Sawyer County

Agenda

Zoning Committee Meeting

Friday, March 15, 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 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

5 - 6 c. State of Committee and Hearing Procedure & Statement of Hearing Procedure
Statement of Comm. Hearing Procedure & Hearing Notice

7 - 9 d. Approval of Previous Meeting Minutes
2-16-2024 ZC 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 - 18 a. A Public Hearing in the Town of Hayward. RZN #24-003. Owner: Kenneth & Janelle Disher. Part of the NW ¼ of the NW ¼; S36, T41N,

R09W; Parcel #010-941-36-2201; Tax ID #13400; Zoned Forestry One (F-1); 40 total acres. Purpose of request is to rezone the 40 total acres from Forestry One (F-1) to Residential One (R-1) with intended subdivision and residential build.
RZN 24-003, Kenneth & Janelle Disher pkt.

b. Discussion/Action in the Town of Hayward. RZN #24-003. Owner: Kenneth & Janelle Disher. Part of the NW ¼ of the NW ¼; S36, T41N, R09W; Parcel #010-941-36-2201; Tax ID #13400; Zoned Forestry One (F-1); 40 total acres. Purpose of request is to rezone the 40 total acres from Forestry One (F-1) to Residential One (R-1) with intended subdivision and residential build.

19 - 28 c. A Public Hearing in the Town of Draper. RZN #24-004. Owner: Jeffery Hunt & Diane Korzinek. Village of Loretta, Lots 14 & 15 & 13, all in Block 3; S03, T39N, R04W; Parcel #006-146-03-1400 & 006-146-03-1300;Tax ID #5746 & #5745; both zoned Residential One (R-1); 1.308 total acres. Purpose of request is to rezone the 1.308 total acres from Residential One (R-1) to Commercial One (C-1) to create an auto repair shop. As per section 17.6 C-1: Commercial One, (A) (10) a permitted use in the Sawyer County Zoning Ordinance.
RZN #24-004, Jeffrey Hunt pkt

d. Discussion/Action in the Town of Draper. RZN #24-004. Owner: Jeffery Hunt & Diane Korzinek. Village of Loretta, Lots 14 & 15 & 13, all in Block 3; S03, T39N, R04W; Parcel #006-146-03-1400 & 006-146-03-1300;Tax ID #5746 & #5745; both zoned Residential One (R-1); 1.308 total acres. Purpose of request is to rezone the 1.308 total acres from Residential One (R-1) to Commercial One (C-1) to create an auto repair shop. As per section 17.6 C-1: Commercial One, (A) (10) a permitted use in the Sawyer County Zoning Ordinance.

4. CONDITIONAL USE APPLICATIONS

29 - 53 a. A Public Hearing in the Town of Hayward. CUP #24-007. Owner: Hayward Demo LLC & Select Land Holdings LLC. 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 desired for early renewal for a non-metallic mineral extraction operation including rock crusher. Early renewal requested as there is a change of owner/operator and change in plan of operation. The CUP was originally approved at public

hearing on May 18, 2011.
CUP #24-007, Hayward Demo LLC - Darryl Mast pkt

b. Discussion/Action in the Town of Hayward. CUP #24-007. Owner: Hayward Demo LLC & Select Land Holdings LLC. 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 desired for early renewal for a non-metallic mineral extraction operation including rock crusher. Early renewal requested as there is a change of owner/operator and change in plan of operation. The CUP was originally approved at public hearing on May 18, 2011.

5. PROPOSED ORDINANCE AMENDMENT

54 - 72

a. A Public Hearing for Sawyer County Zoning Ordinance Amendment to Section 2.0-Defintions, Section 8.2-Procedure, Section 17.0-Zone Districts, and Sawyer County Shoreland-Wetland Protection Ordinance Section 3.4-Prohibited Used, Section 5.1-Minimum Lot Size Purpose, and Section 16.0-Definitions. The proposed amendments are in reference to Multi-Dwelling Development. The proposed ordinance amendment changes can be found on the Sawyer County Zoning & Conservation Website. Discussion/Possible Action to Send to County Board of Supervisors.
Proposed Ordinance Amendment V 5.4 Multi-Dwelling Dev
Multi-Dwelling Development reldline comparison from current zoning ordinance to V5.4
Multi-Dwelling Development Ordinance Amendment Resolution

6. PRELIMINARY PLAT REVIEW

a. **(Owner Requests Postponement of Preliminary Plat Review Pending Additional Conversations With Towns for Public Vs. Private Roads - Date TBD)** A Public Hearing for Preliminary County Subdivision Plat Review. Owner: Jeremy Hill. Subdivision called "The Preserve" in the Town of Round Lake and the Town of Hayward. This requires Zoning Committee acceptance, conditional acceptance or rejection. (Discussion/Action).

7. NEW BUSINESS

a. Any new business that may come before the Committee for discussion.

8. 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
February 16, 2023

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 8:30am in the Sawyer County Courthouse, 10610 Main St. Hayward, Wisconsin. Roll was called finding present: Buckholtz, Hessel, Shuman, Wilson and Righeimer. From the Zoning Office Kozlowski and Marks. Corporation Counsel, Rebecca Roeker.

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.

d) Approval of January 19, 2024 minutes and February 7, 2024 Special meeting minutes. Motion to approve by Hessel, second by Righeimer. All in favor.

e) Public Comment. None

REZONE APPLICATIONS
a) A Public Hearing 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. Kozlowski reads the application, staff report, Town opinion. One neighbor opinion returned in objection was emailed to Committee members and all confirm that it was read. Motion to open the public hearing portion of the application by Suman, second by Wilson. All in favor. Tim Pulscamp agent speaks in favor of the application. No other comments. Motion to come out of the public hearing

portion of the application by Hessel, second by Shuman. All in favor. Kozlowski reads the Discussion/Action portion of the application. Discussion held with Committee, Kozlowski and Pulskamp. Motion to approve the application by Hessel with 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 Shuman. Roll call finds; Buckholtz – yes, Hessel – yes, Wilson – yes, Shuman – yes, and Righeimer - yes. All in favor.

CONDITIONAL USE APPLICATION

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. Kozlowski reads the application, staff report and Town opinion. No neighbor opinions returned. Motion by Righeimer to open the public hearing portion of the application, second by Wilson. All in favor. No comments. Motion by Shuman to close the public hearing portion of the application, 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 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: 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: Hessel – yes, Wilson – yes, Shuman – yes, Buckholtz – yes and Righeimer – yes. All in favor.

NEW BUSINESS

a) Ordinance Amendment for "multi-dwelling development" Kozlowski explain the changes, deleted information and new added information. Discussion held with Rebecca Roeker, corporation council, Kozlowski and Committee. Rebecca Roeker, Corporation Council speaks in favor of the amendment. Discussion held. Douglas Kurtzweil, Hayward, and Linda Zillmer, Edgewater property owner speak against sending to the Towns. Rebecca Roeker, Corporation Council speaks that the County has a legal right to change an Ordinance. Ben Kurtzweil, Hayward agrees with Roeker, but doesn't think the amendment is ready to send to the Towns yet. Discussion by Committee held. Kozlowski explains that the Zoning Committee should hear the Town decisions in March and it should move forward to the County Board all in April. Discussion held. Rebecca Roeker, Corporation Council explains that revision and changes clarify the Amendment changes but material does not change. Motion by Buckholtz to send to the Towns, second by Hessel. Roll call finds: Wilson – yes, Shuman – yes, Hessel – yes, Righeimer – yes and Buckholtz – yes. All in favor

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

ADJOURNMENT

Buckholtz adjourns meeting at 9:15am.

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

Rezone Request
STAFF REPORT

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

File: # RZN 24-003
Applicant:

Kenneth & Janelle Disher
10853 County Club Lane
Hayward, WI 54843

Property Location & Legal Description:
Town of Hayward. Part of the NW ¼ of the NW ¼; S36, T41N, R09W; Parcel #010-941-36-2201; Tax ID #13400; Zoned Forestry One (F-1); 40 total acres.

Request:
Purpose of request is to rezone the entire 40 total acres from Forestry One (F-1) to Residential One (R-1) with intended subdivision and residential build in the future. With approval of the rezone the applicant would potentially proceed with a certified survey map of this area or subdivision plat for additional lots. The shoreland/wetland overlay district is not subject to change as part of this request.

Summary of Request & Project History:

The applicant is requesting to rezone the above described 40 acres of F-1 to R-1. As the current property sits, with current zone districts, the parcel could still be divided into 4 separate 10 acre lots through certified survey map. In conversations with the owner, they are currently looking at dividing off a 2-acre parcel in the NW corner which would be the future homesite for their son. Per the F-1 zone district requirements it would need a minimum of 5 acres and a 300' width. Thus, the zone district change is being requested to R-1 for the smaller lot requirements. With approval of the rezone there are no additional future plans for further subdivision outside of the 2-acre piece but the request is still for the entire 40 acres as in the future additional lot splits may be proposed.

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 include R-1 and 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.

The current surrounding use is light residential and forestry with other R-1 zoned property immediately to the North and East. 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.

SAWYER COUNTY

RECEIVED
JAN 12 2024
SAWYER COUNTY
ZONING ADMINISTRATION

Rezone Application # 24-003

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: KENNETH C. DISHER JANELLE M. DISHER

Address: 10853 COUNTRY CLUB LANE
Phone: 715-577-0613 Email: DISHERKID@GMAIL.COM

Legacy PIN # 010-941-36-2201 Acreage: 40

Change from District F1 to R1

Property Description: T41N R09W SEC 36 NWNW
010
"15023W" CR B
TAX ID #13400

Purpose of Request: Rezone from F1 to R1 with intended Subdivision of a residential build

Kenneth C Disher Janelle M Disher 1/12/24
*Please Print & Sign (Property Owner)

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

Name, Address, Phone & Email of Agent:

Phone Email:

Office Information: Fee: $500.00 Date of Public Hearing 3-15-24
Rev. 1/2021

Real Estate Sawyer County Property Listing

Today's Date: 1/12/2024

Property Status: Current

Created On: 2/6/2007 7:55:23 AM

Description

Updated: 1/2/2004

Tax ID:	13400
PIN:	57-010-2-41-09-36-2 02-000-000010
Legacy PIN:	010941362201
Map ID:	.6.1
Municipality:	(010) TOWN OF HAYWARD
STR:	S36 T41N R09W
Description:	NWNW
Recorded Acres:	40.000
Lottery Claims:	0
First Dollar:	No
Zoning:	(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: 10/11/2021

WARRANTY DEED

Date Recorded: 9/6/1994 243866

Ownership

Updated: 2/6/2007

KENNETH C & JANELLE M DISHER HAYWARD WI

Billing Address:
KENNETH C & JANELLE M DISHER
10853 COUNTRY CLUB LN
HAYWARD WI 54843-6570

Mailing Address:
KENNETH C & JANELLE M DISHER
10853 COUNTRY CLUB LN
HAYWARD WI 54843-6570

