1. PRELIMINARY MATTERS

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.

a. Call to Order and Roll Call

5 - 6  
b. State of Committee and Hearing Procedure and Statement of Hearing Notice

Statement of Committee Hearing and Procedure and Statement of Hearing Notice

c. Pledge of Allegiance

7 - 11  
d. Approval of September 18, 2020 Meeting Minutes

September 18, 2020 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.

2. REZONE APPLICATIONS

None

3. CONDITIONAL USE APPLICATIONS

12 - 18  
3-5 Block 5; S03, T39N, R09W; Parcel #026-179-05-0300; 1.992 Total Acres; Zoned Residential/Recreational One (RR-1). Permit desired for: A accessory building across Town Road (Victory Heights Circle) from dwelling. 50’ x 80’ in size. Sawyer County Ordinance section 4.26 (2) construction of a single accessory building on an adjacent parcel divided by a Public Roadway that does not contain the principle structure. (Applicant has requested postponing until November Zoning Committee Meeting)  

CUP #20-017, Nico Genet & Nancy Gorski - pkt.  

b. Discussion/Action in the Town of Sand Lake for CUP #20-017. Owner: Nico Genet & Nancy Gorski. Victory Heights Circle Original Plat, Lots 3-5 Block 5; S03, T39N, R09W; Parcel #026-179-05-0300; 1.992 Total Acres; Zoned Residential/Recreational One (RR-1). Permit desired for: A accessory building across Town Road (Victory Heights Circle) from dwelling. 50’ x 80’ in size. Sawyer County Ordinance section 4.26 (2) construction of a single accessory building on an adjacent parcel divided by a Public Roadway that does not contain the principle structure. (Applicant has requested postponing until November Zoning Committee Meeting)  

c. A Public Hearing in the Town of Edgewater for CUP #20-018. Owner: Nystrom’s Resort. LLC. Part of Government Lot 3; S04, T37N, R09W; Parcel #008-937-04-5302; 3.15 Total Acres; Zoned Residential/Recreational One (RR-1). Also Subdivision Part Government Lots 1, 2 and 4. Lot 24 and North 325’ Lot 25; S04, T37N, R09W; Parcel # 008-130-00-2400 and #008-130-00-2501; S04, T37N, R09W; .570 and .910 Total Acres; Both zoned Residential/Recreational One (RR-1). Permit desired for: Sawyer County Ordinance Section 17.2 (B) (15) multi-dwelling development for existing resort adding one additional dwelling/Rental unit. These lots would be combined by Certified Survey Map. Dwelling would be 60’ x 70’ including Decks & Porches.  

CUP #20-018, Nystroms Resort LLC - pkt.  

d. Discussion/Action in the Town of Edgewater for CUP #20-018. Owner: Nystrom’s Resort. LLC. Part of Government Lot 3; S04, T37N, R09W; Parcel #008-937-04-5302; 3.15 Total Acres; Zoned Residential/Recreational One (RR-1). Also Subdivision Part Government Lots 1, 2 and 4. Lot 24 and North 325’ Lot 25; S04, T37N, R09W; Parcel # 008-130-00-2400 and #008-130-00-2501; S04, T37N, R09W; .570 and .910 Total Acres; Both zoned Residential/Recreational One (RR-1). Permit desired for: Sawyer County Ordinance Section 17.2 (B) (15) multi-dwelling development for existing resort adding one additional dwelling/Rental unit. These lots would be combined by Certified Survey Map. Dwelling would be 60’ x 70’ including Decks & Porches.  

4. PROPOSED ORDINANCE AMENDMENTS  

30 - 33  

a. A Public Hearing for Sawyer County Zoning Ordinance Amendment to
Section 2.0-Definitions, Section 4.26(4)-Temporary Guest Quarters/Bunkhouses, Section 9.21-Land Use Permit, and Section 9.24-General Requirements. The proposed amendments are in reference to temporary guest quarters/bunkhouse ordinance. The full list of changes including a redline version can be found on the Sawyer County Zoning & Conservation Website.

**Bunkhouse Temporary Guest Quarters Ordinance - Split Rev15**

b. Discussion/Action for Sawyer County Zoning Ordinance Amendment to Section 2.0-Definitions, Section 4.26(4)-Temporary Guest Quarters/Bunkhouses, Section 9.21-Land Use Permit, and Section 9.24-General Requirements. The proposed amendments are in reference to temporary guest quarters/bunkhouse ordinance. The full list of changes including a redline version can be found on the Sawyer County Zoning & Conservation Website.

