1. PUBLIC INFORMATION
   a. 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](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. The Sawyer County Zoning Committee relative to the following proposals:

2. PRELIMINARY MATTERS
   a. Call to Order and Roll Call
   b. Pledge of Allegiance
   c. Statement of Committee Hearing and Procedure and Statement of Hearing Notice

3. REZONE APPLICATIONS
   a. None

4. CONDITIONAL USE APPLICATIONS
   a. Public Hearing for CUP #20-008 in the Town of Winter. Owner: Patrick & Sally Murphy. Part of Government Lots 1 & 2; Lot 1 CSM 36/111 #8407; S31, T40N, R05W; Parcel #032-540-31-5228; 2.76 Total Acres; Zoned Residential One (R-1). Permit
desired for an Accessory Building across a Town road as subject to section 4.26 (2), to build a cold storage pole shed 40' x 56'.

**CUP 20-008, Pat Murphy**

b. Discussion/Action Item for CUP #20-008 in the Town of Winter. Owner: Patrick & Sally Murphy. Part of Government Lots 1 & 2; Lot 1 CSM 36/111 #8407; S31, T40N, R05W; Parcel #032-540-31-5228; 2.76 Total Acres; Zoned Residential One (R-1). Permit desired for an Accessory Building across a Town road as subject to section 4.26 (2), to build a cold storage pole shed 40’ x 56’.

21 - 30 c. A Public Hearing for CUP #20-009 in the Town of Weirgor. Owner: Andrew Karstensen and Jennifer Stuber. Part of Government Lot 3, Lots 2 & 3 CSM 32/88 #7833; S03, T37N, T07W; Parcel #030-737-03-5311 & 030-737-03-5312; 2.89 Total Acres; Zoned Residential/Recreational Two (RR-2). Permit desired for a shed and possibly a garage before building a dwelling. Section 4.26 (1) in the Sawyer County Zoning Ordinance. This will be used to secure dry storage tools, materials and equipment while building the dwelling unit.

**CUP #20-009, Andrew Karstensen**

d. Discussion/Action Item for CUP #20-009 in the Town of Weirgor. Owner: Andrew Karstensen and Jennifer Stuber. Part of Government Lot 3, Lots 2 & 3 CSM 32/88 #7833; S03, T37N, T07W; Parcel #030-737-03-5311 & 030-737-03-5312; 2.89 Total Acres; Zoned Residential/Recreational Two (RR-2). Permit desired for a shed and possibly a garage before building a dwelling. Section 4.26 (1) in the Sawyer County Zoning Ordinance. This will be used to secure dry storage tools, materials and equipment while building the dwelling unit.

5. **PROPOSED ORDINANCE AMENDMENTS**

31 - 33 a. A public hearing for Sawyer County Zoning Ordinance Section 6.22(2) and 6.24(2)(e) non-metallic mineral extraction amendment.

Section 6.22(2) Change to read: The regular conditional use permit shall be granted for a period not to exceed five (5) years, but may be renewed or revised upon re-application for periods of up to three (3) five (5) years.

Section 6.24(2)(e) Change to read: The conditional use permit shall be in effect for a period specified by the Zoning Committee not to exceed five (5) years and may be renewed or revised upon
re-application for periods of up to three (3) five (5) years. (Discussion/Action to send to County Board)
Ordinance Change Resolution - Ordinance Amendment

6. NEW BUSINESS

34 - 36  a. Citizen request by William Wallus for petition of Sawyer County Ordinance change to Section 6.611(5) increase deck/patio size within trailer camps and campgrounds. (Discussion Only)
Trailer Camps & Campgrounds Info

37 - 40  b. Bunkhouse Ordinance Amendment (Discussion Only)
Bunk House 6-19-2020

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

7. ADJOURNMENT

A Quorum of the County Board of Supervisors or any of its committees may be present at this meeting to listen and observe. Neither the Board nor any of the committees have established attendance at this meeting as an official function of the Board or committee(s) or otherwise made a determination that attendance at the meeting is necessary to carry out the Board or committee’s function. The only purpose for other supervisors attending the meeting is to listen to the information presented. Neither the Board nor any committee (other than the committee providing this notice and agenda) will take any official action with respect to this noticed meeting.
SAWYER COUNTY ZONING COMMITTEE
STATEMENT OF COMMITTEE HEARING AND PROCEDURE AND STATEMENT OF HEARING NOTICE

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

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

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

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

Statement of Committee Hearing and Procedure

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

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

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

Process and Guidelines for Testimony by Speakers: Prior to speaking, the Speaker must be recognized by the Zoning Committee Chair in order to speak. Once recognized by the Zoning Committee Chair, the Speaker must state their full name and address before giving testimony. The Speaker should also state whether the Speaker represents a client, group, or other association, whether the Speaker is in favor or opposes the proposal on which the testimony is being given, and other pertinent information. Speakers should confine their testimony to the facts and matters presented. Speakers should avoid repetitive testimony, and Speakers are encouraged to state that they agree or disagree with other comments to avoid repetitive testimony. A Speaker’s testimony will be limited to three (3) minutes, unless additional time is provided for by the Zoning Committee Chair. Orderly procedures require that each Speaker proceeds without interruption by others. All testimony will be addressed to the Zoning Committee and there will be no questions or arguments between individuals. The Zoning Committee is under no obligation to answer questions posed by the Speaker during the public hearing.
Applications for Rezoning: On applications for a change in zoning designation of property, the decision of the Zoning Committee is a recommendation to the Sawyer County Board of Supervisors for final determination and action. This provision does not modify or otherwise limit the provisions set forth in Wis. Stat. § 59.69 or any other applicable law.