Site Address

* indicates Private Road

15023W COUNTY HWY B HAYWARD 54843

Property Assessment

Updated: 11/9/2015

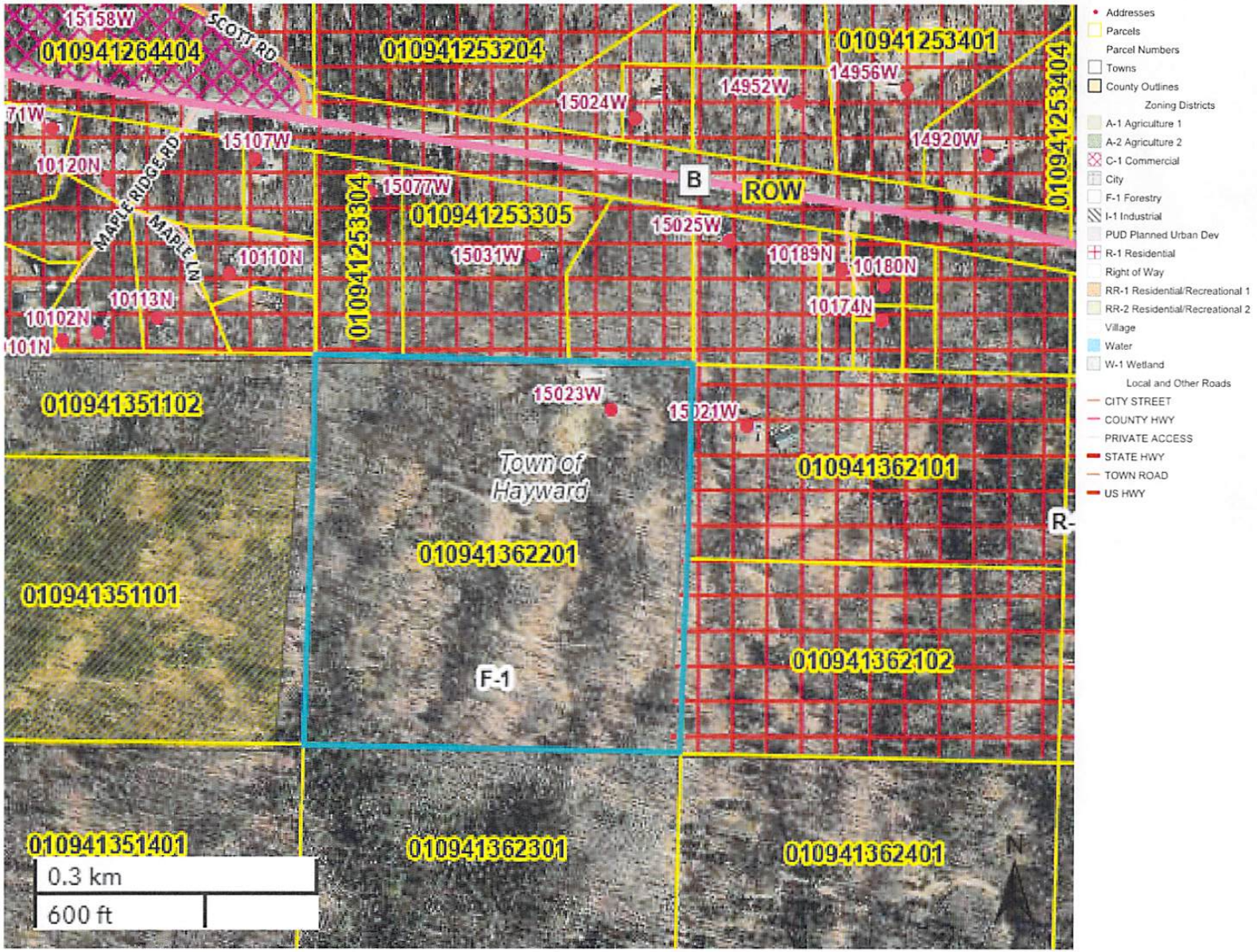
2023 Assessment Detail

Code	Acres	Land	Imp.
G6-PRODUCTIVE FOREST	40.000	68,000	0

2-Year Comparison	2022	2023	Change
Land:	68,000	68,000	0.0%
Improved:	0	0	0.0%
Total:	68,000	68,000	0.0%

Property History

N/A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Addresses
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County Outlines
Zoning Districts
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A-2 Agriculture 2
C-1 Commercial
City
F-1 Forestry
I-1 Industrial
PUD Planned Urban Dev
R-1 Residential
Right of Way
RR-1 Residential/Recreational 1
RR-2 Residential/Recreational 2
Village
Water
W-1 Wetland
Local and Other Roads
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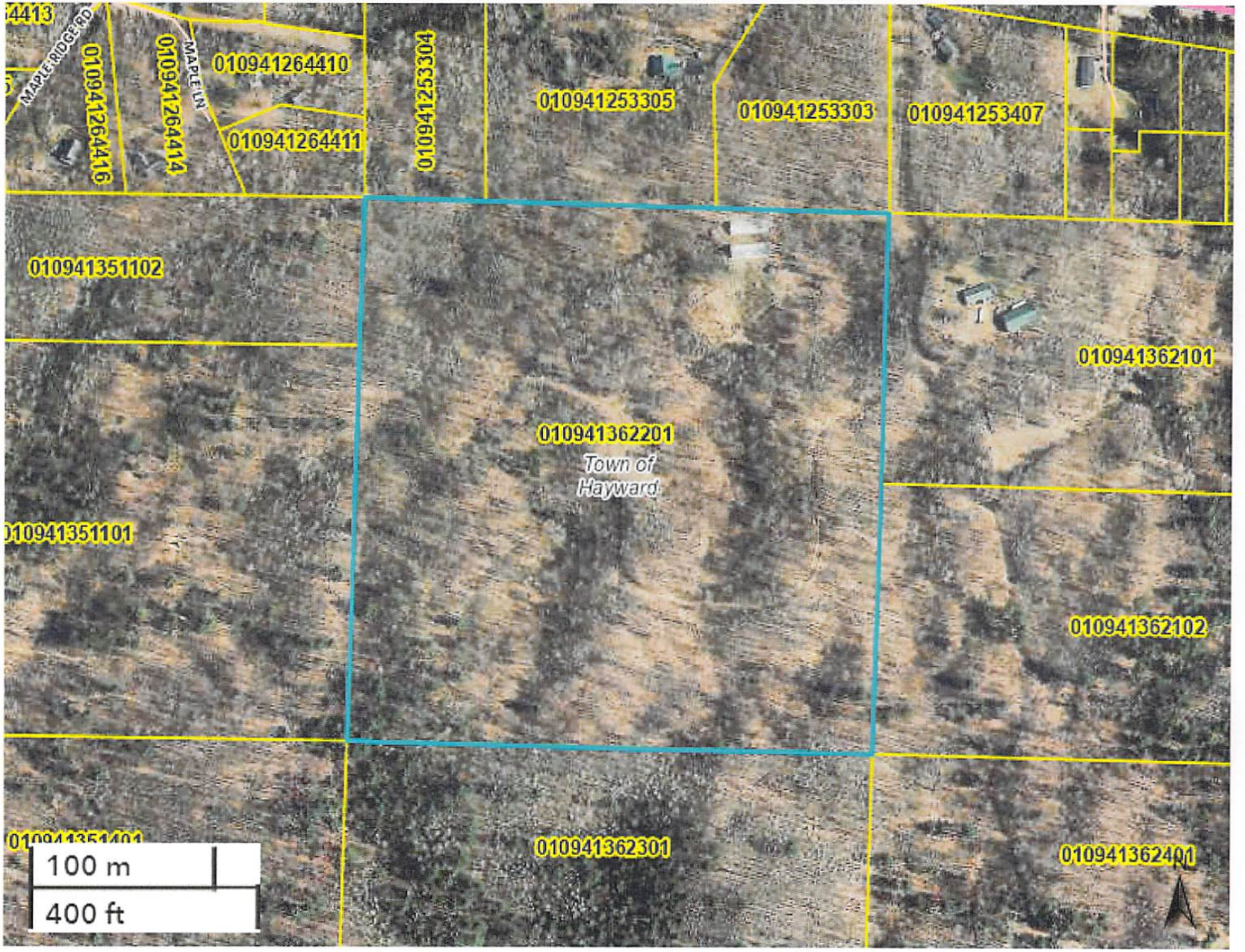
COUNTY HWY
PRIVATE ACCESS
STATE HWY
TOWN ROAD
US HWY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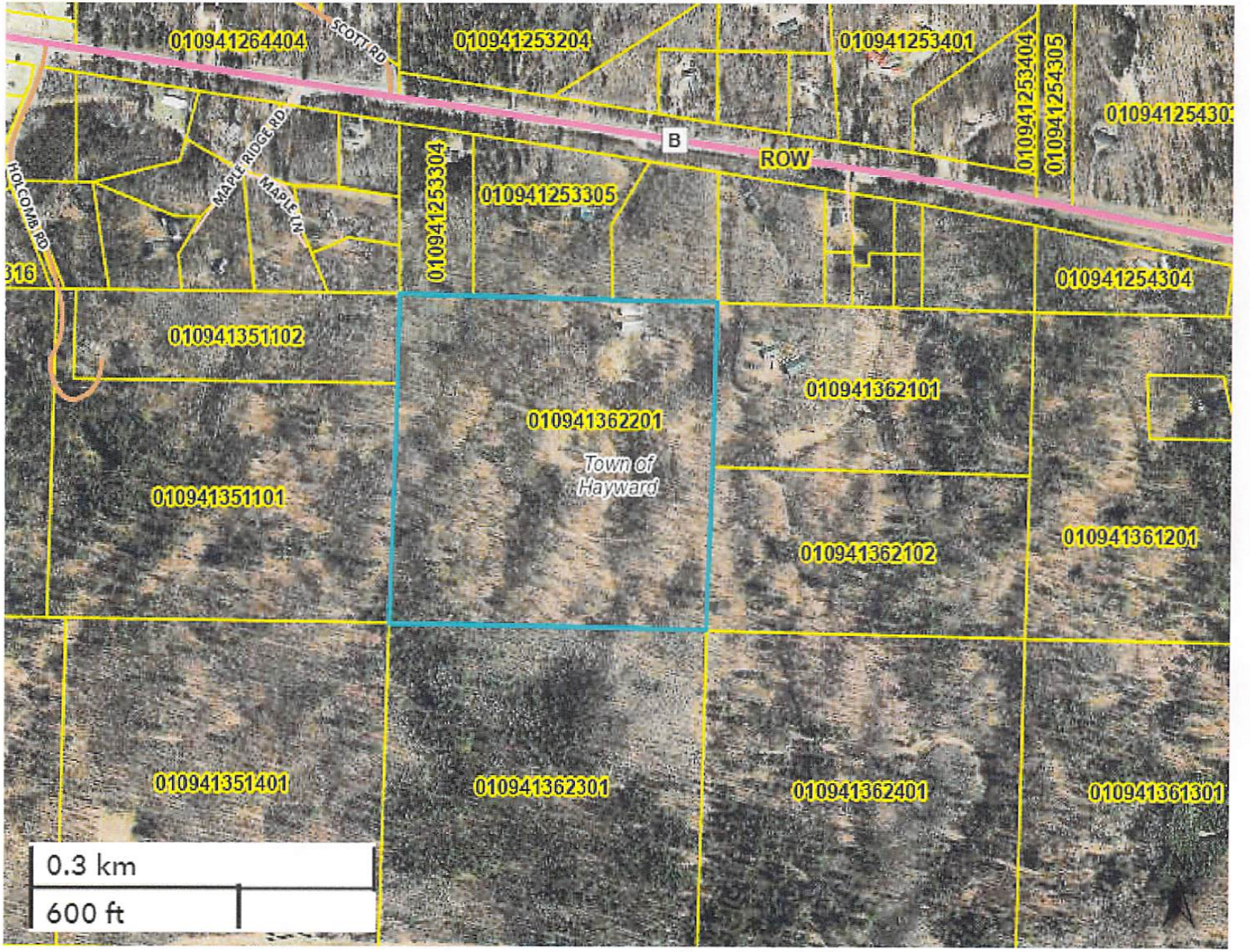
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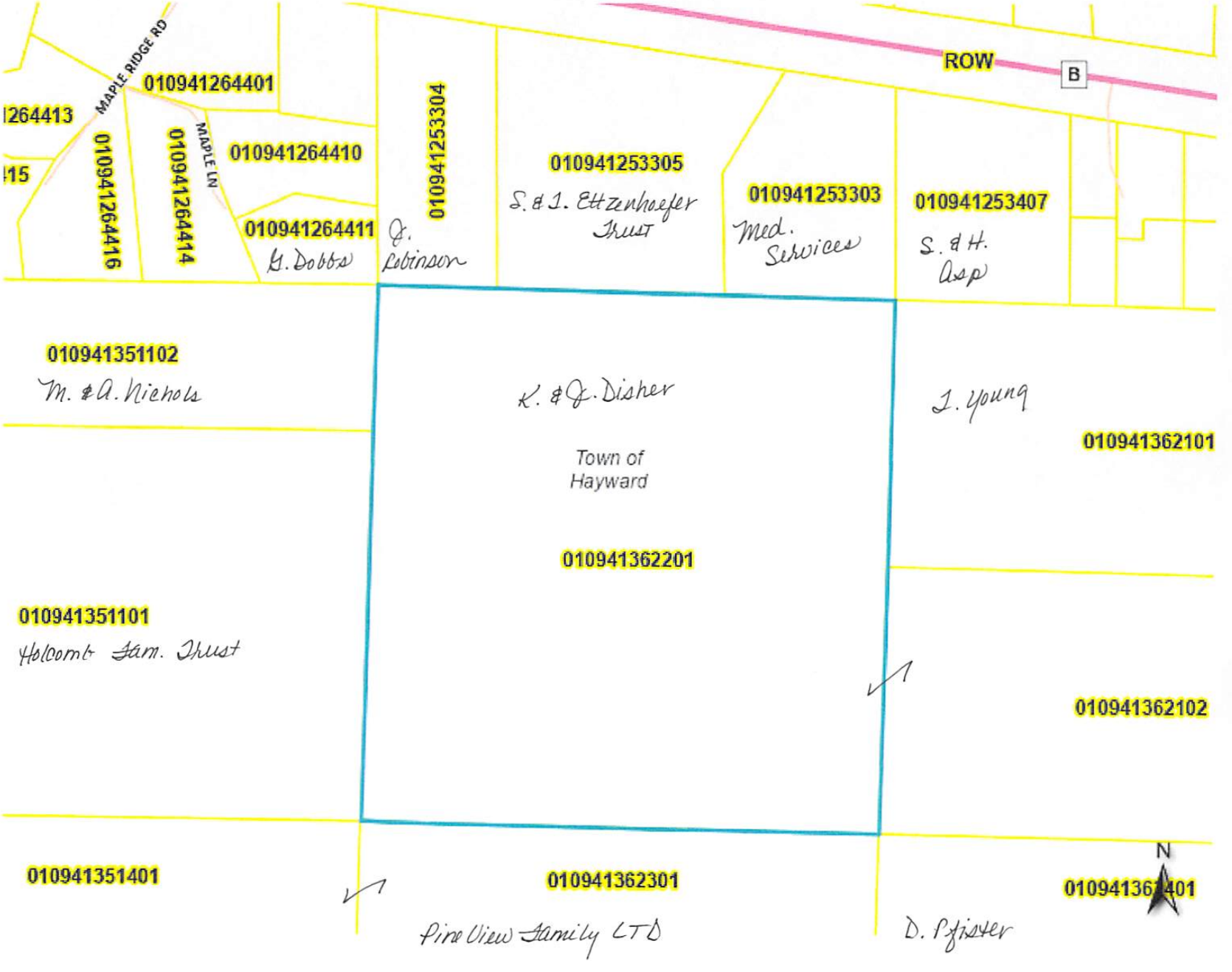
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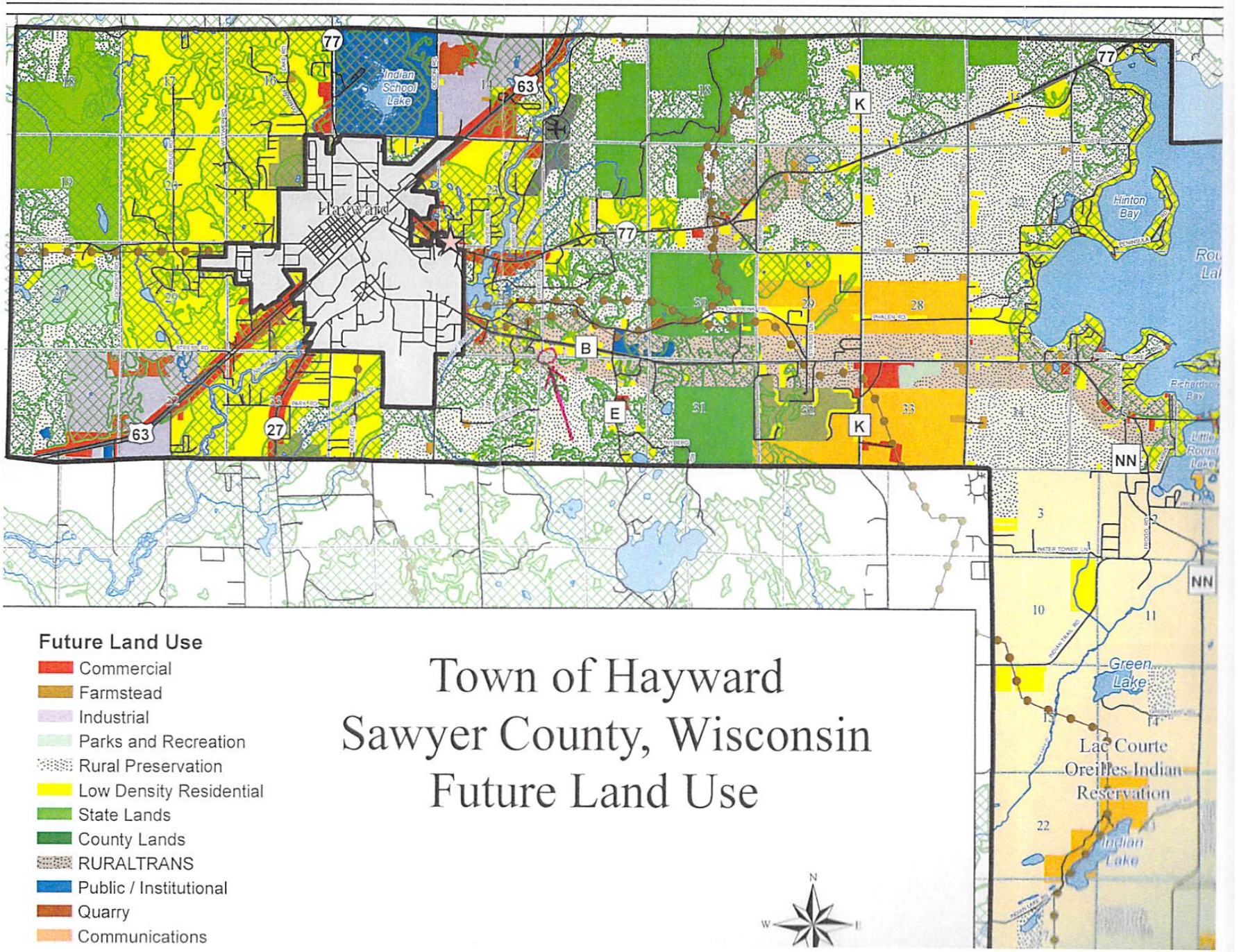
Med. Services
010941253407
S. & H. Asp
010941351102
M. & A. Nichols
K. & J. Disher
Town of Hayward
010941362201
J. Young
010941362101
010941351101
Holcomb Fam. Trust
010941362102
010941351401
010941362301
Pine View Family LTD
D. Pfister
N


