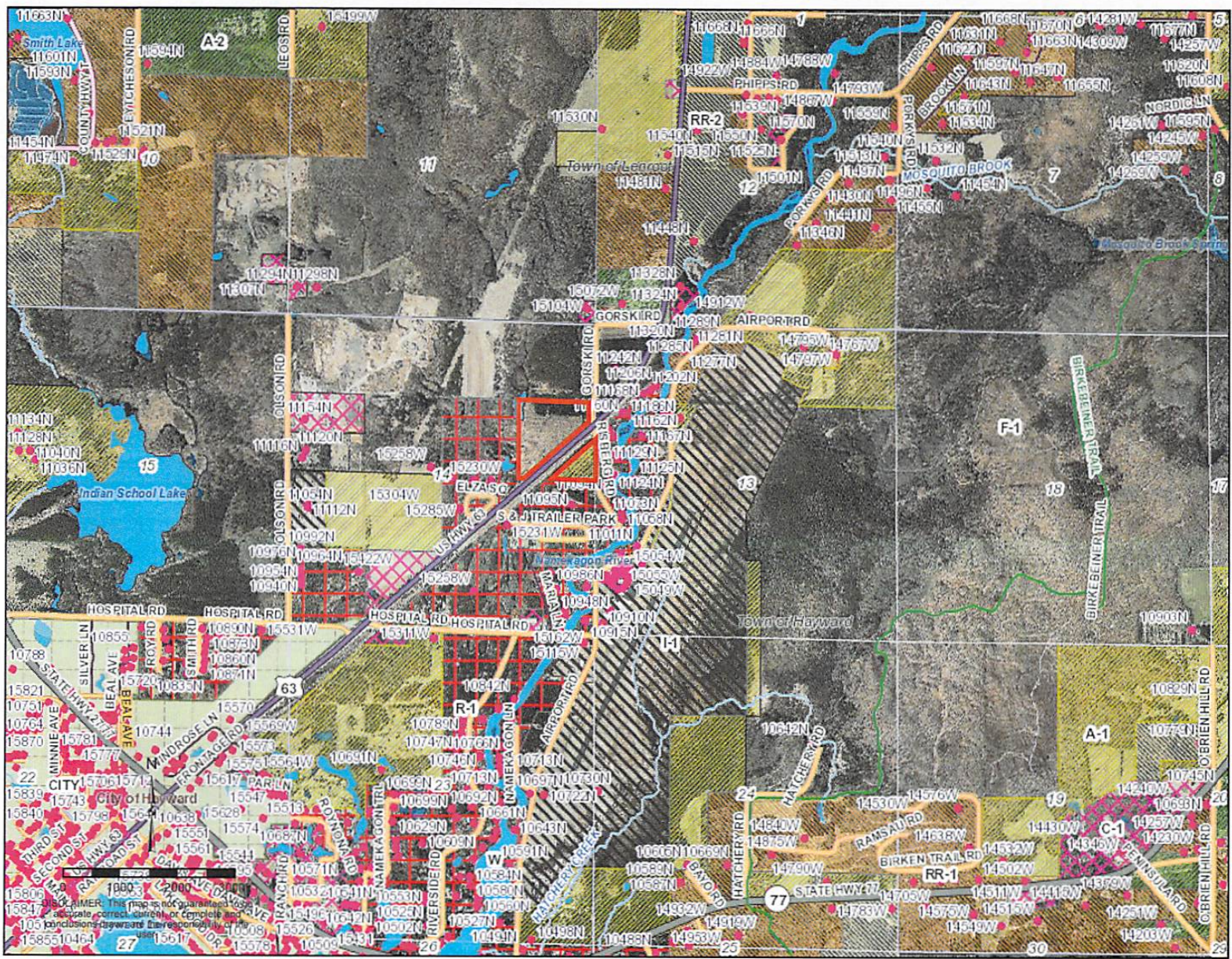
RISBERG RD - RISBERG RD

010941133
11094N

010941144202

010941144103

010941144208







Conditional Use Permit Request STAFF REPORT

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

File: # CUP 24-006

Applicant:

Trudianne Elsie Temple Trust
14443W Court Oreilles Lake Drive
Hayward, WI 54843

Property Location & Legal Description:

Town of Bass Lake. Part of Government Lot 3, Lot 2 CSM 30-262; S31, T40N, R08W; Parcel #002-840-31-5327, Tax ID #40334; Zoned Residential/Recreational One (RR-1); 1.18 total acres. Site Address: 14443W Court Oreilles Lake Drive

Request: Permit desired for an art studio which is less than 5% of the home's living space. There will be no signage, employees, additional parking, students or customers coming to the studio. Any teaching of classes will be done offsite. Per section 17.2 (B) (7) for professional offices and studios

Project History & Summary of Request

The applicant is requesting a Conditional Use Permit for a professional art studio at the property listed above which is also their permanent address. In conversations with the applicant there are wanting to construct an art studio in their current home in which some of the products may then be sold online. Several of the art pieces will also be used as samples which are used for teaching classes around the area. Teaching will not occur at the property. These art pieces would include pottery which will include the use of a kiln.