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

Statement of Hearing Notice

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

Questions

Please contact the Sawyer County Zoning Administrator should you have any questions regarding this Statement of Committee Hearing and Procedure and Statement of Hearing.
MINUTES OF PUBLIC HEARING
Sawyer County Zoning Committee
May 15, 2020

Zoning Committee Members
Ron Buckholtz, Chairman
Bruce Paulsen, Vice-Chairman
Dawn Petit
Troy Morgan
Jesse Boettcher

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

PRELIMINARY MATTERS
1) Call to Order and Roll Call
Kozlowski called the Public Hearing before the Sawyer County Zoning Committee to order at 8:30 AM in the Sawyer County Courthouse, 10610 Main St., Hayward, Wisconsin. Roll call finding present: Ron Buckholtz, Bruce Paulsen, Troy Morgan, Jesse Boettcher, and Dawn Petit.
From the Zoning Office: Kozlowski and Marks. Legal Counsel Rebecca Roeker.
2) Pledge of Allegiance.
3) Statement of Committee and Hearing Procedure.
4) Statement of Hearing Notice
The Public Hearing Notice was published as a Class 2 Notice in accordance with Chapter 985 of the Wisconsin Statutes in the Sawyer County Record and in the Sawyer County Gazette.
5) Approval of February 21, 2020 minutes. Motion to approve by Buckholtz, second by Paulson. All in favor.
6) Election of Chairperson and Vice Chairperson. Motion to appoint Buckholtz as Chairman, second by Morgan. No other nominations. Motion by Paulsen to close the nominations and cast unanimous ballot, second by Morgan. All in favor. Nomination for Vice Chairman. Buckholtz nominates Paulsen for Vice Chairman, second by Morgan. No other nominations. Motion to close the nominations by Morgan and cast unanimous ballot, second by Boettcher. All in favor. Buckholtz welcomes Boettcher to the Committee.
6) Public Comment. Linda Zillmer, Edgewater property owner speaks of the preliminary matters not being read aloud at the meeting. Along with postings on the website. No other comments from the public.
7) Chairman Buckholtz Thanks the Committee for the votes

REZONE APPLICATIONS
1) A Public Hearing for RZN #20-003 in the Town of Sand Lake. Owner: Jon & Markus Armstrong. The West ½ of the NE ¼ of the SW ¼; S15, T39N, R09W; Parcel #026-939-15-3101; 20 Total Acres; Zoned Residential/Recreational One (RR-1). Purpose of the request is to rezone from Residential/Recreational One (RR-1) to Commercial one (C-1) for a dock and lift business to include boat storage, retail sales, and potential Christmas tree sales in the future.
Kozlowski reads the application, Town opinion, Neighbor opinion letters and the Staff Report. Motion to open the public hearing portion by Paulsen, second by Morgan. All in favor. Markus Armstrong, owner speaks in favor of the application. Discussion held. No other audience comment. Motion to Close the Public Hearing portion by Petit, second by Paulsen. All in favor. Kozlowski reads the Discussion portion. Kozlowski reminds members that there are no Conditions allowed on a Rezone. Roeker explains the no conditions on a Rezone. No further discussion. Motion by Paulsen to approve the application, second by Morgan. Roll call finds Morgan – yes, Petit –yes, Paulsen –yes, Boettcher –yes, Buckholtz –yes. All in favor. Findings of Fact: It would not be damaging to the rights of others or property values. It would not be detrimental to ecology, wild life, wetlands or shorelands.
2) A Public Hearing for RZN #20-004 in the Town of Hayward. Owner: Buff Creek Concepts, Inc. Part of the SE ¼ of the SW ¼; S28, T41N, R08W; Parcel #010-841-28-3403; 5.03 Total Acres; Zoned Agricultural One (A-1). Purpose of request is to change zone district to Commercial One (C-1) for relocation of construction company (Buff Creek Concepts, Inc.) and potential retail. Kozlowski reads the application, staff report, Town opinion and Neighbor opinions. Motion by Paulsen to open the public hearing portion, second by Morgan. All in favor. Shad Strom, owner speaks in favor of the application. Discussion held with committee. No audience comment. Motion to close the public hearing by Boettcher, second by Paulsen. All in favor. Kozlowski reads the Discussion/Action portion of the application. Kozlowski speaks that he talked to Joan Cervanka, Comprehensive Planning Commission member Town of Hayward that the application does comply with the Town Comprehensive Plan. Discussion held. Motion by Paulsen to approve the application, second by Morgan. No discussion. Roll call finds Morgan – yes, Paulsen – yes, Boettcher yes. All in favor. Findings of Fact: It would not be damaging to the rights of others or property values. It is consistent with the Town of Hayward Comprehensive Plan.

CONDITIONAL USE APPLICATIONS

3) A Public Hearing for CUP #19-012 in the Town of Winter. Owner: Northwoods ATP LP. Agent: Steigerwaldt Land Services Inc. The NE ¼ of the SW ¼; S24, T38N, R05W; Parcel #032-538-24-3101; 40 total acres; Zoned Forestry One (F-1); Known as the ATP Pit. Permit desired for the carry forward of conditional use permit #06-025 for the location of a non-metallic mineral extraction operation, including rock crusher. The CUP was originally approved at public hearing on March 17, 2006. Public Hearing was held February 15, 2019 at the Zoning Committee meeting and Discussion/Action was postponed until Town decision was made on 11/13/19. Kozlowski reads the application, Town Opinion and Staff report. No neighbor opinions as Northwoods ATP owns all property surrounding this parcel. Mike Delegan, agent for Steigerwaldt speaks for approval of the application. No Committee comment. Linda Zillmer speaks of the renewal and carry-forward for CUP applications. Also the insurance on the trails on the property. Zillmer requests that the liability be removed from the County. No other comments. Delegan speaks of the public access and that they are one of the largest land owners in Sawyer County. Linda Zillmer speaks of the benefit for the people, conservation easement and guaranteed public use. Discussion continues with the Committee. Roeker has no questions. Discussion continues. Motion to close the public hearing portion by Paulsen, second by Buckholtz. All in favor. Kozlowski reads the Discussion/Action portion of the application. Motion by Paulsen to approve the application and to ask the County Forester and if the County needs to provide the easement insurance. Amend the motion to include conditions of Maintain compliance with NR135. Maintain compliance with Plan of Operation. Maintain compliance with DNR Chapter 30. Comply with all other federal, state and local regulations. Second by Boettcher. Second by Morgan. Discussion continues. Roll call finds Morgan – yes, Buckholtz – yes, Petit – yes, Boettcher – yes, Paulsen – yes. All in favor.