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
Hayward
Indian School Lake
Hinton Bay
Green Lake
Lac Courte Oreilles Indian Reservation
Indian Lake
77
63
27
K
B
E
NN
N
W
E

Rezone Request
STAFF REPORT

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

File: # RZN 24-004

Applicant:
Jeffrey A. Hunt
6987N Fourth Street
Winter, WI 54896

Property Location & Legal Description:

Town of Draper. Village of Loretta, Lots 14 & 15 & 13, all in Block 3; S03, T39N, R04W; Parcel #006-146-03-1400 & 006-146-03-1300; Tax ID #5746 & #5745; both zoned Residential One (R-1); 1.308 total acres.

Request: Rezone entire 1.308 acres from Residential -One (R-1) to Commercial (C-1). As per applicant's statement, "this would be to operate an auto repair shop out. It would be a good thing for the community. I would have jobs for others. I plan on keeping my property cleaned up." The auto repair shop would be located on this property and would be a permitted use per the C-1 zone district. As per Sawyer County Zoning Ordinance Section 17.6(A)(10).

Summary of Request & Project History:

The applicant is requesting to rezone 1.308 acres of R-1 to C-1 (see attached map of parcel). The proposed rezone would result in conforming lot dimensional requirements. The purpose of this request would then be to have a permitted use within the commercial-one zone district for storage building(s).

Additional Information/details:

See attached additional maps included in this packet. This property is currently surrounded by R-1 zoned property in all directions. Approximately 172' to the South there is a larger strip of commercial zoned property that follows the Hwy 70 corridor. With that information this would not be viewed as "spot zoning".

The future land use map for the Town of Draper shows this area as Rural Residential. Rural Residential as defined by the Town of Draper Comprehensive Plan are areas where the Town has seen growth in residential development and is anticipated to continue to see this activity.

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.

RECEIVED
JAN 12 2024
SAWYER COUNTY
ZONING AND CONSERVATION

SAWYER COUNTY

Rezone Application # 24-004

Town of Draper
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: Jeffrey A. Hunt

Address: 6987 N. 4th St. Loretta, WI 54896
Phone: 715-937-7571 Email: jeffscustompaint.auto@gmail.com

Legacy PIN # 006-146-03-1300 and -1400 Acreage: 0.436 and 0.872 total 1.308

Change from District R-1 to C-1

Property Description: Section 3, T39N, R04W, Village of Loretta, lot 13, BLK 3 & lots 14 and 15 BLK 3

Purpose of Request: To create a auto repair shop. It would be a good thing for the community. I would have jobs for others. I plan on keeping my property cleaned up. Part of a permitted commercial use

Jeff A. Hunt

*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:

Jeffrey A. Hunt
6987 N. 4th St. Loretta, WI 54896

Phone 715-937-7571 Email: jeffs custom Paint. Auto @gmail.com
small Letters

Office Information: **Fee: $500.00** Date of Public Hearing March 15, 2024
Rev. 1/2021

Real Estate Sawyer County Property Listing

Today's Date: 1/12/2024

Property Status: Current

Created On: 2/6/2007 7:55:11 AM

Description

Updated: 8/11/2021

Tax ID:	5746
PIN:	57-006-2-39-04-03-5 15-167-031400
Legacy PIN:	006146031400
Map ID:	-2.3.14 THRU3.1
Municipality:	(006) TOWN OF DRAPER
STR:	S03 T39N R04W
Description:	VILLAGE OF LORETTA LOTS 14 & 15 BLK 3
Recorded Acres:	0.872
Lottery Claims:	0
First Dollar:	No
Zoning:	(R-1) Residential One
ESN:	

Tax Districts

Updated: 2/6/2007

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

Recorded Documents

Updated: 11/15/2021

QUIT CLAIM DEED
Date Recorded: 11/12/2021 **435850**

QUIT CLAIM DEED
Date Recorded: 8/25/2000 286094

Ownership

Updated: 11/15/2021

JEFFREY A HUNT	WINTER WI
DIANE M KORZINEK	WINTER WI

Billing Address:	**Mailing Address:**
JEFFREY A HUNT	**JEFFREY A HUNT**
6987N FOURTH ST	6987N FOURTH ST
WINTER WI 54896	WINTER WI 54896

Site Address

* indicates Private Road

N/A

Property Assessment

Updated: 8/22/2016

2023 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	0.872	2,000	0

2-Year Comparison	2022	2023	Change
Land:	2,000	2,000	0.0%
Improved:	0	0	0.0%
Total:	2,000	2,000	0.0%

Property History

N/A

Real Estate Sawyer County Property Listing

Today's Date: 1/12/2024

Property Status: Current

Created On: 2/6/2007 7:55:11 AM

Description

Updated: 8/11/2021

Tax ID:	5745
PIN:	57-006-2-39-04-03-5 15-167-031300
Legacy PIN:	006146031300
Map ID:	-2.3.13
Municipality:	(006) TOWN OF DRAPER
STR:	S03 T39N R04W
Description:	VILLAGE OF LORETTA LOT 13 BLK 3
Recorded Acres:	0.436
Lottery Claims:	1
First Dollar:	Yes
Zoning:	(R-1) Residential One
ESN:	429

Tax Districts

Updated: 2/6/2007

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

Recorded Documents

Updated: 11/15/2021

QUIT CLAIM DEED
Date Recorded: 11/12/2021 — **435850**

QUIT CLAIM DEED
Date Recorded: 8/10/1999 — 278507

WARRANTY DEED
Date Recorded: 5/26/1994 — 242003

Ownership

Updated: 11/15/2021

JEFFREY A HUNT	WINTER WI
DIANE M KORZINEK	WINTER WI

Billing Address:	**Mailing Address:**
JEFFREY A HUNT	**JEFFREY A HUNT**
6987N FOURTH ST	6987N FOURTH ST
WINTER WI 54896	WINTER WI 54896

Site Address

* indicates Private Road

6987N FOURTH ST — WINTER 54896

Property Assessment

Updated: 4/8/2022

2023 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	0.436	2,000	93,100

2-Year Comparison	2022	2023	Change
Land:	2,000	2,000	0.0%
Improved:	93,100	93,100	0.0%
Total:	95,100	95,100	0.0%