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 CUP 24-006 would only be valid for the current owner of the property and non-transferable.
- 2 No additional customers on the property as per applicant's statement.
- 3 Must follow all other Town, County, State, Federal regulations/laws/conditions.

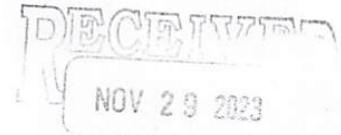
Findings of Fact:

Does the request do the following? Yes/No

1. Promote the public health, safety, convenience and general welfare;
2. Encourage planned and orderly land use development;
3. Protect property values and the property tax base;
4. Permit the careful planning and efficient maintenance of highway systems;
5. Ensure adequate highway, utility, health, educational and recreational facilities;
6. Recognize the needs of agriculture, forestry, industry and business in future growth
7. Encourage uses of land and other natural resources which are in accordance with their character and adaptability;
8. Provide adequate light and air, including access to sunlight for solar collectors and to wind for wind energy systems;
9. Encourage the protection of groundwater resources;
10. Preserve wetlands;
11. Conserve soil, water and forest resources;
12. Protect the beauty and amenities of landscape and man-made developments;
13. Provide healthy surroundings for family life;
14. Promote the efficient and economical use of public funds.



Conditional Use Public Hearing Application



SAWYER COUNTY
ZONING ADMINISTRATION

Trudianne E. Temple

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:

Trudianne E. Temple Trust date 12/1/97
14443 W. Court Oreilles Lake Dr.
Hayward WI 54843

Phone: 715-558-8439

Email: hene@trudianne.com

Property description including Parcel Number:

PET GORT LOT 3, LOT 2 CSM 30/242-# 7611. PARCEL# 002-840-31-5327,
TAX ID# 40334; 1.18 ACRES; ZONED PR-1;

Permit desired for:

Per section 17.2(B)(7) for professional offices and studios. I will be teaching art classes in and around Hayward and would like to be able to sell my class samples as well as art pieces I make to promote the classes. The area dedicated to a studio is less than 5% of the home's living space. There will be no signage, no employees, no additional parking required, and no students or customers coming to my studio. I will only teach classes off site.

Trudianne E. Temple, trustee
Trudianne E. Temple

Owner Print & Sign

Owner Print & Sign

Signature of property owner(s) required. The undersigned person(s) hereby give permission for access to the property for inspection by Municipal Officials, Sawyer County Zoning Staff and Sawyer County Zoning Committee members if needed.

Name, Address, Phone & Email of Agent or Buyer:

Fee: \$350.00

Date of Public Hearing: Feb. 16, 2024

Gravel Pit renewal \$300.00

Rev January 2023

Real Estate Sawyer County Property Listing

Today's Date: 11/29/2023

Property Status: Current

Created On: 6/3/2009 11:30:03 AM

 Description Updated: 11/5/2018

Tax ID: 40334
PIN: 57-002-2-40-08-31-5 05-003-000270
Legacy PIN: 002840315327
Map ID: :3.27
Municipality: (002) TOWN OF BASS LAKE
STR: S31 T40N R08W
Description: PRT GOVT LOT 3, LOT 2 CSM 30/262 #7611
Recorded Acres: 1.180
Lottery Claims: 1
First Dollar: Yes
Waterbody: Lac Courte Oreilles
Zoning: (RR1) Residential/Recreational One
ESN: 447

 Tax Districts Updated: 6/3/2009

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

 Recorded Documents Updated: 8/19/2010

WARRANTY DEED
 Date Recorded: 5/30/2014 [390596](#)
COVENANTS
 Date Recorded: 10/7/2014 [392632](#)
WARRANTY DEED
 Date Recorded: 11/28/1983 [189476](#) 357/351
WARRANTY DEED
 Date Recorded: 5/22/1979 [16981](#) 306/470

HISTORY [Expand All History](#) White=Current Parcels Pink=Retired Parcels

Tax ID: 2457 **PIN:** 57-002-2-40-08-31-5 05-004-000040 **Leg. Pin:** 002840315404 **Map ID:** :4.4
Tax ID: 2441 **PIN:** 57-002-2-40-08-31-5 05-003-000130 **Leg. Pin:** 002840315313 **Map ID:** :3.12
 40334 This Parcel  Parents  Children