4) A Public Hearing for CUP #20-007 in the Town of Sand Lake for the reclamation plan. Owner: Kenton & Ami Slabaugh. Part of the SE ¼ of the SW ¼; S08, T39N, R09W; Parcel #026-939-08-4401; Total Acres 32.722; Zoned Agricultural One (A-1). Permit desired for the location/operation of a non-metallic mineral open pit. Kozlowski reads the application, Staff report, Town opinion and Neighbor opinions. Motion to open the public hearing portion for the reclamation plan by Paulsen, second by Boettcher. All in favor. Kent Slabaugh, owner speaks in favor of the application. Discussion held with committee. Joe Martin, Town of Sand Lake resident speaks of concerns with noise from the trucks. No other comments. Motion to come out of public hearing by Paulsen, second by Morgan. All in favor. Kozlowski reads the Discussion/Action portion. Discussion held. Motion by Paulsen to approve the Reclamation Plan, second by Boettcher. Roll Call finds: Paulsen – yes, Petit – yes, Morgan – yes, Buckholtz – yes, Boettcher – yes. Kozlowski reads the Staff Report for CUP#20-007, Kent & Ami Slabaugh for the location/operation portion of the application. Motion by Paulsen to open the public hearing portion, second by Morgan. All in favor. Kent Slabaugh, owner speaks in favor of the application. Discussion held with Committee. Linda Zillmer, Edgewater property owner suggests limiting the area of mining. No other comments. Motion by Paulsen to close the public hearing portion by Paulsen, second by Buckholtz. All in favor. Kozlowski reads the Discussion/Action portion of the application. Discussion held. Motion to approve the application by Paulsen with the conditions: To obtain approval or conditional approval of reclamation plan. Abide by specific Plan of Operation including hours of operation. Maintain compliance with DNR Chapter 30. Comply with all other federal, state and local regulations.

Break 10:04am       Buckholtz calls meeting back to order at 10:10am

NEW BUSINESS
1) Non-Metallic Mining Ordinance change the renewals to 5 years. Jay explains the process of Ordinance changes and why. Discussion held with Committee. Linda Zillmer, Edgewater property owner speaks of neighbor concerns and that 5 years would be too long. Discussion continues. Phil Nies, BassLake resident speaks in favor of the 5 year renewal with annual inspections. Motion to approve by Buckholtz change to send to the Towns for their approval, second by Paulsen. All in favor.

2) Bunkhouse Ordinance Amendment. (Discussion/Review Town questionnaire and potential draft action) Kozlowski explains the Ordinance and goes through the Town questionnaire with the Committee. Discussion held with Committee, Roeker, Phil Nies, Bass Lake resident, Mark Olson, Bass Lake resident, Linda Zillmer, Edgewater property owner and Kozlowski. Committee to review draft and make suggestions. Paulsen requests list of State requirements on the next month agenda.

3) Sawyer County Waste Storage Ordinance. (Review Town Comments/Discussion/Possible Action to forward to County Board) Kozlowski explains a few changes that was needed and that the Ordinance changes were sent to the Towns for approval. Committee discussion held. Linda Zillmer, Edgewater property owner suggests that Public notices should be under a different heading. Discussion with Kozlowski and Roeker. Committee discussion continues. Motion by Paulsen to approve and sent to the Land, Water Committee for their approval. Second by Morgan. Roll call finds: Paulsen – yes, Petit – yes, Morgan – yes, Boettcher – yes, Buckholtz – yes. All in favor.

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

ADJOURNMENT
Buckholtz adjourns meeting at 11:10am

Note: The Minutes of the May 20, 2020 Zoning Committee meeting incorporate the video recording of this meeting and any documents referenced in the meeting, submitted by the applicant, and/or considered by the Zoning Committee in rendering its decision.

Minutes prepared by Kathy Marks, Deputy Zoning & Conservation Administrator
Conditional Use Permit Request

STAFF REPORT

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

File: # CUP 20-008
Applicant:
Pat Murphy
6820 South Park Road
Wisconsin Rapids, WI 54494

Property Location & Legal Description:
Town of Winter
Part Govt Lots 1&2, Lot 1, CSM 36/111
S31 T40N R05W, #032-540-31-5228
2.7 Acres zoned R-1

Request: The request is for a 40' x 56' accessory building across town road subject to Section 4.26(2) of the Sawyer County Zoning Ordinance.

Project History & Summary of Request
The applicant has recently purchased a vacant parcel of land adjacent to land they already own with a principal structure across from a Town Road at 7079W Smith Road. The applicant is requesting to build a 40' x 56' pole shed on the vacant parcel across the Town Road per Section 4.26(2) of the Sawyer County Zoning Ordinance. Sawyer County Zoning determines that the proposed accessory structure cannot be constructed on that part of the lot containing the principal structure due to the inability to meet setbacks. The property containing the principal structure has a very small amount of buildable area less than requested amount and this area would make the existing garage non-accessible (see attached maps).

Previously, the applicant was approved a CUP for the same request in May of 2019. In that request however, one of the conditions for approval was for a 32' x 48' structure and not the 40'x56' as requested. The only difference with the current request is that the vacant parcel of land that has been purchased by the applicant is now a 2.7 acre parcel of land instead of the proposed 20,000sq ft lot back in May 2019. The applicant is aware that he could build a primary dwelling on the vacant lot and could then even build a larger pole shed building without any form of CUP request. At this time however, the applicant just wants additional storage area but in the future may build a new principal dwelling on this lot which is allowed by Sawyer County Zoning.
Additional information for Conditional Use Permits:

Substantial evidence means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

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

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

1. Fire number must be obtained for new parcel before Land Use Permit is issued for pole shed.
2. No habitable area is allowed in this structure at this time.
3. No commercial use or operation in structure.
4. Parcel would need to be combined with lot containing principal dwelling with restrictive covenants and not sold separately unless new principal dwelling was built on parcel 5228.
5. Size of proposed pole building not to exceed 40' x 56'

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

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

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

9. It would be damaging to the rights of others and property values.
10. It would be detrimental to ecology, wildlife, wetlands or shorelands.
11. It would create an air quality, water supply, or pollution problem.
12. It would create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.
13. It would create traffic or highway access problems.
14 It would destroy prime agricultural lands.
15 It would not be compatible with the surrounding uses and the area.
16 It would create an objectionable view.
Subject: Conditional Use Application

To: Sawyer County Zoning & Conservation
10610 Main Street, Suite 49
Hayward, WI 54843
E-mail: zone.deputy@sawyercountygov.org

Owner: Pat & Sally Murphy - Cell #: 715-213-8094

Address: 6320 South Park Road, Wisconsin Rapids, WI
Phone #: 715-213-8094 - E-mail address: Pat.Murphy@EdwardJones.com

Property description:
A subdivision of Lots 12 + 13, Sec 1533, Twp 7, R433-394, Sec. 195622; Lot 14, Sec 1384, Val 7, R301-109, Sec. 175826; other lands located in Gov't Lot 1 - Gov't Lot 18 of Sect 31, Township 40 N., Range 5 W.