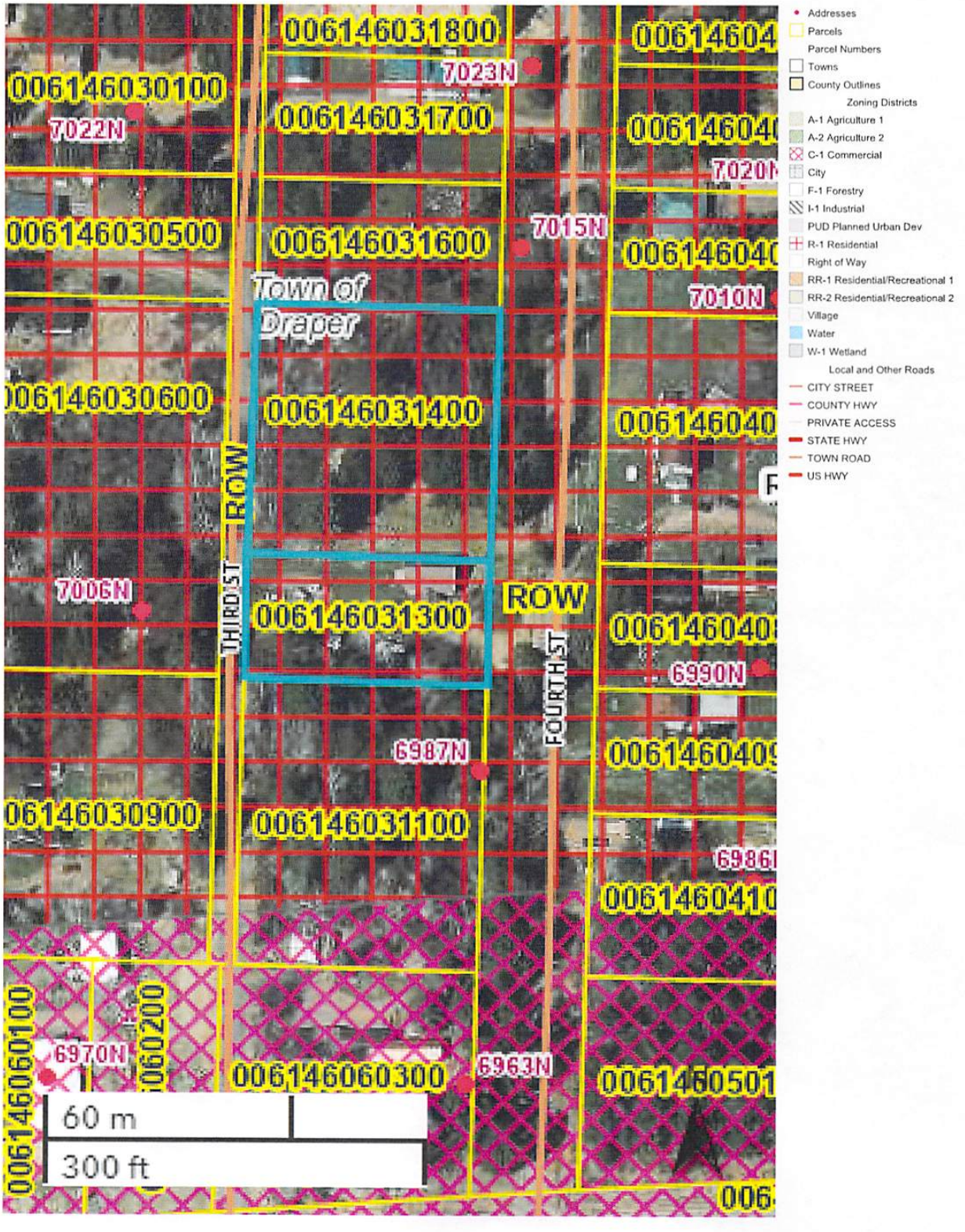
Property History

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


006146031800
006146030100
7022N
7023N
006146031700
006146030500
006146031600
7015N
Town of
Draper
7010N
006146030600
006146031400
ROW
THIRD ST
7006N
006146031300
ROW
FOURTH ST
6990N
6987N
006146030900
006146031100
006146060100
6970N
006146060300
6963N
60 m
300 ft
Addresses
Parcels
Parcel Numbers
Towns
County Outlines
Zoning Districts
A-1 Agriculture 1
A-2 Agriculture 2
C-1 Commercial
City
F-1 Forestry
I-1 Industrial
PUD Planned Urban Dev
R-1 Residential
Right of Way
RR-1 Residential/Recreational 1
RR-2 Residential/Recreational 2
Village
Water
W-1 Wetland
Local and Other Roads
CITY STREET
COUNTY HWY
PRIVATE ACCESS
STATE HWY
TOWN ROAD
US HWY

006146031900
7029N
006146040100
ROW
006146030100
006146031800
006146040300
7023N
7022N
006146031700
006146040400
7011N
7020N
006146030500
006146031600
7015N
006146040500
7010N
7010N
ROW
ROW
ROW
006146030600
006146031400
006146040600
THIRD ST
SECOND ST
FOURTH ST
FIFTH ST
7006N
006146031300
006146040800
6990N
6987N
006146040900
006146030900
006146031100
6986N
006146041000
006146060100
6970N
006146060200
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6963N
006146050100
3466W
3446W
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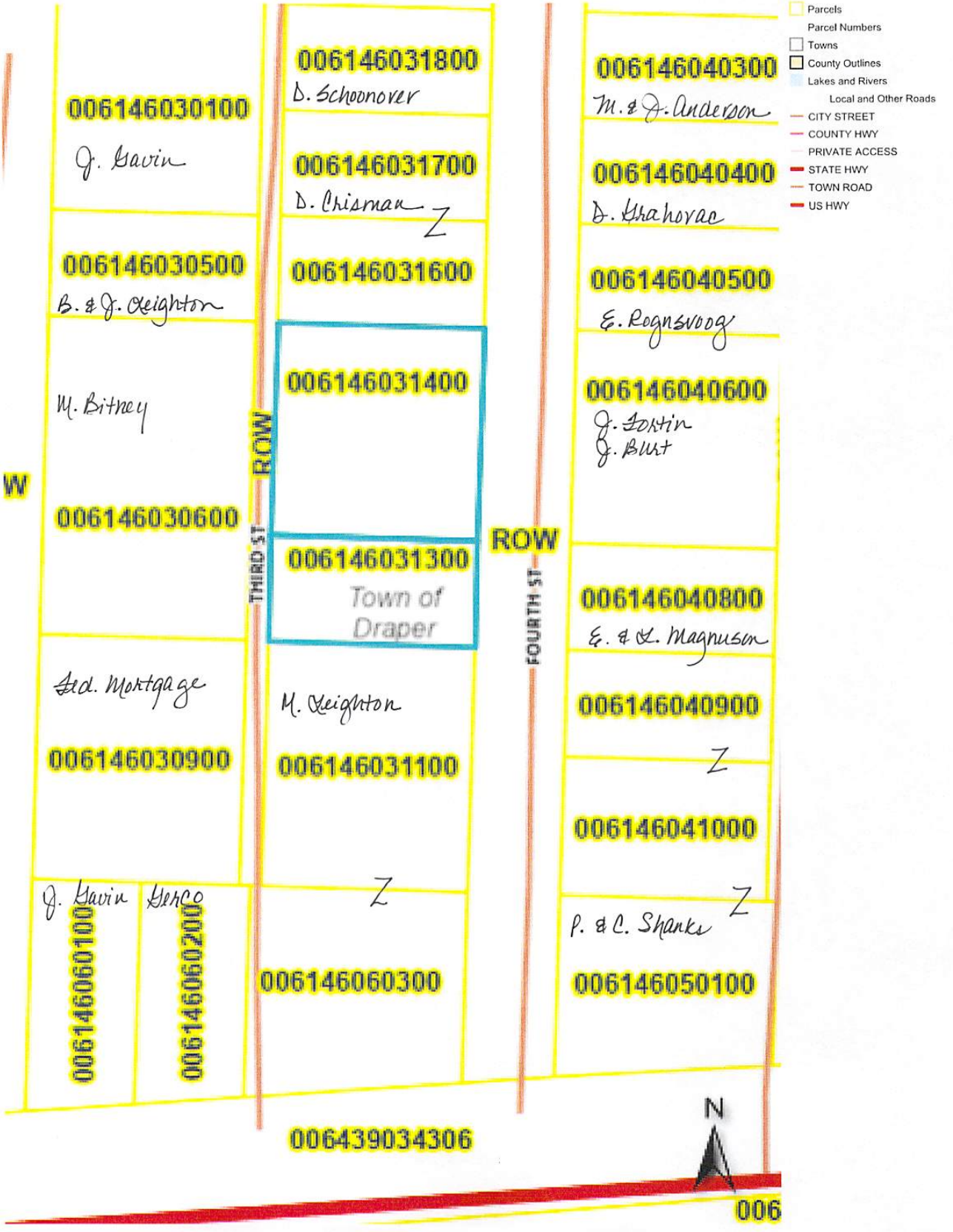
006439034305
70
N
60 m
300 ft


Parcels
Parcel Numbers
Towns
County Outlines
Lakes and Rivers
Local and Other Roads
CITY STREET
COUNTY HWY
PRIVATE ACCESS
STATE HWY
TOWN ROAD
US HWY
006146030100
J. Gavin
006146030500
B. & J. Oeighton
M. Bitney
006146030600
Fed. Mortgage
006146030900
J. Gavin
006146060100
Gerco
006146060200
006146031800
D. Schoonover
006146031700
D. Crisman
Z
006146031600
006146031400
ROW
THIRD ST
006146031300
Town of Draper
M. Oeighton
006146031100
Z
006146060300
006146040300
M. & J. Anderson
006146040400
D. Grahovac
006146040500
E. Rognsvoog
006146040600
J. Fortin
J. Blust
ROW
FOURTH ST
006146040800
E. & L. Magnuson
006146040900
Z
006146041000
Z
P. & C. Shanks
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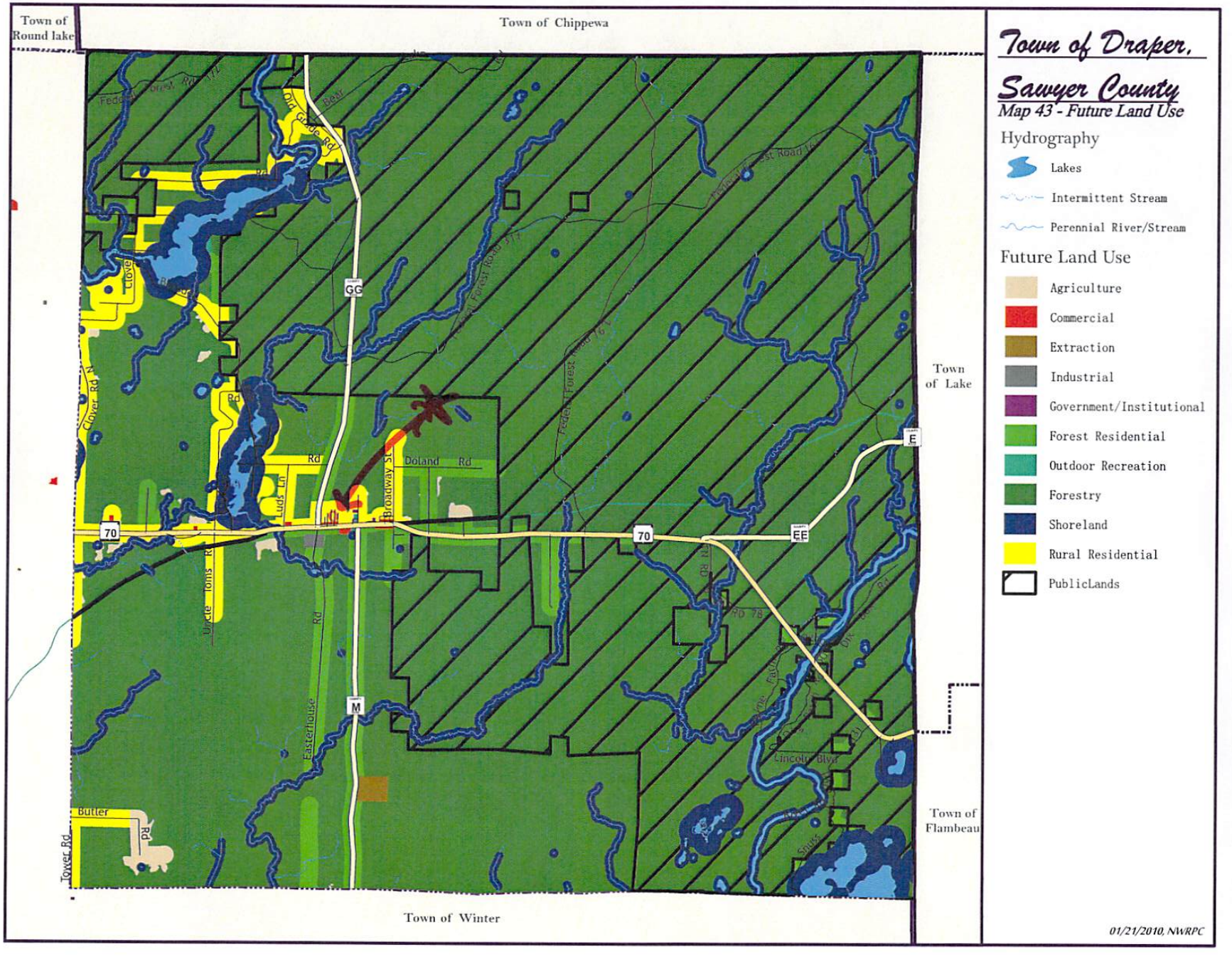
W


Town of Round lake
Town of Chippewa
Town of Lake
Town of Flambeau
Town of Winter
Town of Draper,
Sawyer County
Map 43 - Future Land Use
Hydrography
Lakes
Intermittent Stream
Perennial River/Stream
Future Land Use
Agriculture
Commercial
Extraction
Industrial
Government/Institutional
Forest Residential
Outdoor Recreation
Forestry
Shoreland
Rural Residential
PublicLands
01/21/2010, NWRPC
Old Grade Rd
Clover Rd
Clover Rd N
Uncle Toms Rd
Luds Ln
Doland Rd
Broadway St
Easterhouse Rd
Butler Rd
Toyer Rd
Lincoln Blvd
Forest Road 17
Forest Road 16
Forest Road 15
Forest Road 14
Forest Road 13
Forest Road 12
Forest Road 11
Forest Road 10
Forest Road 9
Forest Road 8
Forest Road 7
Forest Road 6
Forest Road 5
Forest Road 4
Forest Road 3
Forest Road 2
Forest Road 1
Rd 78
GG
70
M
EE
E

Conditional Use Permit Request
STAFF REPORT

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

File: # CUP 24-007

Applicant:

Hayward Demo LLC – Darryl Mast
6506 Old 27 Road
Stone Lake, WI 54876

Property Location & Legal Description:

Town of Hayward. Part of the SE ¼ of the SE ¼. Lots 1-4 CSM 6/149 #1195; S31, T41N, R09W; Parcel # 010-941-31-4407; 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; S32 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). For a total of 83.17 acres. Referred to as the "Shop Pit"

Request: The five (5) year renewal CUP #24-002 for the location of a non-metallic mineral extraction operation, including rock crusher and hot mix plant which was originally approved at public hearing on May 18, 2001 and renewed most recently on January 19, 2024. This request is for an early-renewal in that the operator and plan of operation is anticipated to change.