5. NEW BUSINESS

a. County Administered Uniform Dwelling Code Inspections. Discussion/Possible Action to draft and ordinance with resolution to send to Towns.

34

b. 2021 Zoning Committee Schedule for meetings. Discussion/Action.  
   [2021 Meeting Dates]

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

6. OTHER BUSINESS

35

a. Withdraw of RZN #20-006 & #20-007 & CUP #20-013 & #20-014 James Massey (Hayward National Golf Club INC).  
   [RZN & CUP applications withdraw letter]

7. ADJOURNMENT

8. QUORUM

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 an 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
September 18, 2020

Zoning Committee Members
Ronald Buckholtz, Chairman
Bruce Paulsen
Troy Morgan
Dawn Petit
Jesse Boettcher
Tweed Shuman

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

PRELIMINARY MATTERS
1) Call to Order and Roll Call
Buckholtz called the Public Hearing before the Sawyer County Zoning Committee to order at 8:30 AM at the Sawyer County Courthouse, 10610 Main St., Hayward, Wisconsin. Roll is called finding present: Buckholtz, Paulsen, Morgan, Boettcher, Petit and Shuman. From the Zoning Office: Kozlowski and Marks. Rebecca Roeker of von Briesen and Roper, s.c. as legal counsel for Sawyer County. Buckholtz suggests a change of the agenda by moving Clifford Parr CUP #20-012 and CUP #20-016 to be heard after the first RZN #20-005. Motion by Paulsen to move the CUP’s #20-012 and #20-016 to be heard after the first RZN #20-005 is heard, second by Boettcher. All in favor.

2) Pledge of Allegiance.

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

5) Approval of August 21, 2020. Motion to approve by Paulsen, second by Boettcher. All in favor. Motion carried.

6) Public Comment. None

REZONE APPLICATIONS
A Public Hearing for RZN #20-005 in the Town of Winter. Owner: James Smiley & Tamika Hollinger. Part of the SE ¼ of the NE ¼; S14, T40N, R05W; Parcel #032-540-14-1401; 14.68 Total Acres; Zoned Commercial One (C-1). Purpose of request is to change zone district Commercial One (C-1) to Residential One (R-1) for private dwelling. Kozlowski reads the application, Town approval and Opinion letters. Motion to open the public hearing portion of the case by Paulsen, second by Shuman. All in favor. James Smiley, property owner speaks in favor of the application. No other comments. Motion to come out of public hearing by Paulsen, second by Shuman. All in favor. Kozlowski reads the Discussion/Action portion of the application. Motion
by Paulsen to approve the application, second by Boettcher. No discussion. Roll call finds: Morgan – yes, Shuman – yes, Paulsen – yes, Buckholtz – 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 zone districts of the surrounding area.

CONDITIONAL USE APPLICATIONS
1) A Public Hearing for CUP #20-012 in the Town of Weirgor. Owner: Clifford Parr. Part of the SE ¼ of the NE ¼ Lot 21 CSM 6/248 #1250; S26, T37N, R07W; Parcel #030-737-26-1307; 1.95 Total Acres; Zoned Residential/Recreational One (RR-1). Purpose of request is to build a 40’ x 100’ or a 50’ x 80’ accessory building for building cabinets and woodworking. Per section 4.26 (2) The construction of a single accessory structure on an adjacent parcel divided by a Public Roadway (Sachmerda Drive) a Town Road, that does not contain the principal structure.
Kozlowski reads the application, Town approval and opinion letter. Motion by Paulsen to open the public hearing portion of the application, second by Petit. All in favor. Clifford Parr, Owner speaks in favor of the application. Discussion held with Committee. No audience comment. Motion to close the public hearing by Paulsen, second by Boettcher. All in favor. Kozlowski reads the Discussion/Action portion of the application. Motion to approve the application by Boettcher, second by Petit. No discussion. Roll call finds: Buckholtz –yes, Petit –yes, Paulsen –yes, Morgan –yes, Boettcher –yes and Shuman –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. It would not create an objectionable view. It would not create an air quality, water supply, or pollution problem. It would not create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal. It would not create traffic or highway access problems. It would not destroy prime agricultural lands. It would be compatible with the surrounding uses and the area.