Legacy PIN #: 032-040-31-5228 - Acreage: 2.76

Property is zoned: R-1

Permit is desired for:
Accessory building across town road is subject to Section 14.26 (2)
Cold dwr pipec. sheet 40' X 516'

Pat Murphy, Sally Murphy 3/4/20
Date

*Please Print & Sign (Property Owner)

The above hereby make application for a conditional use. The above certify that the listed information and intentions are true and correct. The above person(s) hereby give permission for access to the property for onsite inspections by Sawyer County Zoning Staff.

Name, Address, Phone & E-mail of agent:

Date of Public Hearing: 6-19-2020 (Office Use)

(Revised 12/2016)
Real Estate Sawyer County Property Listing

Today's Date: 3/24/2020

Owner: PATRICK H & SALLY L MURPHY
Billing Address: 6820 S PARK RD WISCONSIN RAPIDS WI 54494
Mailing Address: 6820 S PARK RD WISCONSIN RAPIDS WI 54494

Site Address: Barker Lake
Zoning: (R-1) Residential One

Tax ID: 43669
PIN: 57-032-2-40-05-31-5-05-002-000280
Legacy PIN: 032540315228
Map ID: 032540315228
Municipality: TOWN OF WINTER
Description: PRT GOVT LOTS 1 & 2, LOT 1 CSM 36/111 #9407
Recorded Acres: 2.760
Lottery Claims: 0
First Dollar: No
Waterbody: Barker Lake

Property Status: Current
Created On: 10/18/2019 8:34:17 AM
Updated: 11/12/2019

Ownership

Property History

2020 Assessment Detail

Property Assessment

Recorded Documents

WARRANTY DEED
Date Recorded: 11/8/2019

CERTIFICATE OF TRUST
Date Recorded: 11/8/2019

CERTIFIED SURVEY MAP
Date Recorded: 10/2/2019

QUIT CLAIM DEED
Date Recorded: 1/28/2013

TRUSTEES DEED
Date Recorded: 5/10/2012

CERTIFIED SURVEY MAP
Date Recorded: 9/29/1980

CERTIFIED SURVEY MAP
Date Recorded: 1/4/1980

HISTORY

View All History
White=Current Parcels Pink=Retired Parcels

Property: 43669

Parents
Children

HISTORY

View All History
White=Current Parcels Pink=Retired Parcels

Property: 43669

Parents
Children

HISTORY

View All History
White=Current Parcels Pink=Retired Parcels

Property: 43669

Parents
Children
SAWYER COUNTY CERTIFIED SURVEY MAP

A REDIVISION OF LOTS 12&13, CSM 1533, VOLUME 7, PAGES 393-394, DOC 175622; LOT 14, CSM 1384, VOLUME 7, PAGES 107-108, DOC 172760; AND OTHER LANDS LOCATED IN GOVERNMENT LOT 1 AND GOVERNMENT LOT 2 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 5 WEST, TOWN OF WINTER, SAWYER COUNTY, WISCONSIN.

BEARINGS ARE REFERENCED TO THE E-W 1/4 LINE OF SECTION 31, BEARING N89°40'50"E, SAWYER COUNTY GRID, NAD83 HGen.

THE ORDINARY HIGH WATER MARK OF BARKER LAKE IS APPROXIMATELY FOR REFERENCE ONLY. ANY LAND BELOW THE OHWM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION. THE WATERS EDGE IS APPROX. 10 FEET FROM THE OHWM AT THE DATE OF SURVEY.
How to purchase at the store

1. Take this packet to any Menards store.
2. Have a building materials team member enter the design number into the Post Frame Request Form on the Midwest Manufacturing website.
3. Apply the design to System V to create the SOCs.
4. Take the SOCs to the register and pay.

How to recall and purchase a saved design at home

2. Log into your account.
3. Go to Saved Designs under the Welcome Login menu.
4. Select the saved design to load back into the estimator.
5. Add your building to the cart and purchase.

Design #: 315252765760
Estimated price: $16,539.93 *
*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

https://midwest.menards.com/postframe-web/index.do

3/11/2020
DISCLAIMER: This map is not guaranteed to be accurate, current, or complete and conclusions drawn are the responsibility of the user.
Conditional Use Permit Request
STAFF REPORT
Prepared By: Jay Kozlowski, Sawyer County Zoning & Conservation Administrator

File: # CUP 20-009

Applicant:
Andrew Karstensen & Jennifer Stuber
3405 Lawrence Street
Eau Claire, WI 54703

Property Location & Legal Description:
Town of Weirgor
Part Govt Lot 3, Lot 2&3, CSM 32/88
S03 T37N R07W, #030-737-03-5311 & -5312
2.89 Total Acres; Zoned Residential/Recreational Two (RR-2)

Request: The request is for an 8’ x 14’ shed and potentially a 28’ x 32’ garage accessory building subject to Section 4.26(1) of the Sawyer County Zoning Ordinance:
1)....The construction of accessory buildings on vacant property may only be allowed by Conditional Use with Town and Zoning Committee Approval. Granting of a Conditional Use will require within 3 years for a principal dwelling Land Use Permit to be applied for and the principal dwelling to be built within the permit time frame on the same parcel. Failure to build principal dwelling will result in citation and order for removal of accessory structure.

Project History & Summary of Request
As per the applicants statement the Conditional Use Permit is being requested to gain permission to place a shed and possibly a garage before building the principal dwelling unit. This shed and potential garage will be used for secured dry storage of tools, materials, and equipment needed while building the home. The reason why the garage is listed on the CUP as “potential” is that the depending on timeframes the applicant may be able to list a new dwelling and the garage on the same Land Use Permit and construct within the 18 month time frame with permit extension deadlines. If the applicant was not able to build both structures within the permit timeframes then the garage would need to be included as part of the CUP. All structures are to meet all other setbacks and Zoning requirements.

Additional information for Conditional Use Permits:
Substantial evidence means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to
obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

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

Possible Conditions for Approval: (choose from list below) (add or delete from list below)
1. Land Use Permit is applied for accessory structure(s) within 1 year from the date of Zoning Committee decision.
2. Land Use Permit is applied for principal structure within 3 years from date of Zoning Committee decision. Failure to apply will result in citation with potential order for removal of accessory building.
3. Proposed accessory structure must meet all other Sawyer County Zoning & Conservation requirements and compliant with all other State & Federal Laws.
4. Size of proposed (shed) not to exceed 14' x 8' and garage to exceed 28' x 32'.