Project History & Summary of Request:

The early renewal of CUP 24-002 is for the location of a non-metallic mineral extraction operation including rock crusher and hot mix plant. The property is 83.17 acres with the mining occurring on approximately 17.00 acres. Additional expansion of approximately 5.5 acres per year is anticipated over the next 5 years with reclamation occurring with opening of new areas. Approximately 50,000 cubic yards of material is extract per year. This has increase per the last CUP case where a 2-acre expansion and 30,000 cubic yards per year over the next 5 years was anticipated.

The surrounding use is forestry and light residential and other non-metallic mining operations with the nearest house at approximately 500' feet away. Any crushing operation or hot mix plant operation must be located a minimum of 1000' from any residence.

The Zoning Department does not show any complaints on file for this site. Financial assurance has been received for $27,500 in the form of a letter of credit.

When the CUP was most recently renewed in January it was anticipated that the Town and Zoning Committee would hear this case again. Outside the additional expansion area and material extracted annually the other changes requested occur within the "hours of operation". **The current approved hours of operation are:**

Normal hours of operation from 6AM-7PM, Monday through Friday.

Crushing to occur Monday – Saturday, 6AM-7PM between the months of April-November

The newly requested hours of operation are:

Normal hours of operation from 6AM-7PM, Monday through Saturday, between the months of April-December

Crushing to occur once or twice a year 6AM-10PM, Monday – Saturday, between March 1st – December 31st (excluding holidays). Optional crushing hours are 24 hours per day Monday through Saturday (excluding holidays) for a period no longer than 3 weeks per year.

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, delete, or modify)

1. Maintain compliance with NR 135 (reclamation plan)
2. Maintain compliance with Plan of Operation including normal hours of operation from 6AM-7PM, Monday through Saturday, between the months of April-December
3. Crushing to occur once or twice a year 6AM-10PM, Monday – Saturday, between March 1st – December 31st (excluding holidays). Optional crushing hours for 24 hours per day Monday through Saturday (excluding holidays) for a period no longer than 3 weeks per year.
4. Maintain compliance with Department of Natural Resources Chapter 30
5. All other town, County, State, Federal Laws are followed

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.

SAWYER COUNTY

Conditional Use Public Hearing Application

RECEIVED
JAN 15 2024
SAWYER COUNTY
ZONING ADMINISTRATION

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:
Hayward Demo, LLC and Select Land Holdings, LLC
15500N Old 27 Rd; Stone Lake, WI 54876

Phone: 715-699-0109 **Email:** select.ruthie@gmail.com

Property description including Parcel Number:
Sawyer Cty within lots 1-4 of CSM volume 31, pg 30, NE 1/4 SE 1/4, S31, T41N, R09W and part of SW1/4 SW1/4, part of NW 1/4 SW1/4, NW1/4 NW1/4, part of NE1/4 NW1/4, S32, T41N, R09W, Parcel ID: 010-941-31-4407, 4101. 010-941-32-3304, 3204, 2201, 2103.

Permit desired for:
renewal of CUP for a non-metallic mineral extraction operation including rockcrusher

Damyl Mast
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:
Select Materials, LLC
15500N Old 27 Rd; Stone Lake, WI 54876

Fee: $350.00
Gravel Pit renewal $300.00

Date of Public Hearing: March 15, 2024
Rev January 2023

PLAN CONTENTS

The Select Materials Hwy 63 Pit Plan Contents include the following:

A. Operation Activity.....1
B. Hours of Operation.....1
C. Operation Equipment.....1
D. Haul Routes.....1
E. Site Layout.....2
F. Extraction Sequence.....2
G. Erosion Control.....2
H. Environmental Considerations.....2
I. Site Visibility.....2
J. Area Affected.....3
K. Reclamation Plan.....3
L. Financial Assurance.....3

APPENDIXES

1. Exhibit A. ------- Site Map

A. OPERATION ACTIVITY

Proposed Activities will possibly include:

Sand/Gravel/Black Dirt Extraction --- Continuous Conveying
Loading --- Continuous
Crushing --- Periodical
Screening --- Periodical
Wash Plant --- Periodical

B. HOURS OF OPERATION

Normal hours of operation will be from 6:00am to 7:00pm Monday through Saturday during the months of April through December.

Crushing operations will occur during the year. The proposed hours of operation for crushing operations once or twice per year between March 1st and December 31st are from 6:00am to 10:00pm Monday through Saturday, excluding holidays. Optional crushing hours are 24hrs per day Monday through Saturday, excluding holidays, for a period no longer 3 weeks per year. (Pit is surrounded by factories operating 24hrs per day).

C. OPERATION EQUIPMENT

Sand and gravel equipment will include a portable crusher and screening plant (limited use), loaders, dozers, portable conveyors, scale, machine maintenance, wash plant, and other related aggregate-producing equipment.

D. HAUL ROUTES

One driveway off Hwy 63 by the pellet factory, and one driveway behind Thompson's Sand & Gravel. Both driveways are graded and have been in operation since 1984.

E. SITE LAYOUT

Site location is shown on Exhibit A. The existing slopes will be maintained during the operation of the pit. New expansion area slopes will follow the Sawyer County ordinance.

F. EXTRACTION SEQUENCE

The gravel expansion area will be in a Southerly direction as shown on Exhibit A. The sand expansion area will be in a Northerly direction as shown on Exhibit A. Reclamation will be done in co-ordinance with extraction.

G. EROSION CONTROL

During the operation of the pit, erosion control will be maintained so that all soil will not leave the main pit area.

H. ENVIRONMENTAL CONSIDERATIONS

Sand and gravel operations will be performed in a manner that will minimize, insofar as practicable, the production of noise, vibration, or dust which is hazardous or substantially annoying to persons located off the premises.

I. SITE VISIBILITY

Gravel extraction site is not visible from Hwy 63. Sand extraction site is visible from Hwy 63 and is being extracted to enlarge the existing parking area for future commercial growth. Locations are shown on Exhibit A.

J. AREA AFFECTED

The existing gravel pit area is 17.06 acres. As progress and space is available, some reclamation will take place. The area to be expanded is relatively flat in the Southerly direction. As expansion is made, the run-off from the edges will slope into the pit where it is contained.

Exhibit A. shows the expansion areas for the next 5 years. An average of 50,000 cubic yards per year of gravel and sand will be mined.

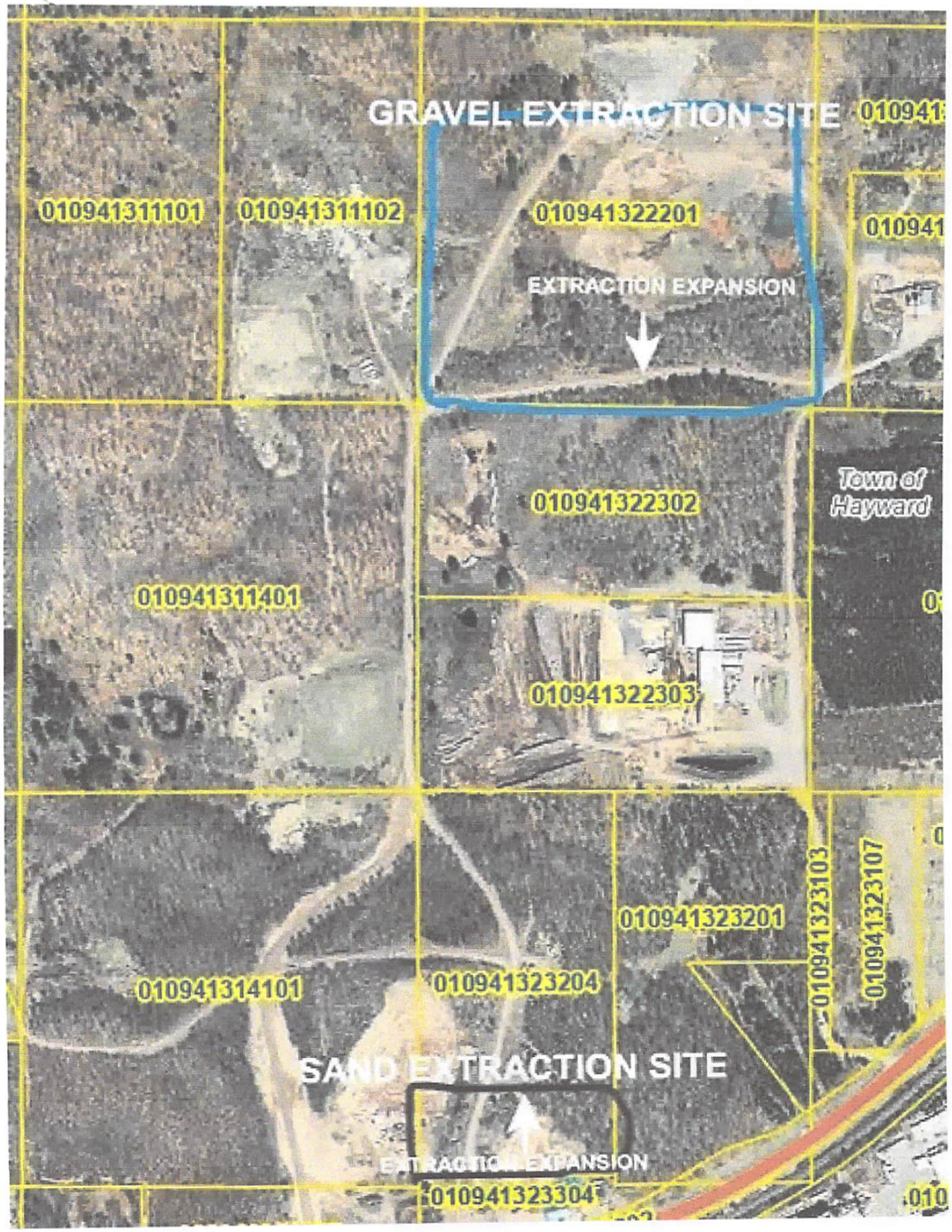
K. RECLAMATION PLAN

Although no prediction is made for when the pit will be ready for reclamation, the plan will follow Sawyer County and the Wisconsin Department of Natural Resources NR-135 guidelines for reclamation.

During final reclamation, side slopes will be graded to 3:1 or flatter, top soil will be evenly distributed, and the entire area will be seeded with grass/forb mixture.

L. FINANCIAL ASSURANCE

Financial assurance is a requirement to operate an active non-metallic mine site in Wisconsin and Sawyer County. Rates are prescribed by Sawyer County Zoning based on active areas and complexity of Reclamation effort. Sawyer County is also the beneficiary of the FA. Currently (2023) Sawyer County requires $1,500 per active acre.


GRAVEL EXTRACTION SITE
010941
010941311101
010941311102
010941322201
010941
EXTRACTION EXPANSION
010941322302
Town of Hayward
010941311401
010941322303
010941323201
010941323103
010941323107
010941314101
010941323204
SAND EXTRACTION SITE
EXTRACTION EXPANSION
010941323304
010

WARRANTY DEED

448454
PAULA CHISSER
REGISTER OF DEEDS
SAWYER COUNTY, WI
02/02/2024 08:50 AM
RECORDING FEE 30.00
TRANSFER FEE 420.00

PAGES: 2

****The above recording information verifies that this document has been electronically recorded and returned to the submitter.****

This deed, made between **Robert D. Thompson and Elaine M. Thompson Irrevocable Trust, and any amendments thereto, and Bob Thompson & Sons, Inc., a Wisconsin Corporation,** Grantor,

and

Hayward Demo, LLC, a Wisconsin Limited Liability Company, Grantee,

Witnesseth, That the said Grantor, for a valuable consideration conveys to Grantee the following described real estate in **Sawyer** County, State of Wisconsin:

As Described in Attached Addendum/Exhibit A

By executing this deed, Daniel R. Thompson certifies that he is the Sole Shareholder/Director of Bob Thompson & Sons, Inc. and is duly qualified and authorized to execute this deed on behalf of said Corporation.

Return to:
Hayward Demo, LLC
6506N Old 27 Road
Stone Lake, WI 54876
File No. 241477

By executing this deed, Daniel R. Thompson certifies that he is the current, duly qualified and acting trustee(s) of the Robert D. Thompson and Elaine M. Thompson Irrevocable Trust, and any amendments thereto.