 Ownership Updated: 11/5/2018

TRUDIANNE ELISE TEMPLE TRUST HAYWARD WI

Billing Address: **Mailing Address:**
TRUDIANNE ELISE TEMPLE TRUST **TRUDIANNE ELISE TEMPLE TRUST**
 14443W COURT OREILLES LAKE 14443W COURT OREILLES LAKE
 DR DR
 HAYWARD WI 54843 HAYWARD WI 54843

 **Site Address** * indicates Private Road
 14443W COURT OREILLES LAKE DR HAYWARD 54843

 Property Assessment Updated: 5/31/2022

2023 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.180	307,800	263,600

2-Year Comparison

	2022	2023	Change
Land:	307,800	307,800	0.0%
Improved:	263,600	263,600	0.0%
Total:	571,400	571,400	0.0%

 Property History

Parent Properties Tax ID
[57-002-2-40-08-31-5 05-003-000130](#) [2441](#)
[57-002-2-40-08-31-5 05-004-000040](#) [2457](#)







Proposed Ordinance Amendment for Multi-Dwelling Development (Version 5.4)

Sawyer County Zoning Ordinance

SECTION 2.0 DEFINITIONS

(22 added) CONDOMINIUM PLAT: A plat recorded in the Sawyer County Register of Deeds Office pursuant to Wis. Stat. § 703.11 or as required pursuant to Wis. Stat. § 703.365(4), as each may be amended.

(30 renumbered) DWELLING: A building designed or used exclusively as the living quarters for one or more families, including a manufactured home which meets the dimensional requirements as originally designed.

(31 renumbered) DWELLING, MULTI-FAMILY: Two or more Dwelling Units on one Lot but which may have joint services and/or facilities.

(32 renumbered) DWELLING, SINGLE FAMILY: A Dwelling Unit designed as a residence for one Family.

(33 renumbered) DWELLING, TWO-FAMILY: One Building that contains two Dwelling Units with independent cooking and bathroom facilities. For example, a duplex is a Dwelling Unit, Two-Family.

(34 renumbered) DWELLING UNIT: A Building or portion thereof with rooms arranged, designed, used or intended to be used for one Family, including guesthouses with kitchen and bathroom facilities, 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.

(58 renumbered) 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.

(72 renumbered) MULTI-DWELLING DEVELOPMENT: A Development, regardless of form of ownership consisting of two or more Dwelling Units, including a Condominium, Resort, hotel, motel or other Dwelling intended for residential or long or short-term rental uses, all of which are to be located on the same Lot or Condominium Plat.

(86 renumbered) RESORT: A for-profit business that provides rental to the public of more than 1 (one) DWELLING UNIT contained in one or more permanent Buildings used primarily for recreational use located on the same Lot or Condominium Plat.

8.21 Application. Applications for a Conditional Use permit shall be made to the County Zoning Administrator who shall refer the complete application within 60 days to the County Zoning Committee. In addition to the information required under Section 9.2 for a land use permit, the County Zoning Committee may require the applicant to submit other pertinent data and information necessary to properly evaluate the request. The application for the Conditional Use permit shall be signed by the owner of the property, or by the Condominium Association President if the Conditional Use Permit is for a Multi-Dwelling Development. An application for Conditional Use permit for a Multi-Dwelling Development in the RR-1 and RR-2 zone districts must be signed by the owner of the property, and the condominium association's legal representative if the Conditional Use permit is to be issued to the Condominium association, or the Resort manager, if the Conditional Use permit is to be issued to the Resort.

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) Dwelling, Single Family and Dwelling, Two-Family.

Note: Each Dwelling Unit must meet the dimensional requirements pursuant to Section 18.0 of the Sawyer County Zoning Ordinance

B) Uses Authorized by Conditional Use

- 1) Dwelling, Multi-Family.

Note: Each Dwelling Unit must meet the dimensional requirements pursuant to Section 18.0 of the Sawyer County Zoning Ordinance

17.2 RR-1: Residential/Recreational One District

A) Permitted Uses

- 1) Dwelling, Single Family and Dwelling, Two-Family in non-Shoreland.

Note: Each Dwelling Unit must meet the dimensional requirements pursuant to Section 18.0 of the Sawyer County Zoning Ordinance

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 are of the same general character or clearly incidental to a use authorized by Conditional Use. Each Dwelling Unit contained in the Multi-Dwelling Development must meet the minimum dimensional requirements contained in Sec 18.0

17.2(B)(15)(a). A Conditional Use permit is not required for a conversion of an existing Multi-Dwelling Development to a different form of ownership (i.e., to condominium ownership) unless the number of Dwelling units will increase.