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

Findings of Fact for Denial: (choose from list below)
9. It would be damaging to the rights of others and property values.
10. It would be detrimental to ecology, wild life, wetlands or shorelands.
11. It would create an air quality, water supply, or pollution problem.
12. It would create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.
13. It would create traffic or highway access problems.
15. It would not be compatible with the surrounding uses and the area.
16. It would create an objectionable view.
Conditional Use Application # 20-009
Town of Weirgor
Sawyer County

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

Phone: 715-634-8288
Email: zone.deputy@sawyercountygov.org

Owner: Andrew M. Karstensen and Jennifer L. Stuber

Address: 3405 Lawrence St. Eau Claire WI 54703

Phone: (715) 829-9588
Email: Drewkarstensen@gmail.com

Legacy PIN# 030-737-03-5312
Zoned: RR-2

Acreage: 3 acres

Property Description:
Lots 2 and 3 of Sawyer County Certified Survey Map No. 7833 recorded at the Office of Sawyer County Register of Deeds on May 1, 2012 in Volume 32 of the Certified Survey Maps, Page 88-89, Doc No. 378454, located in part of Government Lots 2 and 3, Section 3, Township 37 North, Range 7 West, in the Town of Weirgor.

Permit desired for:
To gain permission to place a shed and possibly build a garage before building the dwelling unit. This will be used for the secure dry storage of tools, materials and equipment while building the home.

Andrew M. Karstensen  Jennifer L. Stuber
*Please Print & Sign (Property Owner)

The above hereby make application for a conditional use. The above certify that the listed information and intentions are true and correct. The above person(s) hereby give permission for access to the property for onsite inspections by Sawyer County Zoning staff.

Name, Address, Phone & Email of agent:

Fee $350.00

Date of Public Hearing 6-19-2020
Real Estate  Sawyer County Property Listing

Today’s Date: 5/4/2020

Tax ID: 41295
PIN: 57-030-2-37-07-03-5 05-003-000110
Legacy PIN: 0307737035311
Map ID: 3:11

Municipality: (030) TOWN OF WEIRGOR
STR: S03 T37N R07W
Description: PRT GOVT LOT 3 LOT 2 CSM 32/88 #7833

Recorded Acres: 1.520
Calculated Acres: 1.387
Lottery Claims: 0
First Dollar: No
Waterbody: Chippewa River
Zoning: (RR2) Residential/Recreational Two
ESN: 432

Tax Districts
Updated: 5/8/2012
1 State of Wisconsin
57 Sawyer County
030 Town of Weirgor
540735 Bruce School District
001700 Technical College

Recorded Documents
Updated: 12/10/2019
QUIT CLAIM DEED
Date Recorded: 11/20/2019 421230
WARRANTY DEED
Date Recorded: 4/15/2019 417254
WARRANTY DEED
Date Recorded: 1/16/2013 382992
CERTIFIED SURVEY MAP
Date Recorded: 5/1/2012 378454

Property Status: Current
Created On: 5/8/2012 9:17:08 AM

Ownership
Updated: 4/17/2019
ANDREW M KARSTENSEN EAU CLAIRE WI
JENNIFER L STUBER EAU CLAIRE WI

Billing Address:
ANDREW M KARSTENSEN
3405 LAWRENCE ST
EAU CLAIRE WI 54703

Mailing Address:
ANDREW M KARSTENSEN
3405 LAWRENCE ST
EAU CLAIRE WI 54703

Site Address * indicates Private Road
N/A

Property Assessment
Updated: 8/12/2013
2020 Assessment Detail
Code Acres Land Imp.
G1-RESIDENTIAL 1.520 30,000 0

2-Year Comparison 2019 2020 Change
Land: 30,000 30,000 0.0%
Improved: 0 0 0.0%
Total: 30,000 30,000 0.0%

Property History
Parent Properties
57-030-2-37-07-03-5 05-003-000090
Tax ID 41067

HISTORY Expand All History
White=Current Parcels Pink=Retired Parcels
Tax ID: 31574 Pin: 57-030-2-37-07-03-5 05-003-000020
Leg: 030737035302 Map ID: 3:2
Tax ID: 31572 Pin: 57-030-2-37-07-03-5 05-002-000010
Leg: 030737035201 Map ID: 3:1
Tax ID: 41067 Pin: 57-030-2-37-07-03-5 05-003-000090
Leg: 030737035309 Map ID: 3:9

41295 This Parcel Parents Children
Real Property Listing Page

Property Status: Current
Created On: 5/8/2012 9:17:09 AM

**Ownership**
Updated: 12/10/2019
ANDREW M KARSTENSEN EAU CLAIRE WI
JENNIFER L STUBER EAU CLAIRE WI

**Billing Address:**
ANDREW M KARSTENSEN
3405 LAWRENCE ST
EAU CLAIRE WI 54703

**Mailing Address:**
ANDREW M KARSTENSEN
3405 LAWRENCE ST
EAU CLAIRE WI 54703

**Site Address** * indicates Private Road
N/A

**Property Assessment**
Updated: 8/12/2013

2020 Assessment Detail

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2-Year Comparison

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<tr>
<td>Total</td>
<td>30,000</td>
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**Property History**
Parent Properties
Tax ID
57-030-2-37-07-03-5 05-003-000090 41296

**Tax Districts**
Updated: 5/8/2012
1 State of Wisconsin
57 Sawyer County
030 Town of Weirgor
540735 Bruce School District
001700 Technical College

**Recorded Documents**
Updated: 12/10/2019

- **QUIT CLAIM DEED**
  Date Recorded: 11/20/2019
  421230

- **WARRANTY DEED**
  Date Recorded: 7/2/2014
  301070

- **CERTIFIED SURVEY MAP**
  Date Recorded: 5/1/2012
  328454

- **WARRANTY DEED**
  Date Recorded: 4/30/2012
  328447

- **NOTE**
  Date Recorded:

**HISTORY**

- **Tax ID:** 31574
  Pin: 57-030-2-37-07-03-5 05-003-000020
  Leg, Pin: 030737035302 Map ID: 3.2

- **Tax ID:** 31572
  Pin: 57-030-2-37-07-03-5 05-002-000010
  Leg, Pin: 030737035201 Map ID: 2.1

- **Tax ID:** 41067
  Pin: 57-030-2-37-07-03-5 05-003-000090
  Leg, Pin: 030737035309 Map ID: 3.9

41296 This Parcel → Parents → Children
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete. The user is responsible for any interpretations or conclusions drawn from this data.
RESTRICTIVE COVENANTS

IN RE:

Parcel 1: Lot Two (2) of Sawyer County Certified Survey Map No. 7833 recorded at the Office of the Sawyer County Register of Deeds on May 1, 2012 in Volume Thirty-two (32) of Certified Survey Maps, page 88-89, Doc. No. 378454, located in part of Government Lots Two (2) and Three (3), Section Three (3), Township Thirty-seven (37) North, Range Seven (7) West, in the Town of Weirgor.