2) A Public Hearing for CUP #20-016 in the Town of Weirgor. Owner: Clifford Parr. Part of the SE ¼ of the NE ¼ Lot 21 CSM 6/248 #1250; S26, T37N, R07W; Parcel #030-737-26-1307; 1.95 Total Acres; Zoned Residential/Recreational One (RR-1). Purpose of request is to build cabinets and do woodworking. Sawyer County Ordinance Section 17.2 (B) (5) private or wholesale carpentry or woodworking shop limited to the property owner. Kozlowski reads the application, Town approval, and opinion letter. Motion to open the public hearing portion of the application by Petit, second by Paulsen. All in favor. Clifford Parr, owner speaks in favor of the application. Discussion held. No other comment. Motion by Paulsen to close the public hearing, second by Buckholtz. Discussion held. All in favor. Motion by Paulsen to approve the application with conditions of: 1) CUP #20-016 is limited to the property owner. 2) CUP #20-012 be approved for the placement of the building. 3) Size of building not to exceed 4000 sq. ft. in total. 4) All materials to be stored inside the building. 5) Hours of operation from 6am to 6pm, Monday – Saturday. 6) All Town, County, State and Federal Laws followed. Second by Buckholtz. Discussion by Committee held. Roll Call finds Morgan –yes, Paulsen –yes, Shuman –yes, Buckholtz –yes, Boettcher –yes, Petit –yes. Findings of Fact: It would not be damaging to the rights of others or property values.

REZONES
A Public Hearing for RZN #20-006 in the Town of Bass Lake. Owner: Hayward Nat’l Golf Club Inc – James Massey. Part N ¼ S4 Part Lot 1 CSM 16-41 #4022; S04, T40N, R09W; Parcel #002-940-04-2108; 73.18 Total Acres; Zoned Agricultural One (A-1) and Commercial One (C-1). Purpose of request is to Rezone Agricultural One (A-1) to Residential/Recreational Two (RR-2) then to apply
for a Conditional Use application for a 197 RV site Campground. Excepting the Commercial One (C-1) out of the Rezone leaving 64.52 Total Acres to be Rezoned. Kozlowski reads the application. Paulsen asks if this not going through and then why do we have to hold a public meeting. Roeker explains that the application request has not been withdrawn. Discussion continues. James Massey, owner states he would be fine with postponing the application until January 2021. Discussion continues. Motion by Paulsen to accept the postponement of RZN #20-006 and #20-007 applications until January 2021. Second by Buckholtz. Roll call finds Morgan – yes, Buckholtz – yes, Shuman – yes, Petit – yes, Boettcher – yes, Paulsen – yes. All in favor.

3) A Public Hearing for RZN #20-007 in the Town of Hayward. Owner: Hayward Nat’l Golf Club Inc – James Massey. Part of the NE ¼ of the SE ¼, NW ¼ of the SE ¼, SW ¼ of the SE ¼ and the SE ¼ of the SE ¼; Part Lot 1 CSM 16/41 #4022; S33, T 41N, R09W; Parcel #010-941-33-4107; 87.89 Total Acres; Zoned Agricultural One (A-1). Purpose of request is to Rezone from Agricultural One (A-1) to Residential/Recreational Two (RR-2) then to apply for a Conditional Use application for a 197 RV site Campground.

CONDITIONAL USES

3) A Public Hearing for CUP #20-013 in the Town of Bass Lake. Owner: Hayward Nat’l Golf Club Inc – James Massey. Part E ½ of the NW ¼ Lot 1 CSM 21/317 #6082; S04, T40N, R09W; Parcel #002-940-04-213; 1.10 Total Acres; Zoned Commercial One (C-1). Also Part N ½ S4 Part Lot 1 CSM 16-41 #4022; S04, T40N, R09W; Parcel #002-940-04-2108; 73.18 Total Acres; Zoned Agricultural One (A-1) and Commercial One (C-1). Purpose of request is to have a 197 RV site Campground. RZN #20-006 to change (A-1) Agricultural One to (RR-2) Residential/Recreational Two, excepting the area Zoned Commercial One (C-1). Jay explains that the Owner has requested that CUP #20-013 and #20-014 be postponed until January 2021. Motion by Paulsen to approve the postponement of CUP #20-013 and #20-014 until January 2021, second by Petit. Roll call finds Paulsen – yes, Petit – yes, Shuman – yes, Buckholtz – yes, Boettcher – yes and Morgan – yes. All in favor.