17.2(B)(15)(b). A Conditional Use permit is required for Resort and use is only allowed in Shoreland when an existing legal non-conforming Multi-Dwelling Development exists.

A Conditional Use permit is not required for a legal non-conforming Resort or Multi-Dwelling Development existing at the time of adoption or amendment of this Ordinance, and such use may be continued although the use does not conform with the provisions of this Ordinance. Any addition of new Dwelling Units to a legal non-conforming Resort or Multi-Dwelling Development shall require a Conditional Use permit.

Note: Use of a Multi-Dwelling Development is allowed in Shoreland and non-Shoreland if it is an existing, legal non-conforming use at the time of adoption or amendment of this Ordinance, and such use may be continued although the use does not conform with the provisions of this Ordinance. See Sec. 3.4 and Sec. 11.0 -11.5 of the Sawyer County Shoreland-Wetland Protection Ordinance, as it may be amended.

21) Resorts

17.3 RR-2: Residential/Recreational Two District

A) Permitted Uses

1) Dwelling, Single Family and Dwelling, Two-Family.

Note: Each Dwelling Unit must meet the dimensional requirements pursuant to Section 18.0 of the Sawyer County Zoning Ordinance

B) Uses Authorized by Conditional Use

16) MULTI-DWELLING DEVELOPMENT or other similar development which in the opinion of the County Zoning Committee are of the same general character or clearly incidental to a use authorized by Conditional Use. Each Dwelling Unit contained in the Multi-Dwelling Development must meet the minimum Lot Dimensional Requirements contained in Sec 18.0

17.3(B)(16)(a) A Conditional Use permit is not required for a conversion of an existing Multi-Dwelling Development to a different form of ownership (i.e., to condominium ownership) unless the number of Dwelling Units will increase.

17.2(B)(15)(b). A Conditional Use permit is required for Resort and use is only allowed in Shoreland when an existing legal non-conforming Multi-Dwelling Development exists.

A Conditional Use permit is not required for a legal non-conforming Resort or Multi-Dwelling Development existing at the time of adoption or amendment of this Ordinance, and such use may be continued although the use does not conform with the provisions of this Ordinance. Any addition of new Dwelling Units to a legal non-conforming Resort or Multi-Dwelling Development shall require a Conditional Use permit.

Note: Use of a Multi-Dwelling Development is allowed in Shoreland and non-Shoreland if it is an existing, legal non-conforming use at the time of adoption or amendment of this Ordinance, and such use may be continued although the use does not conform with the provisions of this Ordinance. See Sec. 3.4 and Sec. 11.0 -11.5 of the Sawyer County Shoreland-Wetland Protection Ordinance, as it may be amended.

22) Resorts

Sawyer County Shoreland-Wetland Protection Ordinance

Section 3.4 PROHIBITED USES.

3.41 (Renumber introductory paragraph)

3.42 Dwelling, Multi-Family.

3.43 Dwelling, Two-Family.

3.44 Multi-Dwelling Development unless existing Dwelling Units are existing non-conforming.

Note: A use referenced above that is an existing, legal non-conforming use at the time of adoption or amendment of this Ordinance may be continued although the use does not conform with the provisions of this Ordinance. The provisions of Section 11 relating to non-conforming uses apply.

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) Dwelling Unit is allowed per legal lot.

Section 16.02. (Add the following):

Condominium Plat: A plat recorded in the Sawyer County Register of Deeds Office pursuant to Wis. Stat. § 703.11 or as required pursuant to Wis. Stat. § 703.365(4), as each may be amended.

Dwelling: A building designed or used exclusively as the living quarters for one or more families, including a manufactured home which meets the dimensional requirements as originally designed.

Dwelling, Multi-Family. Two or more Dwelling Units on one Lot but which may have joint services and/or facilities. See Section 3.4 PROHIBITED USES

Dwelling, Single Family. A Dwelling Unit designed as a residence for one Family.

Dwelling, Two-Family: One building that contains two dwelling units with independent cooking and bathroom facilities. For example, a duplex is a Dwelling, Two-Family. See Section 3.4 PROHIBITED USES

Dwelling Unit: A building or portion thereof with rooms arranged, designed, used or intended to be used for one family, including guesthouses with kitchen and bathroom facilities, accessory structures with a habitable living area are considered to be Dwelling Units.

Multi-Dwelling Development: A development, regardless of form of ownership consisting of two or more Dwelling Units, including a Condominium, Resort, hotel, motel or other Dwelling intended for residential or long or short-term rental uses, all of which are to be located on the same lot or Condominium Plat. See Section 3.4 PROHIBITED USES

(Renumber remaining subsections in Section 16.02(11)-(35).)