Parcel 2: Lot Three (3) of Sawyer County Certified Survey Map No. 7833 recorded at the Office of the Sawyer County Register of Deeds on May 1, 2012 in Volume Thirty-two (32) of Certified Survey Maps, page 88-89, Doc. No. 378454, located in part of Government Lots Two (2) and Three (3), Section Three (3), Township Thirty-seven (37) North, Range Seven (7) West, in the Town of Weirgor.

STATE OF WISCONSIN  )
COUNTY OF SAWYER  )  §

Parcel No. 030-737-03-5311
Parcel No. 030-737-03-5312

Andrew M. Karstensen and Jennifer L. Stuber, being first duly sworn on oath depose and state that they are the owners of the property described hereinabove, and further state that the following restrictive covenants shall run with said property described herein:

1) The above described parcels may not be sold separately without permission from the Sawyer County Zoning Office.

Dated this 7 day of December, 2019.

*Print Owners name Andrew M. Karstensen
*Print Owners name Jennifer L. Stuber

ACKNOWLEDGEMENT

STATE OF WISCONSIN  )
COUNTY OF SAWYER  )  §

Personally came before me this 7 day of December, 2019, the above named individuals,

Andrew M. Karstensen and Jennifer L. Stuber, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

(Print Notary Name) Shirley Lynn

Notary Public, State of Wisconsin
My commission expires: 12/01/2023

This document drafted by: Andrew M. Karstensen
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 Ordinance Section 6.22 (2) Conditional Uses & 6.24 (2) (e) Rules and Standards for Non-Metallic Mining & Mineral Mining Fuel Mining Activities.

WHEREAS, the Sawyer County Zoning Committee (the “Zoning Committee”), at its meeting on June 19, 2020, reviewed the proposed Ordinance revisions to section 6.22 (2) Conditional Uses & 6.24 (2) (e) Rules and Standards for Non-Metallic Mining & Mineral Mining Fuel Mining Activities. Revisions are attached hereto and incorporated into this Resolution as Exhibit A;

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

WHEREAS, the County Board determined, at its meeting on July 16, 2020 that adopting the Ordinance Revisions in the form set forth in Exhibit A are warranted to protect the health, morals, safety, and general welfare.

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

6.22 (2) A regular conditional use permit shall be required for the operation and reclamation phases of mineral extractions and mining. Exploration and/or prospecting phases may be included in the conditional use application. The regular conditional use permit shall be granted for a period not to exceed five (5) years, but may be renewed or revised upon re-application for periods of five (5) years.

6.24 (2)(e) The conditional use permit shall be in effect for a period specified by the Zoning Committee not to exceed five (5) years and may be renewed or revised upon re-application for periods of five (5) years. All permitted operations shall be inspected at least once every year by the Zoning Committee or its agents and shall be inspected at the time a request for renewal is before the Zoning Committee to determine if all conditions of the operation are being complied with.
This Resolution is recommended for adoption by the Sawyer County Board of Supervisors at its meeting on July 16, 2020 by this Sawyer County Zoning Committee on this June 19, 2020.

________________________________________
Ron Buckholtz, Chairman               Bruce Paulsen, Vice-Chairman

____________________________ ________________
Troy Morgan, Member                    Dawn Petit, Member

____________________________ ________________
Jesse Boettcher, Member                Tweed Shuman, Alternate Member

This Resolution is hereby adopted by the Sawyer County Board of Supervisors this ____ day of ______, 20__.  

________________________________________
Tweed Shuman,                           Carol Williamson,
Sawyer County Board of Supervisors Chairman  County Clerk
Section 6.22 Conditional Uses & 6.24 Rules and Standards for Non-Metallic Mining & Mineral Fuel Mining Activities

6.22 Conditional Uses

6.22 (2) A regular conditional use permit shall be required for the operation and reclamation phases of mineral extractions and mining. Exploration and/or prospecting phases may be included in the conditional use application. The regular conditional use permit shall be granted for a period not to exceed five (5) years, but may be renewed or revised upon re-application for periods of up to three (3) five (5) years.

6.24 Rules and Standards for Non-Metallic Mining & Mineral Mining Fuel Mining Activities

6.24 (2)(e) The conditional use permit shall be in effect for a period specified by the Zoning Committee not to exceed five (5) years and may be renewed or revised upon re-application for periods of up to three (3) five (5) years. All permitted operations shall be inspected at least once every year by the Zoning Committee or its agents and shall be inspected at the time a request for renewal is before the Zoning Committee to determine if all conditions of the operation are being complied with.
Jay Kozlowski

From: will wallus <willwallus@gmail.com>
Sent: Tuesday, April 28, 2020 4:24 PM
To: Jay Kozlowski
Subject: Deck Proposal Increase to County Code

Jay

(from our previous conversation)

As you know I have been discussing with a number of resorts in Sawyer county regarding decks and sizing. In talking with Trails End, Birch Lakes, Echo Bay and Paradise Waters, we have been discussing deck sizing and the County rules regarding.

I would like to make a formal request to change deck sizing requirement to read the following (Change and Addition):

d) The width shall not extend more than 10 feet from the “camping equipment’s” solid wall, not a “slide out” wall.
f) Deck shall not exceed 400 sqft in size

Below is the current page and Highlighted section for change.

The goal would be to allow a Seasonal Camper to build a larger deck with a permit from the county. I believe the following will help increase revenues for the county with new permits as campground expansions continue. This will also keep the county on pace for where the Camping Industry as a whole is headed with more people seeking seasonal camping and camping rigs/sites getting larger in size.

Please let me know the process to propose something like this and if I need to attend any meetings regarding.

Lastly, When could something like this be put into place if approved?