This is not homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging; And the said grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except exceptions, reservations, easements and restrictions of record, and will warrant and defend the same.

Dated this 1st day of ~~January~~ February, 2024.

Bob Thompson & Sons, Inc.

By: Daniel R. Thompson, Sole Shareholder/Director

Robert D. Thompson and Elaine M. Thompson Irrevocable Trust

By: Daniel R. Thompson, Trustee

State of Wisconsin)
) S.S.
Sawyer County)

Personally came before me this 1st day of ~~January~~ February 2024, the above named **Daniel R. Thompson** to me known to be the person(s) who executed the foregoing instrument and hereby acknowledge the same.

ANNA M. HENK NOTARY PUBLIC STATE OF WISCONSIN

Anna M. Henk
Notary Public, State of Wisconsin
My Commission Expires: 09/13/26

This instrument drafted by:
Michael S. Brandner
Gowey Abstract & Title Company Inc.

File Number: **241477**

ADDENDUM/EXHIBIT A

Parcel 3:

The Southeast Quarter of the Northeast Quarter (SE1/4-NE1/4); **AND**

The West Half of the Northeast Quarter of the Northeast Quarter (W1/2-NE1/4-NE1/4); **AND**

The East Half of the Northeast Quarter of the Northeast Quarter (E1/2-NE1/4-NE1/4), **ALL** in Section Thirty-one (31), Township Forty-one (41) North, Range Nine (9) West, Town of Hayward, Sawyer County, Wisconsin.

For Informational Purposes Only, the above described lands are designated with the following:

Tax ID Number(s): 010-941-31-1401
010-941-31-1101
010-941-31-1102

Property Address(s): Vacant Land near U.S. Highway 63 & Stress Road
Hayward, WI 54843

Parcel 6:

Lot One (1) of Certified Survey Map No. 7660 as recorded in Volume 31 of Certified Survey Maps on Page 30, as Document No. 363131, located in and being part of the Northeast Quarter of the Northwest Quarter (NE1/4-NW1/4) and all of the Northwest Quarter of the Northwest Quarter (NW1/4-NW1/4), all in Section Thirty-two (32), Township Forty-one (41) North, Range Nine (9) West, Town of Hayward, Sawyer County, Wisconsin.

For Informational Purposes Only, the above described lands are designated with the following:

Tax ID Number(s): 010-941-32-2103
010-941-32-2201

Property Address(s): Vacant Land near Stress Road & U.S. Highway 63
Hayward, WI 54843

WARRANTY DEED

448453
PAULA CHISSER
REGISTER OF DEEDS
SAWYER COUNTY, WI
02/02/2024 08:48 AM
RECORDING FEE 30.00
TRANSFER FEE 1,260.00

PAGES: 3

****The above recording information verifies that this document has been electronically recorded and returned to the submitter.****

This deed, made between **Robert D. Thompson and Elaine M. Thompson Irrevocable Trust, and any amendments thereto, and Bob Thompson & Sons, Inc., a Wisconsin Corporation,** Grantor,

and

Select Land Holdings, LLC, a Wisconsin Limited Liability Company, Grantee,

Witnesseth, That the said Grantor, for a valuable consideration conveys to Grantee the following described real estate in **Sawyer** County, State of Wisconsin:

As Described in Attached Addendum/Exhibit A

Return to:
Select Land Holdings, LLC
6506N Old 27 Road
Stone Lake, WI 54876
File No. 241194

By executing this deed, Daniel R. Thompson certifies that he is the Sole Shareholder/Director of Bob Thompson & Sons, Inc. and is duly qualified and authorized to execute this deed on behalf of said Corporation.

By executing this deed, Daniel R. Thompson certifies that he is the current, duly qualified and acting of the Robert D. Thompson and Elaine M. Thompson Irrevocable Trust, and any amendments thereto.

This is not homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging; And the said grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except exceptions, reservations, easements and restrictions of record, and will warrant and defend the same.

Dated this 1st day of ~~January~~ February, 2024.

Bob Thompson & Sons, Inc.

By: Daniel R. Thompson, Sole Shareholder/Director

Robert D. Thompson and Elaine M. Thompson Irrevocable Trust

By: Daniel R. Thompson, Trustee

State of Wisconsin)
Sawyer County) S.S.
)

Personally came before me this 1st day of ~~January~~ February, 2024, the above named **Daniel R. Thompson** to me known to be the person(s) who executed the foregoing instrument and hereby acknowledge the same.

ANNA M. HENK NOTARY PUBLIC STATE OF WISCONSIN

* Anna M. Henk
Notary Public, State of Wisconsin
My Commission Expires: 09/13/26

This instrument drafted by:
Michael S. Brandner
Gowey Abstract & Title Company Inc.

File Number: **241194**

ADDENDUM/EXHIBIT A

Parcel 1:

Lots One (1), Two (2), Three (3) and Four (4) of Certified Survey Map No. 1195 as recorded in Volume 6 of Certified Survey Maps on Page 149, as Document No. 168029, located in and being part of the Southeast Quarter of the Southeast Quarter (SE1/4-SE1/4) of Section Thirty-one (31), Township Forty-one (41) North, Range Nine (9) West, Town of Hayward, Sawyer County, Wisconsin.

For Informational Purposes Only, the above described lands are designated with the following:

Tax ID Number(s): 010-941-31-4407

Property Address(s): Vacant Land near U.S. Highway 63
Hayward, WI 54843

Parcel 2:

The Northeast Quarter of the Southeast Quarter (NE1/4-SE1/4), Section Thirty-one (31), Township Forty-one (41) North, Range Nine (9) West, Town of Hayward, Sawyer County, Wisconsin.

For Informational Purposes Only, the above described lands are designated with the following:

Tax ID Number(s): 010-941-31-4101

Property Address(s): Vacant Land near U.S. Highway 63
Hayward, WI 54843

Parcel 4a:

Lot A of Certified Survey Map No. 1196 as recorded in Volume 6 of Certified Survey Maps on Page 151, as Document No. 168030, located in and being part of the Southwest Quarter of the Southwest Quarter (SW1/4-SW1/4) and the Northwest Quarter of the Southwest Quarter (NW1/4-SW1/4) of Section Thirty-two (32), Township Forty-one (41) North, Range Nine (9) West, Town of Hayward, Sawyer County, Wisconsin.

For Informational Purposes Only, the above described lands are designated with the following:

Tax ID Number(s): 010-941-32-3304

Property Address(s): 16684W U.S. Highway 63
Hayward, WI 54843

Parcel 4b:

Lots One (1), Two (2), Three (3) and Four (4) of Certified Survey Map No. 1154 as recorded in Volume 6 of Certified Survey Maps on Page 77, as Document No. 166766, located in and being part of the Southwest Quarter of the Southwest Quarter (SW1/4-SW1/4) and the Northwest Quarter of the Southwest Quarter (NW1/4-SW1/4), Section Thirty-two (32), Township Forty-one (41) North, Range Nine (9) West, Town of Hayward, Sawyer County, Wisconsin.

For Informational Purposes Only, the above described lands are designated with the following:

Tax ID Number(s): 010-941-32-3204

Property Address(s): Vacant Land near U.S. Highway 63
Hayward, WI 54843

Parcel 4c:

A parcel of land located in the Northwest Quarter of the Southwest Quarter (NW1/4-SW1/4) of Section Thirty-two (32), Township Forty-one (41) North, Range Nine (9) West, Town of Hayward, Sawyer County, Wisconsin, more particularly described as follows:

Commencing at the Northeast corner of the aforesaid NW1/4-SW1/4 of said corner being the actual Place of Beginning; thence South on the East line of the aforesaid NW1/4-SW1/4 a distance of 101 feet to a point; thence in a Northwesterly direction to a point on the North line of the aforesaid NW1/4-SW1/4 that is 101 feet from the Place of Beginning; thence East on the aforesaid North line a distance of 101 feet to the Place of Beginning.

For Informational Purposes Only, the above described lands are designated with the following:

Tax ID Number(s): 010-941-32-3206

Property Address(s): Vacant Land near U.S. Highway 63
Hayward, WI 54843

Parcel 5:

All that part of the Northeast Quarter of the Southwest Quarter (NE1/4-SW1/4) of Section Thirty-two (32), Township Forty-one (41) North, Range Nine (9) West, Town of Hayward, Sawyer County, Wisconsin, lying North of U.S. Highway 63 and West and South of Lot 1 of Certified Survey Map No. 8547 as recorded in Volume 37 of Certified Survey Maps on Page 102, as Document No. 431674.

For Informational Purposes Only, the above described lands are designated with the following:

Tax ID Number(s): 010-941-32-3106
010-941-32-3103

Property Address(s): 16588W & Vacant Land on U.S. Highway 63
Hayward, WI 54843

Real Estate Sawyer County Property Listing

Today's Date: 1/23/2024

Property Status: Current

Created On: 2/6/2007 7:55:23 AM

Description

Updated: 2/18/2013

Tax ID:	13123
PIN:	57-010-2-41-09-32-3 03-000-000040
Legacy PIN:	010941323304
Map ID:	.11.4
Municipality:	(010) TOWN OF HAYWARD
STR:	S32 T41N R09W
Description:	PRT SWSW & NWSW, LOT A CSM 6/151 #1196
Recorded Acres:	3.260
Calculated Acres:	3.642
Lottery Claims:	0 **LC Note**
First Dollar:	Yes
Zoning:	(I-1) Industrial 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: 10/28/2015

SCRIVENERS AFFIDAVIT
Date Recorded: 7/29/2013 **386384**

QUIT CLAIM DEED
Date Recorded: 10/8/2015 398053

QUIT CLAIM DEED
Date Recorded: 1/17/2013 383017

WARRANTY DEED
Date Recorded: 2/28/1984 190382 360/133

Ownership

Updated: 2/21/2013

ROBERT D & ELAINE M THOMPSON IRREV TRUST HAYWARD WI

Billing Address:
ROBERT D & ELAINE M THOMPSON IRREV TRUST
PO BOX 657
HAYWARD WI 54843

Mailing Address:
ROBERT D & ELAINE M THOMPSON IRREV TRUST
PO BOX 657
HAYWARD WI 54843

Site Address

* indicates Private Road

16684W US HWY 63 HAYWARD 54843

Property Assessment

Updated: 11/9/2015

2023 Assessment Detail

Code	Acres	Land	Imp.
G2-COMMERCIAL	3.260	97,600	125,900

2-Year Comparison	2022	2023	Change
Land:	97,600	97,600	0.0%
Improved:	125,900	125,900	0.0%
Total:	223,500	223,500	0.0%

Property History

N/A

Real Estate Sawyer County Property Listing

Today's Date: 1/23/2024

Property Status: Current

Created On: 2/6/2007 7:55:23 AM

Description

Updated: 10/17/2013

Tax ID:	13118
PIN:	57-010-2-41-09-32-3 02-000-000040
Legacy PIN:	010941323204
Map ID:	.10.4
Municipality:	(010) TOWN OF HAYWARD
STR:	S32 T41N R09W
Description:	PRT NWSW LOT 1-4 CSM 6/77 #1154
Recorded Acres:	19.200
Calculated Acres:	19.907
Lottery Claims:	0
First Dollar:	No
Zoning:	(F-1) Forestry One (I-1) Industrial 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: 10/28/2015

SCRIVENERS AFFIDAVIT
Date Recorded: 7/29/2013 **386384**

QUIT CLAIM DEED
Date Recorded: 10/8/2015 398053

QUIT CLAIM DEED
Date Recorded: 1/17/2013 383017

WARRANTY DEED
Date Recorded: 2/28/1984 190382 360/133

Ownership

Updated: 2/21/2013

ROBERT D & ELAINE M THOMPSON IRREV TRUST HAYWARD WI

Billing Address:
ROBERT D & ELAINE M THOMPSON IRREV TRUST
PO BOX 657
HAYWARD WI 54843

Mailing Address:
ROBERT D & ELAINE M THOMPSON IRREV TRUST
PO BOX 657
HAYWARD WI 54843

Site Address

* indicates Private Road

N/A

Property Assessment

Updated: 11/9/2015

2023 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	2.000	26,000	0
G6-PRODUCTIVE FOREST	17.200	29,200	0

2-Year Comparison	2022	2023	Change
Land:	55,200	55,200	0.0%
Improved:	0	0	0.0%
Total:	55,200	55,200	0.0%

Property History

N/A

Real Estate Sawyer County Property Listing

Today's Date: 1/23/2024

Property Status: Current

Created On: 2/6/2007 7:55:23 AM

Description

Updated: 2/18/2013

Tax ID:	13105
PIN:	57-010-2-41-09-32-2 02-000-000010
Legacy PIN:	010941322201
Map ID:	.6.1
Municipality:	(010) TOWN OF HAYWARD
STR:	S32 T41N R09W
Description:	NWNW
Recorded Acres:	40.000
Calculated Acres:	40.160
Lottery Claims:	0
First Dollar:	No
Zoning:	(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: 5/3/2021