Proposed Ordinance Amendment for Multi-Dwelling Development (Version 5.34)

Sawyer County Zoning Ordinance

SECTION 2.0 DEFINITIONS

~~(29~~

~~(22 added)~~ **CONDOMINIUM PLAT:** A plat recorded in the Sawyer County Register of Deeds Office pursuant to Wis. Stat. § 703.11 or as required pursuant to Wis. Stat. § 703.365(4), as each may be amended.

~~(30 renumbered)~~ **DWELLING:** A building designed or used exclusively as the living quarters for one or more families, including a manufactured home which meets the dimensional requirements as originally designed.

~~(30)~~ ~~(31 renumbered)~~ **DWELLING, MULTI-FAMILY:** Two or more Dwelling Units on one Lot but which may have joint services and/or facilities.

~~(34)~~ ~~(32 renumbered)~~ **DWELLING, SINGLE FAMILY:** A Dwelling Unit designed as a residence for one Family.

~~(32)~~ ~~(33 renumbered)~~ **DWELLING, TWO-FAMILY:** One Building that contains two Dwelling Units with independent cooking and bathroom facilities. For example, a duplex is a Dwelling Unit, Two-Family.

~~(33)~~ ~~(34 renumbered)~~ **DWELLING UNIT:** A Building or portion thereof with rooms arranged, designed, used or intended to be used for one Family, including guesthouses with kitchen and bathroom facilities, 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.

~~(57)~~ ~~(58 renumbered)~~ **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.

~~(74)~~ ~~(72 renumbered)~~ **MULTI-DWELLING DEVELOPMENT:** A Development, regardless of form of ownership consisting of two or more Dwelling Units, including a Condominium, Resort, hotel, motel or other Dwelling intended for residential or long or short-term rental uses, all of which are to be located on the same Lot or Condominium Plat.

~~(85)~~ ~~(86 renumbered)~~ **RESORT:** A for-profit business that provides rental to the public of more than 1 (one) DWELLING UNIT contained in one or more permanent Buildings used primarily for recreational use. located on the same Lot or Condominium Plat.

8.21 Application. Applications for a Conditional Use permit shall be made to the County Zoning Administrator who shall refer the complete application within 60 days to the County Zoning Committee. In addition to the information required under Section 9.2 for a land use permit, the County Zoning Committee may require the applicant to submit other pertinent data and information necessary to properly evaluate the request. The application for the Conditional Use permit shall be signed by the owner of the property, or by the Condominium Association President if the Conditional Use Permit is for a Multi-Dwelling Development. An application for Conditional Use permit for a Multi-Dwelling Development in the RR-1 and RR-2 zone districts must be signed by the owner of the property, and the condominium association's legal representative if the Conditional Use permit is to be issued to the Condominium association, or the Resort manager, if the Conditional Use permit is to be issued to the Resort.

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) Dwelling, Single Family and Dwelling, Two-Family.

Note: Each Dwelling Unit must meet the dimensional requirements pursuant to Section 18.0 of the Sawyer County Zoning Ordinance

B) Uses Authorized by Conditional Use

- 1) Dwelling, Multi-Family.

Note: Each Dwelling Unit must meet the dimensional requirements pursuant to Section 18.0 of the Sawyer County Zoning Ordinance

17.2 RR-1: Residential/Recreational One District

A) Permitted Uses

- 1) Dwelling, Single Family and Dwelling, Two-Family in non-Shoreland.

Note: Each Dwelling Unit must meet the dimensional requirements pursuant to Section 18.0 of the Sawyer County Zoning Ordinance

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 are of the same general character or clearly incidental to a use authorized by Conditional Use. Each Dwelling Unit contained in the Multi-Dwelling Development must meet the minimum ~~Dimensional Requirements~~dimensional requirements contained in Sec 18.0

17.2-~~((B)(15))(a-)~~. A ~~conditional use~~Conditional Use permit is not required for a conversion of an existing Multi-Dwelling Development to a different form of ownership (i.e., to condominium ownership_) unless the number of Dwelling ~~Units~~units will increase.

Note: The number 17.2(B)(15)(b). A Conditional Use permit is required for Resort and use is only allowed in Shoreland when an existing legal non-conforming Multi-Dwelling Development exists.

A Conditional Use permit is not required for a legal non-conforming Resort or Multi-Dwelling Development existing at the time of dwelling units adoption or amendment of this Ordinance, and such use may not be increased in Shorelands pursuant continued although the use does not conform with the provisions of this Ordinance. Any addition of new Dwelling Units to Section 3.4a legal non-conforming Resort or Multi-Dwelling Development shall require a Conditional Use permit.