---------
SAWYER COUNTY ZONING ORDINANCE Page35

6.611 Construction of additions, decks, patios and similar structures.

1) The construction or placement of any structure shall meet all minimum requirements specified in this ordinance.

2) Non-conforming campsites are “grandfathered” for the placement only of “camping equipment.” Structures, other than a small platform not exceeding 4’ x 4’ that is absolutely essential at a doorway for safe ingress and egress, are not allowed.
3) The construction of walled structures, including screened enclosures, on individual sites that impart the impression that they are attached to “camping equipment” is prohibited.

4) Replacement roofs:
   a) Roofs supported solely by the “camping equipment” are allowed provided that:
      1) A Land Use Permit is issued in accordance with Section 9.2 LAND USE PERMITS.
      2) The roof eave line shall not extend more than 12 inches beyond the perimeter of the walls of the “camping equipment.”
   b) Roofs supported by other means (i.e., poles, posts etc.) are prohibited.

5) Open detached structures (i.e., decks, patios etc.) may be constructed on an individual camp site provided that:
   a) A Land Use Permit is issued in accordance with Section 9.2 LAND USE PERMITS.
   b) All minimum setback requirements are met.
   c) If covered, the cover must be fabric and removed when the campground is closed.
   d) The width shall not extend more than 6 feet from the “camping equipment’s” solid wall, not a “slide out” wall.
   e) The length shall not extend beyond the enclosed body of the “camping equipment.”

6) Existing walled structures are allowed ordinary maintenance and repair, but shall not be replaced.
6.611 Construction of additions, decks, patios and similar structures.
1) The construction or placement of any structure shall meet all minimum requirements specified in this ordinance.
2) Non-conforming campsites are "grandfathered" for the placement only of "camping equipment." Structures, other than a small platform not exceeding 4' x 4' that is absolutely essential at a doorway for safe ingress and egress, are not allowed.
3) The construction of walled structures, including screened enclosures, on individual sites that impart the impression that they are attached to "camping equipment" is prohibited.
4) Replacement roofs:
   a) Roofs supported solely by the "camping equipment" are allowed provided that:
      1) A Land Use Permit is issued in accordance with Section 9.2 LAND USE PERMITS.
      2) The roof eave line shall not extend more than 12 inches beyond the perimeter of the walls of the "camping equipment."
   b) Roofs supported by other means (i.e., poles, posts etc.) are prohibited.
5) Open detached structures (i.e., decks, patios etc.) may be constructed on an individual camp site provided that:
   a) A Land Use Permit is issued in accordance with Section 9.2 LAND USE PERMITS.
   b) All minimum setback requirements are met.
   c) If covered, the cover must be fabric and removed when the campground is closed.
   d) The width shall not extend more than 6 feet from the "camping equipment's" solid wall, not a "slide out" wall.
   e) The length shall not extend beyond the enclosed body of the "camping equipment."
   f) Deck shall not exceed 400 sq ft in size
6) Existing walled structures are allowed ordinary maintenance and repair, but shall not be replaced.
SECTION 2.0 DEFINITIONS:

2.1 INTERPRETATION

(13) BUNKHOUSE: An independent stand-alone residential accessory structure without plumbing which is used as temporary guest area only; no Cooking and Food Preparation Facilities; and no greater than 250 square feet of open temporary guest space. See Sections 4.26 4) (a) and 4.26 4) (c).

(21) COOKING AND FOOD PREPARATION FACILITIES: Shall mean any area containing any or all of the following equipment: kitchen sink and/or other device for dishwashing, stove or other device for cooking, cabinets and/or shelves for storage of equipment and utensils, and counter or table for food preparation.

(100) TEMPORARY GUEST QUARTERS: Temporary Guest Quarters are the portion of a residential accessory structure which is used as a temporary guest area only; no Cooking and Food Preparation Facilities; and no greater than 499 square feet of temporary guest space. Plumbing may be permitted in an Accessory Structure containing Temporary Guest Quarters. See Sections 4.26 4) (a) and 4.26 4) (b).

4.26 ACCESSORY USES AND STRUCTURES

4) Bunkhouse or Temporary Guest Quarters: A single (one per lot/parcel) Bunkhouse or Temporary Guest Quarters will be permitted by Land Use Permit only in Zoning Districts which allow it, subject to the following conditions:

- For a Temporary Guest Quarters Sections 4.26 4) (a) and 4.26 4) (b) apply;
- For a Bunkhouse Sections 4.26 4) (a) and 4.26 4) (c) apply.

(a) Bunkhouse or Temporary Guest Quarters Accessory Structure shall conform to the setback and other dimensional requirements of the Zoning District within which it is located, unless it is an exempt structure, to include all the conditions:

1. All of the setback requirements are met including shoreland, road, property line and wetland:
   a. Bunkhouse or Temporary Guest Quarters are not eligible for reduced road setbacks in Section 4.211 ACCESSORY STRUCTURE EXEMPTIONS in Sawyer County Zoning Ordinance.
   b. Bunkhouse or Temporary Guest Quarters are not eligible for a Conditional Use Permit under Section 4.26 ACCESSORY USES AND STRUCTURES in Sawyer County Zoning Ordinance.

2. Bunkhouse or Temporary Guest Quarters must meet minimum Lot/Parcel-size requirements of the Zoning District.

3. Bunkhouse or Temporary Guest Quarters Accessory Structure cannot be the first building on the Lot/Parcel, a Principal Dwelling must exist.

4. Bunkhouse or Temporary Guest Quarters Accessory Structure cannot be built on an out-lot.

5. Bunkhouse or Temporary Guest Quarters Accessory Structure cannot be split from original property if the result makes a non-conforming parcel.

6. New or existing Boathouses cannot become a Bunkhouse or Temporary Guest Quarters.

7. A Lot/Parcel may only contain either a Bunkhouse or a Temporary Guest Quarters, NOT both. A Lot/Parcel may contain additional Accessory Structures, but additional Accessory Structures may not be a Bunkhouse or contain Temporary Guest Quarters.

8. Must apply for a “Bunkhouse Number” if lot contains a Bunkhouse or Temporary Guest Quarters. The separate yellow “Bunkhouse Number” sign to be placed directly below Residence Fire Number sign on the property.

9. An Existing Bunkhouse or Temporary Guest Quarters Accessory Structure after March 26, 1971 shall not be considered an “existing non-conforming” or “grandfathered” structure. All properties shall be in compliance with the adoption of this amended ordinance within 24 months after approval of the Sawyer County Board of Supervisors.