4) A Public Hearing for CUP#20-014 in the Town of Hayward. Owner: Hayward Nat’l Golf Club Inc – James Massey. Part of the NE ¼ of the SE ¼, NW ¼ of the SE ¼, SW ¼ of the SE ¼ and the SE ¼ of the SE ¼; Part Lot 1 CSM 16/41 #4022; S33, T 41N, R09W; Parcel #010-941-33-4107; 87.89 Total Acres; Zoned Agricultural One (A-1). Purpose of request is to have a 197 RV site Campground combined between the three conditional Use Applications (CUP #20-013, CUP #20-014, and CUP #20-015). RZN #20-007 to change Agricultural One (A-1) to Residential/Recreational Two (RR-2).

5) A Public Hearing for CUP #20-015 in the Town of Bass Lake. Owner: Robert Gersbach. Part W ½ of the NW ¼; S04, T40N, R09W; Parcel #002-940-04-2201; 16.55 Total Acres; Zoned Residential/Recreational Two (RR-2) and Part W ½ of the NW ¼; S04, T40N, R09W; Parcel #002-940-04-2208; .810 Total Acres; Zoned Residential/Recreational Tow (RR-2). Purpose of request is to have a 197 RV site Campground combined between the three conditional Use Applications (CUP #20-013, CUP # 20-014, and CUP #20-015). Jay reads withdraw letter for this application. Motion by Paulsen to accept the withdraw of CUP #20-015, second by Petit. No Discussion. Roll call finds Shuman – yes, Boettcher – yes, Morgan – yes, Petit – yes, Paulsen – yes, Buckholtz – yes. All in favor. Guy Houston, Sawyer County resident questions the withdraw and postponement. Roeker explains that it is her understanding that changes may have to be made.
to the postponed applications. Linda Zillmer, Edgewater property owner asks of the process and if the applicant will have additional fees for publications and if Towns will hear the case again and opinion letters sent out to neighbors. Roeker says as of now, we don’t know the changes or if there they will move forward on these cases. Kozlowski says that it would be handled internally.

Buckholtz apologizes to the audience for wasting their time to attend and not being able to speak on what they believe. Matt Marienfeld, Sawyer County resident addresses the Committee. “Thanks them for their thoughtful and measured responses, actually listening and really looking at the work and that isn’t something we’ve seen up to this point, it’s appreciated.”

**NEW BUSINESS**

1) Trailer Camps and Campgrounds. (Deck Size) Discussion/Possible Action to send to Towns. Kozlowski explains that the Committee had tabled the deck size requirements. The deck size has been changed from 200 sq. ft. to 300 sq. ft. for open detached accessory structures. He explains the other changes that he had made. Discussion held with Committee. Motion by Paulsen to table until we look over the whole section of 6.611 Ordinance, second by Buckholtz. All in favor. Joan Barton, resident of Wisconsin Rapids, WI speaks of the 6.6 concerns and to leave it to the campground owner. John Barton, resident of Wisconsin Rapids, WI speaks of having more choices. Alan Burt, resident of Chippewa Falls, WI. Speaks of safety issues. Doug Kurtzweil, Sawyer County Resident agrees with Paulsen’s motion and the need to look at the whole Ordinance. Linda Zillmer, Birchwood resident supports Paulsen’s motion. Discussion by Committee. Phil Nies, Bass Lake resident urged the Committee to not piece this and to do the whole Ordinance. All in favor. Roeker states that she and Kozlowski will work through the Ordinance changes.

2) Temporary guest quarters Bunkhouse Ordinance. Discussion/Possible Action to send to Towns. Kozlowski explains that version 14 has some changes and if it should be sent to the Towns for approval. Discussion by Committee. Doug Kurtzweil, Sawyer County resident gives history and concerns. Discussion continues. Motion by Paulsen to send this change to the Towns with addition of the recommendations. Second by Morgan. All in favor.