CORRECTION DEED
Date Recorded: 1/26/2006 — 336575

EASEMENT
Date Recorded: 4/27/2021 — 431518

WARRANTY DEED
Date Recorded: 12/6/2000 — 288139

Ownership

Updated: 2/18/2013

BOB THOMPSON & SONS INC HAYWARD WI

Billing Address:	**Mailing Address:**
BOB THOMPSON & SONS INC	**BOB THOMPSON & SONS INC**
PO BOX 657	PO BOX 657
HAYWARD WI 54843	HAYWARD WI 54843

Site Address

* indicates Private Road

N/A

Property Assessment

Updated: 11/9/2015

2023 Assessment Detail

Code	Acres	Land	Imp.
G6-PRODUCTIVE FOREST	40.000	66,200	0

2-Year Comparison	2022	2023	Change
Land:	66,200	66,200	0.0%
Improved:	0	0	0.0%
Total:	66,200	66,200	0.0%

Property History

N/A

Real Estate Sawyer County Property Listing

Today's Date: 1/23/2024

Property Status: Current

Created On: 10/16/2009 12:57:58 PM

Description

Updated: 3/6/2020

Tax ID:	40450
PIN:	57-010-2-41-09-32-2 01-000-000030
Legacy PIN:	010941322103
Map ID:	.5.3
Municipality:	(010) TOWN OF HAYWARD
STR:	S32 T41N R09W
Description:	PRT NENW LOT 1 CSM 31/30 #7660
Recorded Acres:	13.740
Calculated Acres:	13.787
Lottery Claims:	0
First Dollar:	No
Zoning:	(A-1) Agricultural One
ESN:	

Tax Districts

Updated: 10/16/2009

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

Recorded Documents

Updated: 5/3/2021

CORRECTION DEED	
Date Recorded: 1/26/2006	**336575**
EASEMENT	
Date Recorded: 4/27/2021	431518
CERTIFIED SURVEY MAP	
Date Recorded: 10/13/2009	363131
WARRANTY DEED	
Date Recorded: 12/6/2000	288139

Ownership

Updated: 2/18/2013

BOB THOMPSON & SONS INC HAYWARD WI

Billing Address:	**Mailing Address:**
BOB THOMPSON & SONS INC	**BOB THOMPSON & SONS INC**
PO BOX 657	PO BOX 657
HAYWARD WI 54843	HAYWARD WI 54843

Site Address

* indicates Private Road

N/A

Property Assessment

Updated: 11/9/2015

2023 Assessment Detail

Code	Acres	Land	Imp.
G6-PRODUCTIVE FOREST	13.740	21,000	0

2-Year Comparison	2022	2023	Change
Land:	21,000	21,000	0.0%
Improved:	0	0	0.0%
Total:	21,000	21,000	0.0%

Property History

Parent Properties	Tax ID
57-010-2-41-09-32-2 01-000-000010	13103

Child History Record Count: 1 -

HISTORY Expand All History White=Current Parcels Pink=Retired Parcels

Tax ID: 13103 **Pin:** 57-010-2-41-09-32-2 01-000-000010 **Leg. Pin:** 010941322101 **Map ID:** .5.1

40450 This Parcel Parents Children

Real Estate Sawyer County Property Listing

Today's Date: 1/26/2024

Property Status: Current

Created On: 2/6/2007 7:55:23 AM

Description

Updated: 2/18/2013

Tax ID:	13067
PIN:	57-010-2-41-09-31-4 01-000-000010
Legacy PIN:	010941314101
Map ID:	.13.1
Municipality:	(010) TOWN OF HAYWARD
STR:	S31 T41N R09W
Description:	NESE
Recorded Acres:	40.000
Calculated Acres:	41.146
Lottery Claims:	0
First Dollar:	No
Zoning:	(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: 3/6/2020

QUIT CLAIM DEED

Date Recorded: 1/19/1997 **265480**

Ownership

Updated: 2/18/2013

BOB THOMPSON & SONS INC HAYWARD WI

Billing Address:	**Mailing Address:**
BOB THOMPSON & SONS INC	**BOB THOMPSON & SONS INC**
PO BOX 657	PO BOX 657
HAYWARD WI 54843	HAYWARD WI 54843

Site Address

* indicates Private Road

N/A

Property Assessment

Updated: 11/9/2015

2023 Assessment Detail

Code	Acres	Land	Imp.
G2-COMMERCIAL	4.000	40,000	0
G6-PRODUCTIVE FOREST	36.000	61,200	0

2-Year Comparison	2022	2023	Change
Land:	101,200	101,200	0.0%
Improved:	0	0	0.0%
Total:	101,200	101,200	0.0%

Property History

N/A

Real Estate Sawyer County Property Listing

Today's Date: 1/26/2024

Property Status: Current

Created On: 2/6/2007 7:55:23 AM

Description

Updated: 3/31/2020

Tax ID:	13079
PIN:	57-010-2-41-09-31-4 04-000-000070
Legacy PIN:	010941314407
Map ID:	.16.7
Municipality:	(010) TOWN OF HAYWARD
STR:	S31 T41N R09W
Description:	PRT SESE LOTS 1-4 CSM 6/149 #1195
Recorded Acres:	6.970
Calculated Acres:	7.967
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: 3/31/2020

SCRIVENERS AFFIDAVIT
Date Recorded: 7/29/2013 **386384**

QUIT CLAIM DEED
Date Recorded: 10/8/2015 398053

QUIT CLAIM DEED
Date Recorded: 1/17/2013 383017

QUIT CLAIM DEED
Date Recorded: 6/14/1990 218863

WARRANTY DEED
Date Recorded: 2/28/1984 190382 360/133

CERTIFIED SURVEY MAP
Date Recorded: 12/15/1978 168029

Ownership

Updated: 2/21/2013

ROBERT D & ELAINE M THOMPSON IRREV TRUST HAYWARD WI

Billing Address:
ROBERT D & ELAINE M THOMPSON IRREV TRUST
PO BOX 657
HAYWARD WI 54843

Mailing Address:
ROBERT D & ELAINE M THOMPSON IRREV TRUST
PO BOX 657
HAYWARD WI 54843

Site Address

* indicates Private Road

N/A

Property Assessment

Updated: 11/9/2015

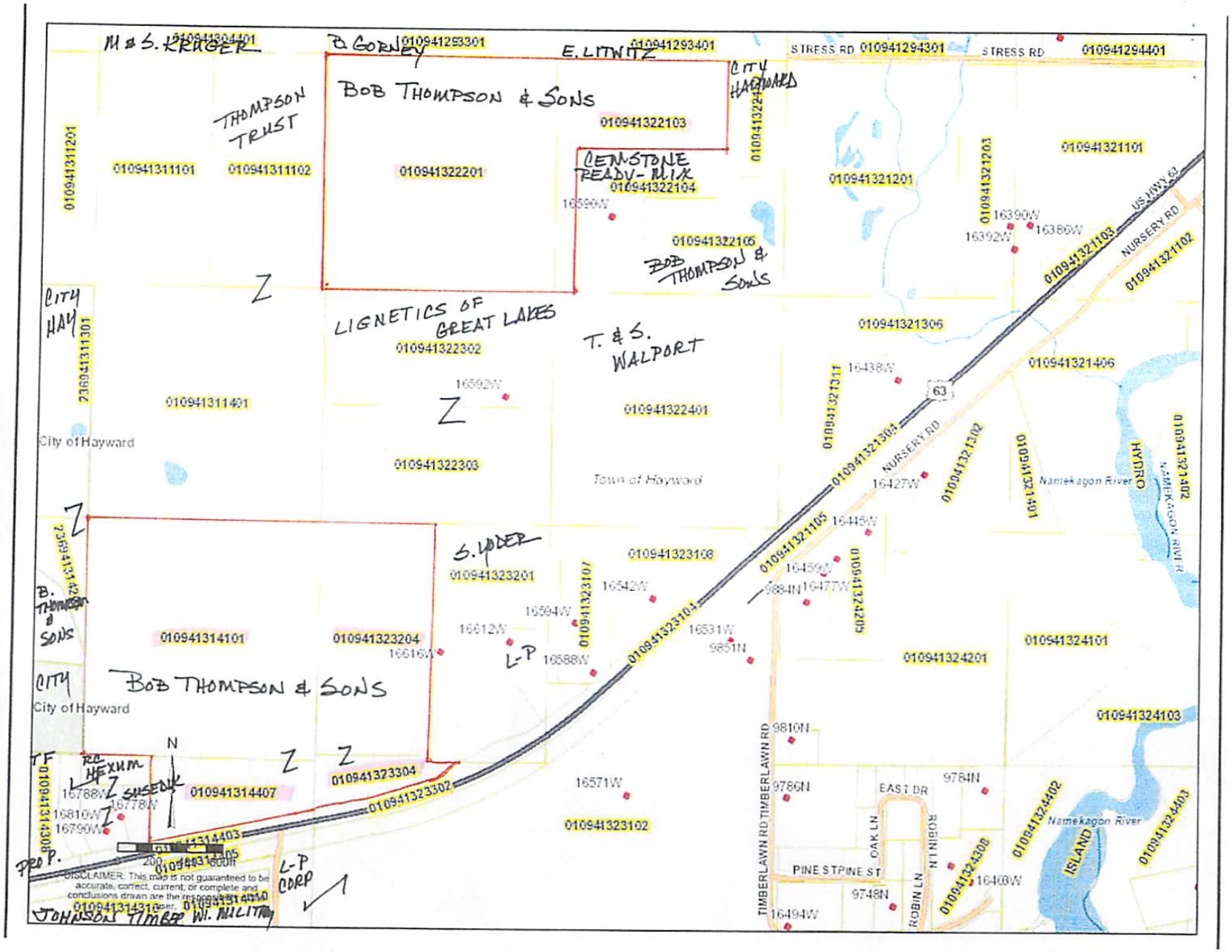
2023 Assessment Detail

Code	Acres	Land	Imp.
G2-COMMERCIAL	6.970	111,900	0

2-Year Comparison	2022	2023	Change
Land:	111,900	111,900	0.0%
Improved:	0	0	0.0%
Total:	111,900	111,900	0.0%