(b) TEMPORARY GUEST QUARTERS: Temporary Guest Quarters which are located within or as part of an Accessory Structure are subject to all the following conditions:

1. Temporary Guest Quarters shall not exceed 50 percent of the gross floor area of the accessory structure with a maximum of 499 square feet of temporary guest area. Square footage is measured as all area within
the exterior walls of the guest area and all area within the exterior walls of the entire area of the structure. Enclosed porches will be included in these amounts; decks will not be included in these amounts. Guest areas including bathrooms, utility rooms, entryways, and closets will be included in the square footage not to exceed 499. The creation of walled off bedroom areas are prohibited. Storage area must be separate and segregated from any guest area (can have a door from the guest area to the storage area).

(2) Maximum height of Temporary Guest Quarters Accessory Structure is limited to 35 feet from lowest grade to highest peak.

(3) Plumbing, if installed, in the Temporary Guest Quarters Accessory Structure shall conform to the State & Sawyer County Sanitary Codes. If there is an existing Private Onsite Wastewater Treatment System (POWTS) on the lot it must be sized to handle the number of occupants in the Temporary Guest Quarters.

(4) Cooking and Food Preparation Facilities are strictly prohibited.

(5) A Temporary Guest Quarters Accessory Structure shall require a Uniform Dwelling Code (UDC) Inspection.

(6) Leasing, rental or use as a residence is strictly prohibited.

(7) A “Bunkhouse/Temporary Guest Quarters Agreement” document is recorded with the Register of Deeds outlining use restrictions prior to issuance of Land Use Permit.

(8) Temporary Guest Quarters Accessory Structures are subject to internal inspection by the Zoning Department.

(c) Bunkhouse: Independent stand-alone Bunkhouse Accessory Structures (i.e. traditional bunkhouse) are subject to all the following conditions:

(1) The Bunkhouse Accessory Structure does not exceed 250 square feet of footprint. Square footage is measured as the exterior wall area of the structure. Enclosed porches and entryways will be included in the square footage not to exceed 250; decks will not be included in these amounts. No other Accessory Structure components allowed as part of this structure (i.e. no garage portion, no bathroom portion, etc.).

(2) Plumbing of the Bunkhouse Accessory Structure is prohibited.

(3) Cooking and Food Preparation facilities are strictly prohibited.

(4) A Bunkhouse shall require a Uniform Dwelling Code (UDC) Inspection.

(5) The height limit of the Bunkhouse Accessory Structure shall not exceed sixteen (16) feet from lowest grade to highest peak.

(6) Leasing, rental or use as a residence is strictly prohibited.

(7) A “Bunkhouse/Temporary Guest Quarters Agreement” document is recorded with the Register of Deeds outlining use restrictions prior to issuance of Land Use Permit.

(8) Bunkhouse Accessory Structures are subject to internal inspection by the Zoning Department.
Permits

The following is quoted from the Sawyer County Zoning Ordinance:

9.2 Land Use Permits

9.21

1. Except where another section of this ordinance specifically exempts certain types of development from this requirement, a permit shall be obtained from the Zoning Administrator before any new development is initiated or the placement of, construction of, or alteration of, or addition to any structure is initiated.

2. No land use permit shall be issued for a structure designed or intended for human use or occupancy before a Fire number. Certified Soil Test and Sanitary application is filed in the office of the Zoning Administrator. If applicable, a separate “Bunkhouse Number” (yellow sign) will be required (sign to be placed directly below Residence Fire Number) if lot contains a Bunkhouse or Temporary Guest Quarters as listed under 4.26 (4) in the Sawyer County Zoning Ordinance.

3. The Zoning Administrator shall not issue a permit for a structure or a use not in conformity with the requirements of this ordinance.

4. The fee for filing applications for land use permits shall be established by the County Zoning Committee. A copy of the current fee schedule shall be posted in the office of the Zoning Administrator.

5. A permit fee shall be waived for the placement of, or construction of, or alteration of, or addition to any structure whereby the placement contains 100 square feet or less; the structure to be constructed contains 100 square feet or less; or an alteration or addition results in an increase of 100 square feet or less. An application must still be filed with the Zoning Department.

6. No land use permit shall be issued for any structure moved or placed that does not have an approximate assessed value of surrounding structures within 500 feet. Determination of assessed value shall be established by the Town Assessor.

7. Within 12 months after the land use permit issue date, all buildings or structures indicated on the permit that are intended for human use or occupancy shall be completely enclosed.

Note: The following comment is not a part of the ordinance requirements, but rather reflects usual office practice. Typically up to a 6 month extension is granted to the expiration date of a land use permit if the property owner can demonstrate a need for the extension before the expiration date of issued permit.

(add section 9.24)

General Requirements for Obtaining a Land Use Permit

1) Apply for a Fire Number.

2) If applicable, a separate “Bunkhouse Number” (yellow sign) will be required (sign to be placed directly below Residence Fire Number) if lot contains a Bunkhouse or Temporary Guest Quarters as listed under 4.26 (4) in the Sawyer County Zoning Ordinance.

3) Have a Certified Soil Test done.

4) Have a Wisconsin licensed plumber apply for a Sanitary Permit.

5) Contact the Zoning Office for a Land Use Application or print one from our website.
6) Apply for and pay the fee for the Land Use Permit prior to beginning construction. Citations and orders for removal may apply in those instances where construction begins without the issue of the proper permits.

7) Town permits may also be required. Contact the respective Town Clerk.

8) Contact the Uniform Dwelling Code inspector for inspections that are needed.

9) A Major Grading Permit is needed for excavating over 10,000 square feet and a Minor Grading Permit may be needed on shoreland property under other circumstances. (see Sawyer County Shoreland-Wetland Protection Ordinance Section B.2)

10) Check Flood Plain requirements.

Wisconsin Uniform Dwelling Code (UDC)

The UDC is a statewide uniform standard for the construction and inspection of all 1 and 2 family dwellings of which the original construction began after June 1, 1980. Some Towns require inspection on other structures. Contact the Town you are located in.

The City of Hayward, and all Towns and Villages are enforcing the UDC as required by the State of Wisconsin. Contact your local UDC inspector for information about inspections in your township or municipality. Click in the links for a list of UDC inspectors and their respective inspection localities. These permits are in addition to any permits required by the Zoning Office.