Note: Use of a Multi-Dwelling Development is allowed in Shoreland and non-Shoreland if it is an existing, legal non-conforming use at the time of adoption or amendment of this Ordinance, and such use may be continued although the use does not conform with the provisions of this Ordinance. See Sec. 3.4 and Sec. 11.0 -11.5 of the Sawyer County Shoreland-Wetland Protection Ordinance-, as it may be amended.

21) Resorts

17.3 RR-2: Residential/Recreational Two District

A) Permitted Uses

1) Dwelling, Single Family and Dwelling, Two-Family.

Note: Each Dwelling Unit must meet the dimensional requirements pursuant to Section 18.0 of the Sawyer County Zoning Ordinance

B) Uses Authorized by Conditional Use

16) MULTI-DWELLING DEVELOPMENT or other similar development which in the opinion of the County Zoning Committee are of the same general character or clearly incidental to a use authorized by Conditional Use. Each Dwelling Unit contained in the

Multi-Dwelling Development must meet the minimum Lot Dimensional Requirements contained in Sec 18.0

17.3. ~~((B)(16))~~(a-) A ~~conditional use~~Conditional Use permit is not required for a conversion of an existing Multi-Dwelling ~~Developments~~Development to a different form of ownership (i.e., to condominium ownership) unless the number of Dwelling Units will increase.

Note: The number 17.2(B)(15)(b). A Conditional Use permit is required for Resort and use is only allowed in Shoreland when an existing legal non-conforming Multi-Dwelling Development exists.

A Conditional Use permit is not required for a legal non-conforming Resort or Multi-Dwelling Development existing at the time of dwelling units adoption or amendment of this Ordinance, and such use may not be increased in Shorelands Pursuant continued although the use does not conform with the provisions of this Ordinance. Any addition of new Dwelling Units to Section 3.4a legal non-conforming Resort or Multi-Dwelling Development shall require a Conditional Use permit.

Note: Use of a Multi-Dwelling Development is allowed in Shoreland and non-Shoreland if it is an existing, legal non-conforming use at the time of adoption or amendment of this Ordinance, and such use may be continued although the use does not conform with the provisions of this Ordinance. See Sec. 3.4 and Sec. 11.0 -11.5 of the Sawyer County Shoreland-Wetland Protection Ordinance, as it may be amended.

22) Resorts

Sawyer County Shoreland-Wetland Protection Ordinance

Section 3.4 PROHIBITED USES.

3.41 (Renumber introductory paragraph)

3.42 Dwelling, Multi-Family.

3.43 Dwelling, Two-Family.

3.44 Multi-Dwelling Development unless existing Dwelling Units are existing non-conforming.

Note: A use referenced above that is an existing, legal non-conforming use at the time of adoption or amendment of this Ordinance may be continued although the use does not conform with the provisions of this Ordinance. The provisions of Section 11 relating to non-conforming uses apply.

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) Dwelling Unit is allowed per legal lot.

Section 16.02. (Add the following):

Condominium Plat: A plat recorded in the Sawyer County Register of Deeds Office pursuant to Wis. Stat. § 703.11 or as required pursuant to Wis. Stat. § 703.365(4), as each may be amended.

Dwelling: A building designed or used exclusively as the living quarters for one or more families, including a manufactured home which meets the dimensional requirements as originally designed.

Dwelling, Multi-Family. Two or more Dwelling Units on one Lot but which may have joint services and/or facilities. See Section 3.4 PROHIBITED USES

Dwelling, Single Family. A Dwelling Unit designed as a residence for one Family.

Dwelling, Two-Family: One building that contains two dwelling units with independent cooking and bathroom facilities. For example, a duplex is a Dwelling, Two-Family. See Section 3.4 PROHIBITED USES

Dwelling Unit: A building or portion thereof with rooms arranged, designed, used or intended to be used for one family, including guesthouses with kitchen and bathroom facilities, accessory structures with a habitable living area are considered to be Dwelling Units.

Multi-Dwelling Development: A development, regardless of form of ownership consisting of two or more Dwelling Units, including a Condominium, Resort, hotel, motel or other Dwelling intended for residential or long or short-term rental uses, all of which are to be located on the same lot or Condominium Plat. See Section 3.4 PROHIBITED USES

(Renumber remaining subsections in Section 16.02(11)-(35).)

Proposed Ordinance Amendment for Multi-Dwelling Development
(Version 5.4 redline comparison to current Zoning Ordinance)

Sawyer County Zoning Ordinance

SECTION 2.0 DEFINITIONS

(22 added) CONDOMINIUM PLAT: A plat recorded in the Sawyer County Register of Deeds Office pursuant to Wis. Stat. § 703.11 or as required pursuant to Wis. Stat. § 703.365(4), as each may be amended.