3) Policy decision for rentals of multiple existing non-conforming habitable dwelling on one parcel. Discussion/Possible Action. Kozlowski explains of the no rentals in the Ordinance. Discussion by Committee. Douglas Kurtzweil, Sawyer County Resident voices his concerns. Discussion continues with Kozlowski. Roeker speaks of the State Statues, Definitions in the Ordinance, and regulations. Discussion continues. Roeker states that you (Kozlowski) as the director of Zoning does not need the authority of the Zoning Committee to set policy. Question, is the policy classified as Ordinance or as a policy. You do not need a motion or approval from the Committee for office policy. Recommendation of existing non-conforming dwelling units can be rented as long as they were existing non-conforming dwelling. Roeker comments on policy versus ordinance. Kozlowski as director does not need committee approval for a policy. If it is an Ordinance, Yes, he would need approval from the Committee. Discussion continues. Kozlowski will draft policy and send to the Chairman for approval. Discussion continues.

4) Other matters. Paulsen compliments Kozlowski and staff. “That they are under a lot of pressure and believes they are doing an excellent job and if anybody and I know zoning can be contentious with the public. Any member of the public mistreats you, you folks I would say you’ve got our support and would like to know about that.” Thank you. Discussion continues.
Paulsen asks that a campground on Kadlec Road be added to the November agenda. Discussion with Kozlowski. Next month back with a resolution to assume county administration for the uniform dwelling code inspection process. Campground policy or at least have further discussion in November. Discussion continues. Roeker will help Kozlowski with the resolution. Linda Zillmer requests that further discussion be held regarding the campground.

5) Other business. None

**ADJOURNMENT**

Buckholtz adjourns meeting at 10:35am.

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.

***For more information please contact the Zoning office***

Minutes prepared by Kathy Marks, Deputy Zoning & Conservation Administrator
Hi Jay so much is going on can we postpone this for a while until I can investigate it a little further

Thanks,

Nico Genet
Director of National Accounts
Conditional Use Application # 20-017
Town of Sand Lake
Sawyer County

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

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

Owner: Nancy Gorski and Nico Genet

Address: 1028 Dairy Lane, Inverness IL 60067

Phone: 847-343-5588
Email: ngorski@smg3.com

Legacy PIN#: 026-179-0300
Zoned: RR1

Acreage: 1.992

Property Description: Victory Hts Orig Plat Lot 3-5 Blk 5 Section 3 Town 39N Range 9W

Permit desired for: Build Accessory Building across town road from dwelling

Sawyer County Ordinance section 4.26 (a) Construction of a single accessory building on an adjacent parcel divided by a Public Rightway that does not contain the principal structure, South Road Victory Heights Circle, 50' x 80' in size.

*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: Oct. 16, 2020

Rev. 1/2020
Real Estate Sawyer County Property Listing

Today's Date: 8/16/2020

Property Status: Current
Created On: 2/6/2007 7:55:45 AM

### Description
Updated: 3/22/2016

| Tax ID:    | 27025 |
| PIN:       | 57-026-2-39-09-03-5 15-127-050300 |
| Legacy PIN:| 026179050300 |
| Map ID:    | -16.5.3-5 |
| Municipality: | (026) TOWN OF SAND LAKE |
| STR:       | SOJ T39N R09W |
| Description: | VICTORY HEIGHTS ORIG PLAT LOTS 3-5 |
| Recorded Acres: | 1.992 |
| Calculated Acres: | 2.062 |
| Lottery Claims: | 0 |
| First Dollar: | No |
| Zoning: | (RR1) Residential/Recreational One |
| ESN: | 423 |

### Tax Districts
Updated: 2/6/2007

<table>
<thead>
<tr>
<th>Tax District</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>State of Wisconsin</td>
</tr>
<tr>
<td>57</td>
<td>Sawyer County</td>
</tr>
<tr>
<td>026</td>
<td>Town of Sand Lake</td>
</tr>
<tr>
<td>572478</td>
<td>Hayward Community School District</td>
</tr>
<tr>
<td>001700</td>
<td>Technical College</td>
</tr>
</tbody>
</table>

### Recorded Documents
Updated: 6/24/2010

- Warranty Deed
  - Date Recorded: 5/28/2010
  - 366726

### Ownership
Updated: 6/29/2010

- NICO E GENET, INVERNESS IL
- NANCY M GORSKI, INVERNESS IL

### Billing Address:

- NICO E GENET, 1028 DAIRY LN, INVERNESS IL 60067-4230

### Mailing Address:

- NICO E GENET, 1028 DAIRY LN, INVERNESS IL 60067-4230

### Site Address

* indicates Private Road

- N/A

### Property Assessment
Updated: 2/6/2007

#### 2020 Assessment Detail

<table>
<thead>
<tr>
<th>Code</th>
<th>Acres</th>
<th>Land</th>
<th>Imp.</th>
</tr>
</thead>
<tbody>
<tr>
<td>G1-RESIDENTIAL</td>
<td>1.992</td>
<td>19,900</td>
<td>0</td>
</tr>
</tbody>
</table>