Property History

N/A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BOB THOMPSON & SONS
CITY HARDWARE
CENSTONE READY-MIX
BOB THOMPSON & SONS
LIGNETICS OF GREAT LAKES
T. & S. WALPORT
CITY HAY
City of Hayward
Town of Hayward
S. YODER
B. THOMPSON & SONS
BOB THOMPSON & SONS
CITY
City of Hayward
L-P
L-P CORP
TF
PROP.
JOHNSON TIMBER
WI. MILITARY
US HWY 63
NURSERY RD
HYDRO
Namekagon River
ISLAND
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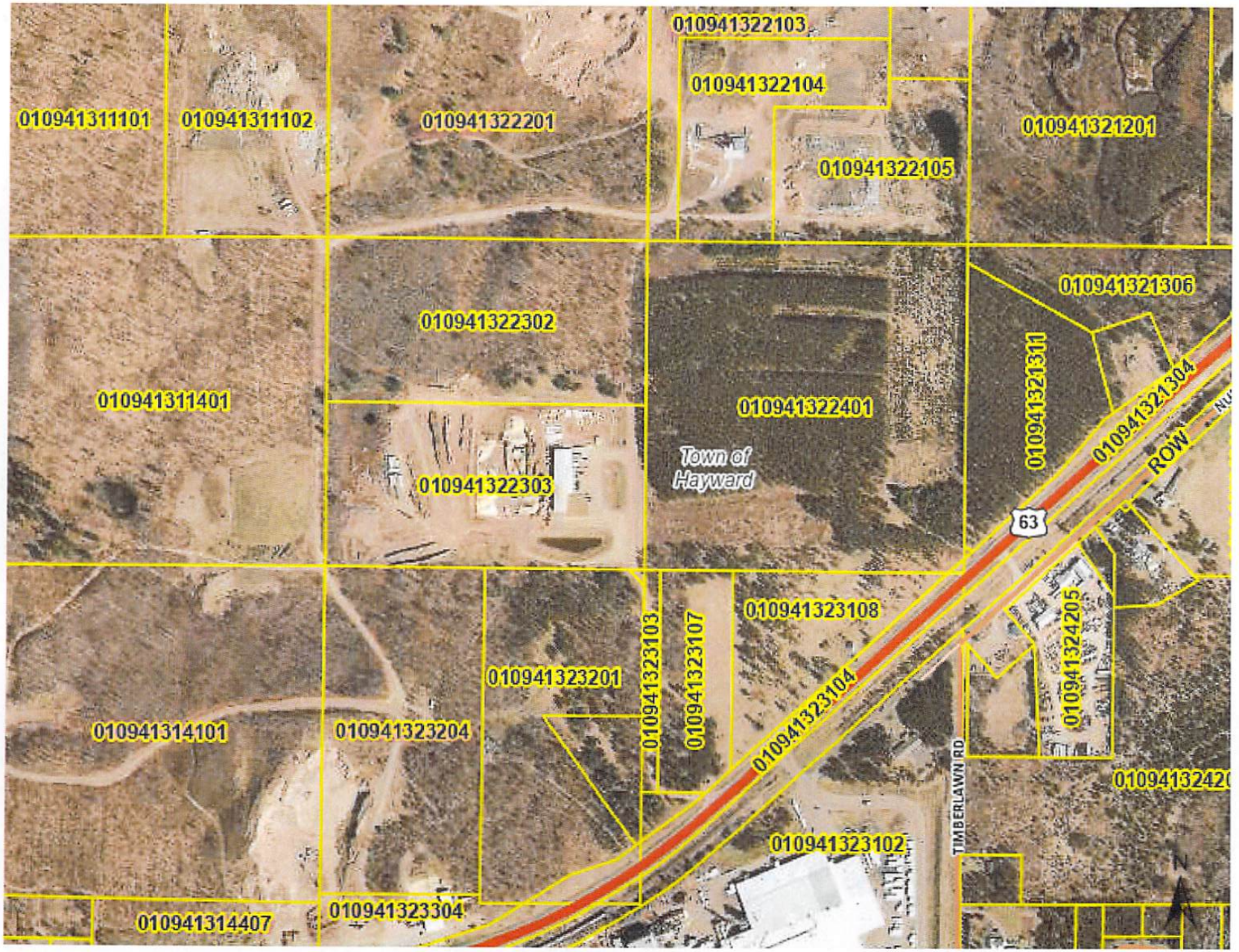
EAST DR
OAK LN
ROBIN LN
PINE ST
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.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Town of Hayward
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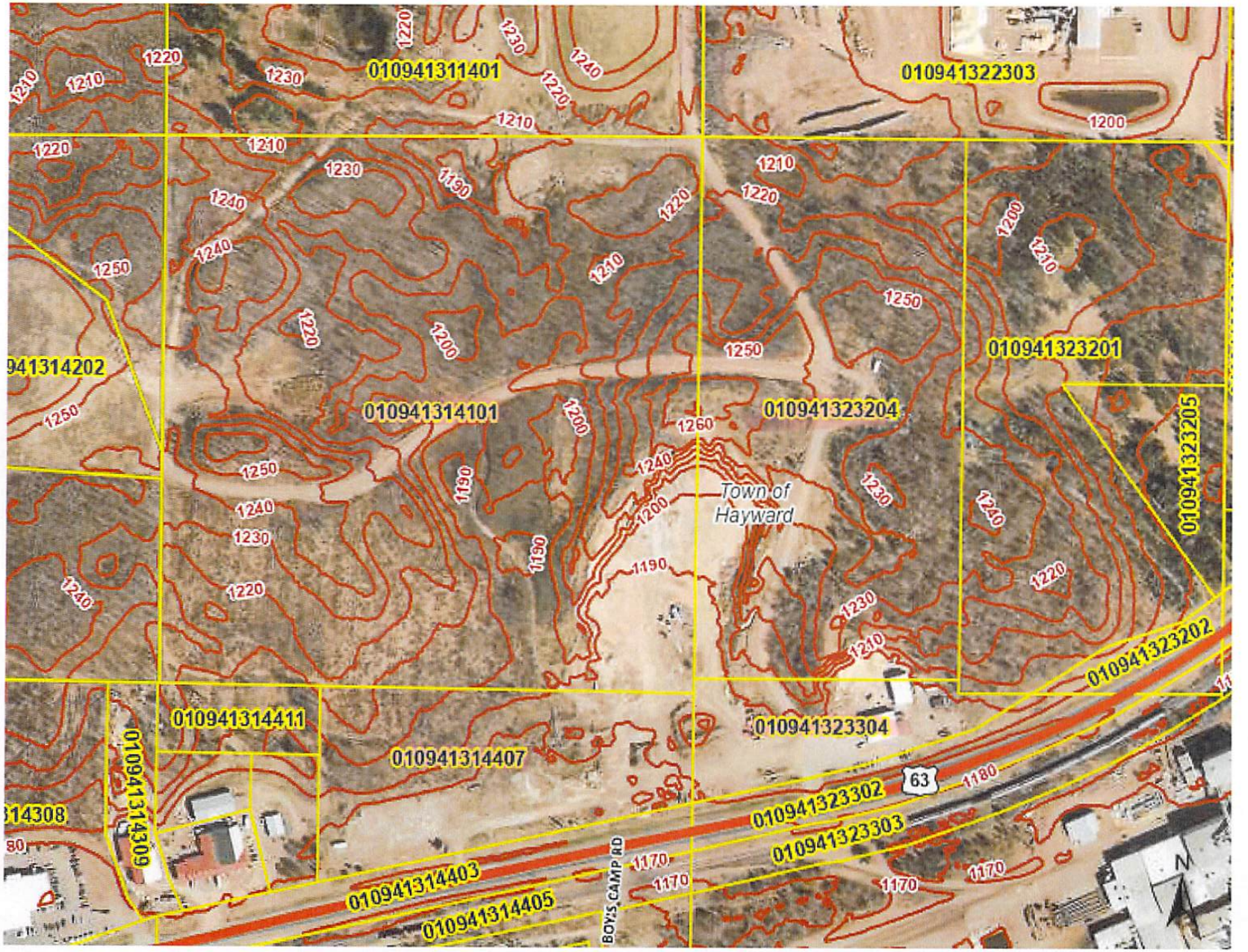
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BOYS CAMP RD
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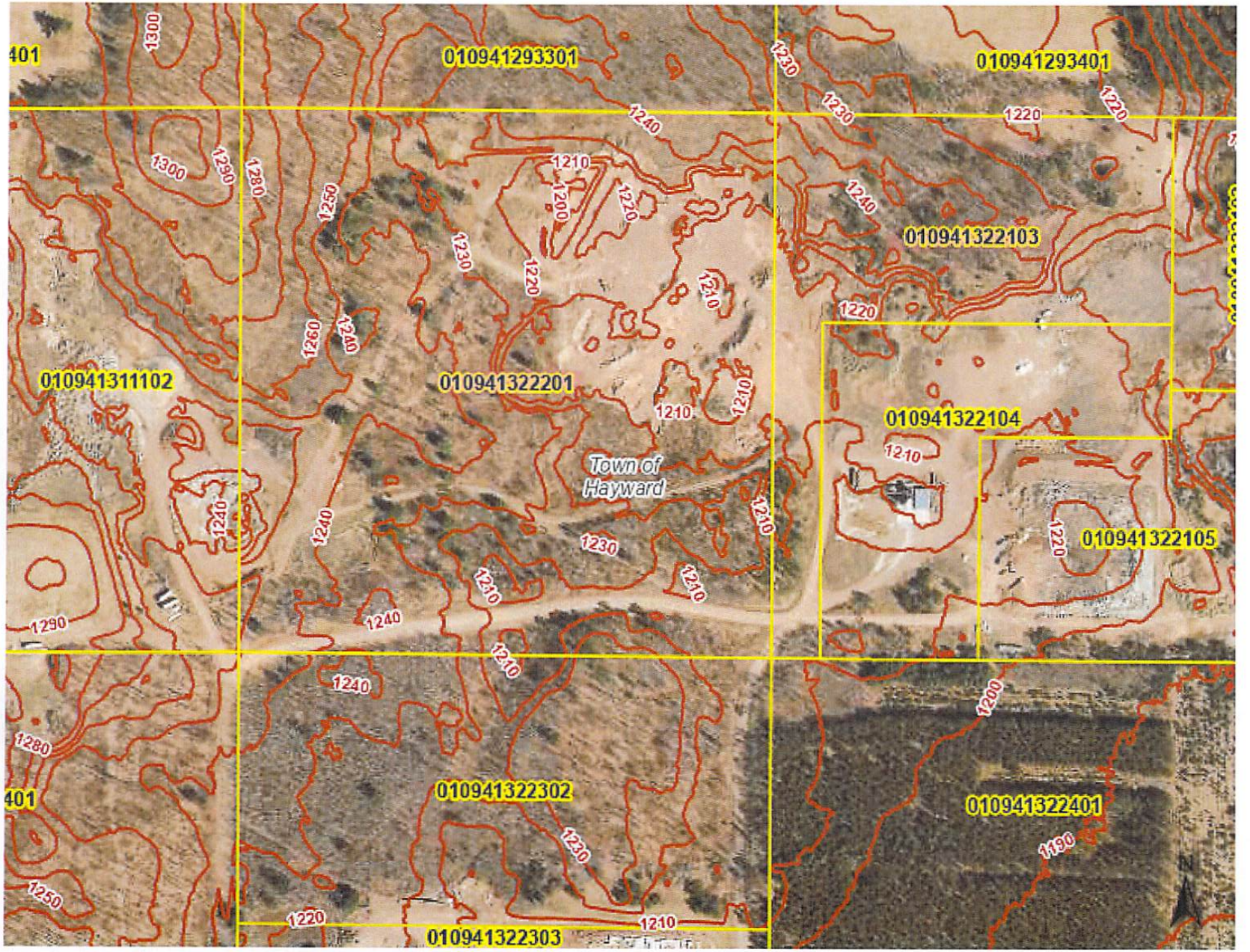
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Proposed Ordinance Amendment for Multi-Dwelling Development (Version 5.4)

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 5.4 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 ~~homes~~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 three~~Two or more ~~families~~Dwelling 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 units~~DWELLING 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 ~~Unit~~Units and the Accessory ~~Buildings~~Structures or ~~uses~~Uses customarily incidental to ~~it~~them, including such open spaces as are required by this ~~ordinance.~~Ordinance.

(~~71~~(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 ~~UNITS~~UNIT 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)(1)~~) Dwelling, Multi-~~family (3 or more) dwelling units~~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 ~~(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 condominium~~Multi-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/dwelling~~the number of Dwelling units ~~are being proposed by plat~~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 ~~other means that would~~amendment 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 ~~properties~~Multi-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 the~~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 ~~rental/DWELLING UNITS. Does~~legal non-conforming Multi-Dwelling Development exists.

A Conditional Use permit is not ~~include~~required 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 ~~dwellings~~Dwellings or replacement ~~dwellings~~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).)

SAWYER COUNTY BOARD OF SUPERVISORS
RESOLUTION NO. _____

RESOLUTION TO AMEND SAWYER COUNTY ZONING ORDINANCE, FOR MULTI-DWELLING DEVELOPMENT

WHEREAS, Wisconsin law permits Sawyer County (the "County") to adopt certain zoning ordinances and amend its existing zoning ordinances;

WHEREAS, the County desires to amend its existing Sawyer County Zoning Ordinance Section 2.0 Definitions, Section 8.2 Procedure, Section 17.0 Zone Districts and Sawyer County Shoreland-Wetland Protection Ordinance Section 3.4-Prohibited Used, Section 5.1-Minimum Lot Size Purpose, and Section 16.0-Definitions for the Multi-Dwelling Development.;

WHEREAS, the Sawyer County Zoning Committee (the "Zoning Committee"), at its meeting on March 15, 2024, reviewed the proposed revisions to the Multi-Dwelling Development (collectively, the "Ordinance Revisions"), and a copy of the proposed Ordinance Revisions are attached hereto and incorporated into this Resolution as Exhibit A;

WHEREAS, the Zoning Committee voted to recommend approval/denial of the Ordinance Revisions to the Sawyer County Board of Supervisors ("County Board"); and

WHEREAS, the County Board determined, at its meeting on April 18, 2024, that adopting the Ordinance Revisions in the form set forth in Exhibit A are warranted to protect the health, welfare and safety of its citizens.

NOW, THEREFORE BE IT RESOLVED, by the Sawyer County Board of Supervisors that the Sawyer County Ordinances shall be amended as follows:

Repeal of existing identified portions of Sawyer County Zoning Ordinance Section 2.0 Definitions, Section 8.2 Procedure, Section 17.0 Zone Districts and Sawyer County Shoreland-Wetland Protection Ordinance Section 3.4-Prohibited Used, Section 5.1-Minimum Lot Size Purpose, and Section 16.0-Definitions for the Multi-Dwelling Development.;

Adoption of the attached amendment for the Multi-Dwelling Development.

Additional Actions. The Sawyer County Department of Zoning and Conservation Administrator (or his/her designee) shall take all necessary steps to ensure that the amendment adopted herein is completed.

This Resolution is recommended for adoption by the Sawyer County Board of Supervisors at its meeting on April 18, 2024 by this Sawyer County Zoning Committee on this March 15, 2024.

Ronald Buckholtz, Chairman

Stacey Hessel, Vice-Chairman

Tweed Shuman, Member

Kay Wilson, Member

John Righeimer, Member

This Resolution is hereby adopted by the Sawyer County Board of Supervisors this 18th day of April, 2024.

Tweed Shuman,
Sawyer County Board of Supervisors Chairman

Lynn Fitch,
County Clerk

EXHIBIT A

See attached

Exhibit A

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.

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(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).)