(30 renumbered) DWELLING: A building designed or used exclusively as the living quarters for one or more families, including a manufactured ~~home~~home which ~~meet~~meets the dimensional requirements as originally designed.

(30/31 renumbered) DWELLING, MULTI-FAMILY: A dwelling or group of dwellings on one plot containing separate living quarters for threeTwo or more familiesDwelling Units on one Lot but which may have joint services and/or facilities.

(31/32 renumbered) DWELLING, SINGLE FAMILY: A Dwelling Unit designed as a residence for one Family.

(33 renumbered) DWELLING, TWO-FAMILY: One Building that contains two Dwelling Units with independent cooking and bathroom facilities. For example, a duplex is a Dwelling Unit, Two-Family.

(34 renumbered) DWELLING UNIT: A ~~building~~Building or portion thereof with rooms arranged, designed, used or intended to be used for one family. ~~Guesthouses~~Family, including ~~guesthouses~~ with kitchen and bathroom facilities; and any, accessory structures with a HABITABLE LIVING AREA are considered to be dwelling unitsDWELLING UNITS. Houseboats and watercraft on land shall not be used as DWELLINGS or DWELLING UNITS. Only one dwelling unit is allowed per Lot.

(57/58 renumbered) LOT: A parcel of land occupied or capable of being occupied by one Building or one or more Dwelling UnitUnits and the Accessory BuildingsStructures or ~~uses~~Uses customarily incidental to ~~it~~them, including such open spaces as are required by this ~~ordinance~~Ordinance.

(74/72 renumbered) MULTI-DWELLING DEVELOPMENT: A Development, regardless of form of ownership consisting of ~~three~~two or more DWELLING UNITS, ~~condominium, resort~~Dwelling Units, including a Condominium, Resort, hotel or, motel

~~units~~ or other ~~units/structures~~Dwelling intended for residential or long or short-term rental uses, all of which are to be located on the same ~~LOT~~Lot or Condominium Plat.

(85(86 renumbered) 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 that~~ provides rental to the public of more than 1 (one) DWELLING UNITSUNIT contained in one or more permanent ~~buildings~~Buildings used primarily for recreational use located on the same Lot or Condominium Plat.

8.21 Application. Applications for a ~~conditional use~~Conditional Use permit shall be made to the County

Zoning Administrator who shall refer the complete application within 60 days to the County Zoning Committee. In addition to the information required under Section 9.2 for a land use permit, the County Zoning Committee may require the applicant to submit other pertinent data and information necessary to properly evaluate the request. The application for the Conditional Use permit shall be signed by the owner of the property, or by the Condominium Association President if the Conditional Use Permit is for a Multi-Dwelling Development. An application for Conditional Use permit for a Multi-Dwelling Development in the RR-1 and RR-2 zone districts must be signed by the owner of the property, and the condominium association's legal representative if the Conditional Use permit is to be issued to the Condominium association, or the Resort manager, if the Conditional Use permit is to be issued to the Resort.

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~~Dwelling, Single Family and ~~two-family year-round dwellings~~Dwelling, Two-Family.

Note: Each Dwelling Unit must meet the dimensional requirements pursuant to Section 18.0 of the Sawyer County Zoning Ordinance

B) Uses Authorized by Conditional Use

17.1(B)(4)) Dwelling. Multi-family (3 or more) dwelling unitsFamily.

Note: Each Dwelling Unit must meet the dimensional requirements pursuant to Section 18.0 of the Sawyer County Zoning Ordinance

17.2 RR-1: Residential/Recreational One District

A) Permitted Uses

1) Dwelling, Single Family and Dwelling, Two-Family in non-Shoreland.

Note: Each Dwelling Unit must meet the dimensional requirements pursuant to Section 18.0 of the Sawyer County Zoning Ordinance

B) Uses Authorized by Conditional Use

17.2(B)(15) MULTI-DWELLING DEVELOPMENT (i.e. ~~new~~ condominium, hotel, motel or resort, or or other similar development which is in the opinion of the County Zoning Committee are of the same general scale and character). (Does not include the or clearly incidental to a use authorized by Conditional Use. Each Dwelling Unit contained in the Multi-Dwelling Development must meet the minimum dimensional requirements contained in Sec 18.0

17.2(B)(15)(a). A Conditional Use permit is not required for a conversion of an existing properties to a condominiumMulti-Dwelling Development to a different form of ownership, existing resorts, motels, hotels or any other existing multi dwelling development (i.e., to condominium ownership) unless more rental/dwellingthe number of Dwelling units are being proposed by platwill increase.

17.2(B)(15)(b). A Conditional Use permit is required for Resort and use is only allowed in Shoreland when an existing legal non-conforming Multi-Dwelling Development exists.