#### 2-Year Comparison

<table>
<thead>
<tr>
<th>Land</th>
<th>2019</th>
<th>2020</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>19,900</td>
<td>19,900</td>
<td>0.0%</td>
</tr>
<tr>
<td>Improved</td>
<td>0</td>
<td>0</td>
<td>0.0%</td>
</tr>
<tr>
<td>Total</td>
<td>19,900</td>
<td>19,900</td>
<td>0.0%</td>
</tr>
</tbody>
</table>

### Property History

- N/A
SITE LOCATION
15398 W VICTORY Hts Circle

THOMAS FINFUCAN
P.O. Box 4204
La Crosse, WI 54602

PLUMBER
Robert Vitkenda
1474 N 57 Rd 40
Exeland, WI 54835
CR 268817

Scale 1" = 25'

Note: No room for conventional or septic - Holding tank only.

Lot Size 60' x 240'

BM 100 is bottom of siding at SW corner of lot.

Eau Claire

COOVERAY LAKE
File: # CUP 20-018

Applicant:
Nystroms Resort LLC
12455 90th Ave
Seminole, FL 33772

Property Location & Legal Description:
Town of Edgewater
Part of Government Lot 3; S04, T37N, R09W; Parcel #008-937-04-5302; 3.15 Total Acres; Zoned Residential/Recreational One (RR-1). Also Subdivision Part Government Lots 1, 2 and 4. Lot 24 and North 325' Lot 25; S04, T37N, R09W; Parcel # 008-130-00-2400 and #008-130-00-2501; S04, T37N, R09W; .570 and .910 Total Acres; Both zoned Residential/Recreational One (RR-1).

Request: The request is for a 60' x 70' additional dwelling unit including decks and porches subject to Section 17.2(B)(15) of the Sawyer County Zoning Ordinance for a multi dwelling development of an existing resort.

Project History & Summary of Request
The applicant is requesting to build a 60' x 70' additional dwelling unit including decks and porches at an existing resort. This would be the 6th dwelling unit as part of the resort. When the applicant initially contacted Sawyer County Zoning they were advised that a new survey map of the property would need to be done. This information is then used to determine whether an additional dwelling unit could be added to this property based on the amount of shoreline frontage and overall land area. In order to install an additional dwelling unit, you would need a minimum of 100' of frontage and at least 20,000 square feet. As per the survey that was conducted Sawyer County Zoning determined that there is approximately 680' of frontage and 200,000 square feet of land area. With this determination the property would be allowed 6 dwelling/rental units per the amount of frontage and would need to be granted a Conditional Use Permit for a “multi dwelling development”. As per Section 17/2(B)(15) MULTI-DWELLING DEVELOPMENT (i.e. new condominium, hotel, motel or resort, or other development which is the same general scale and character). (Does not include the conversion of existing properties to a condominium ownership, existing resorts, motels, hotels or any other existing multi dwelling development unless more rental/dwelling units are being proposed by plat or other means that would be in addition to the
existing rental/dwelling units.) Again, this would be the 6th proposed dwelling unit on this property.

There are several other outbuildings and accessory structures that are pre-existing. Some of these existing structures may be encroachments in a Town public access road but the owner/applicant is addressing these concerns with the Town. These encroachments should be viewed as a separate matter and not have merit on the granting or denial of the CUP. The majority of these existing structures have been in their present location for over 50+ years.

**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 dwelling unit before Land Use Permit is issued.
2. A new Certified Survey Map must be recorded with Sawyer County to legally combine the 3 separate parcels into 1 parcel.
3. All other setbacks are to be met including sanitation requirements.
4. All other Federal, State, County, and Town regulation must be complied with.
5. Size of proposed dwelling unit not to exceed 60’ x 70’ including decks and porches.