A Conditional Use permit is not required for a legal non-conforming Resort or Multi-Dwelling Development existing at the time of adoption or other means that wouldamendment of this Ordinance, and such use may be in-continued although the use does not conform with the provisions of this Ordinance. Any addition to the of new Dwelling Units to a legal non-conforming Resort or Multi-Dwelling Development shall require a Conditional Use permit.

Note: Use of a Multi-Dwelling Development is allowed in Shoreland and non-Shoreland if it is an existing rental/dwelling units.), legal non-conforming use at the time of adoption or amendment of this Ordinance, and such use may be continued although the use does not conform with the provisions of this Ordinance. See Sec. 3.4 and Sec. 11.0 -11.5 of the Sawyer County Shoreland-Wetland Protection Ordinance, as it may be amended.

21) Resorts

17.3 RR-2: Residential/Recreational Two District

A) Permitted Uses

1) Dwelling, Single Family and Dwelling, Two-Family.

Note: Each Dwelling Unit must meet the dimensional requirements pursuant to Section 18.0 of the Sawyer County Zoning Ordinance

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. Does not include conversions of or clearly incidental to a use authorized by Conditional Use. Each Dwelling Unit contained in the Multi-Dwelling Development must meet the minimum Lot Dimensional Requirements contained in Sec 18.0

17.3(B)(16)(a) A Conditional Use permit is not required for a conversion of an existing propertiesMulti-Dwelling Development 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 thethe number of Dwelling Units will increase.

17.2(B)(15)(b). A Conditional Use permit is required for Resort and use is only allowed in Shoreland when an existing rental/DWELLING UNITS. Doeslegal non-conforming Multi-Dwelling Development exists.

A Conditional Use permit is not includerequired for a legal non-conforming Resort or Multi-Dwelling Development existing MULTI-DWELLING DEVELOPMENTS unless creating additional DWELLING UNITS.at the time of adoption or amendment of this Ordinance, and such use may be continued although the use does not conform with the provisions of this Ordinance. Any addition of new Dwelling Units to a legal non-conforming Resort or Multi-Dwelling Development shall require a Conditional Use permit.

Sawyer County Shoreland-Wetland Protection Ordinance

Note: Use of a Multi-Dwelling Development is allowed in Shoreland and non-Shoreland if it is an existing, legal non-conforming use at the time of adoption or amendment of this Ordinance, and such use may be continued although the use does not conform with the provisions of this Ordinance. See Sec. 3.4 and Sec. 11.0 -11.5 of the Sawyer County Shoreland-Wetland Protection Ordinance, as it may be amended.

22) Resorts

Sawyer County Shoreland-Wetland Protection Ordinance

Section 3.4 PROHIBITED USES.

3.41 (Renumber introductory paragraph)

3.42 Dwelling, Multi-Family.

3.43 Dwelling, Two-Family.

3.44 Multi-Dwelling Development unless existing Dwelling Units are existing non-conforming.

Note: A use referenced above that is an existing, legal non-conforming use at the time of adoption or amendment of this Ordinance may be continued although the use does not conform with the provisions of this Ordinance. The provisions of Section 11 relating to non-conforming uses apply.

Section 5.1 (1)

The construction of new ~~dwelling~~Dwellings or replacement ~~dwelling~~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~~Dwelling Unit is allowed per legal lot.

Section 16.02. (Add the following):

Condominium Plat: A plat recorded in the Sawyer County Register of Deeds Office pursuant to Wis. Stat. § 703.11 or as required pursuant to Wis. Stat. § 703.365(4), as each may be amended.

Dwelling: A building designed or used exclusively as the living quarters for one or more families, including a manufactured home which meets the dimensional requirements as originally designed.

Dwelling, Multi-Family. Two or more Dwelling Units on one Lot but which may have joint services and/or facilities. See Section 3.4 PROHIBITED USES

Dwelling, Single Family. A Dwelling Unit designed as a residence for one Family.

Dwelling, Two-Family: One building that contains two dwelling units with independent cooking and bathroom facilities. For example, a duplex is a Dwelling, Two-Family. See Section 3.4 PROHIBITED USES

Dwelling Unit: A building or portion thereof with rooms arranged, designed, used or intended to be used for one family, including guesthouses with kitchen and bathroom facilities, accessory structures with a habitable living area are considered to be Dwelling Units.

Multi-Dwelling Development: A development, regardless of form of ownership consisting of two or more Dwelling Units, including a Condominium, Resort, hotel, motel or other Dwelling intended for residential or long or short-term rental uses, all of which

are to be located on the same lot or Condominium Plat. See Section 3.4 PROHIBITED
USES

(Renumber remaining subsections in Section 16.02(11)-(35).)