**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.
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.
Conditional Use Application # 20-018
Town of EDGEWATER
Sawyer County

Return Original
To: Sawyer County Zoning & Conservation
10610 Main Street, Suite #49
Hayward, WI 54843
Phone: 715-634-8288
Email: Kathy.marks@sawyercountygov.org

Owner: NYSTROM'S RESORT, LLC
Address: 15902 W. 01 Hayes Rd Birchwood WI 54817
Phone: 704-301-6540
Email: nystromsresort@gmail.com

Legacy PIN#: 008-937-04-5302-9135
Zoned: RR-1
TOTAL Acreage: 4.63

Property Description:

Permit desired for: SAWYER CO. ORDINANCE SECTION 17.2 (B) (15) MULTI-DWELL. 

*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 Oct 16, 2020

Rev. 1/2020
### Description

- **Tax ID:** 6135
- **PIN:** 57-008-2-37-09-04-5 05-003-000020
- **Legacy PIN:** 008937045302
- **Map ID:** 3.2
- **Municipality:** (068) TOWN OF EDGEWATER
- **Description:** PRT GOVT LOT 3
- **Recorded Acres:** 3.150
- **Calculated Acres:** 3.033
- **Lottery Claims:** 0
- **First Dollar:** Yes
- **Waterbody:** Chetac Lake
- **Zoning:** (RRl) Residential/Recreational One
- **ESN:** 430

### Tax Districts

1. **State of Wisconsin**
2. **Sawyer County**
3. **Town of Edgewater**
4. **Birchwood School District**
5. **Technical College**

### Recorded Documents

- **CORRECTION INSTRUMENT**
  - Date Recorded: 8/23/2017
  - Document ID: 408257
- **CONVEYANCE RECORDED NOT USED**
  - Date Recorded: 6/6/2016
  - Document ID: 401374
- **QUIT CLAIM DEED**
  - Date Recorded: 10/5/1995
  - Document ID: 250952 563/23
- **NOTE**
  - Date Recorded:

### Ownership

- **NYSTROMS RESORT LLC**
  - Updated: 10/28/2019

### Billing Address:

- **NYSTROMS RESORT LLC**
  - Updated: 10/28/2019
  - **Address:** 12455 90TH AVE
  - **City:** SEMINOLE FL
  - **State:** SEMINOLE FL
  - **Zip:** 33772

### Mailing Address:

- **NYSTROMS RESORT LLC**
  - **Address:** 12455 90TH AVE
  - **City:** SEMINOLE FL
  - **State:** SEMINOLE FL
  - **Zip:** 33772

### Site Address

- **15902W OL’ HAYS RD**
- **BIRCHWOOD 54817

### Property Assessment

#### 2020 Assessment Detail

<table>
<thead>
<tr>
<th>Code</th>
<th>Acres</th>
<th>Land</th>
<th>Imp.</th>
</tr>
</thead>
<tbody>
<tr>
<td>001700</td>
<td>3.150</td>
<td>204,800</td>
<td>206,000</td>
</tr>
<tr>
<td>008</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
</tbody>
</table>

#### 2-Year Comparison

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Improved</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>204,800</td>
<td>206,000</td>
<td>410,800</td>
</tr>
<tr>
<td>2020</td>
<td>206,000</td>
<td>206,000</td>
<td>410,800</td>
</tr>
<tr>
<td>Change</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
</tbody>
</table>

### Property History

- **N/A**
### Real Estate Sawyer County Property Listing

**Today's Date:** 8/25/2020

**Property Status:** Current

**Created On:** 2/6/2007 7:55:14 AM

---

**Description**

<table>
<thead>
<tr>
<th>Tax ID:</th>
<th>7703</th>
</tr>
</thead>
<tbody>
<tr>
<td>PIN:</td>
<td>57-008-2-37-09-04-5</td>
</tr>
<tr>
<td>Legacy PIN:</td>
<td>008130002400</td>
</tr>
<tr>
<td>Map ID:</td>
<td>-7.24</td>
</tr>
<tr>
<td>Municipality:</td>
<td>(008) TOWN OF EDGEWATER</td>
</tr>
<tr>
<td>STR:</td>
<td>504 T37N R09W</td>
</tr>
<tr>
<td>Description:</td>
<td>SUBDIVISION PR1 Q0V1 LOTS 1-2-4 (4-37-9) LOT 24</td>
</tr>
<tr>
<td>Recorded Acres:</td>
<td>0.570</td>
</tr>
<tr>
<td>Calculated Acres:</td>
<td>0.652</td>
</tr>
<tr>
<td>Lottery Claims:</td>
<td>0</td>
</tr>
<tr>
<td>First Dollar:</td>
<td>No</td>
</tr>
<tr>
<td>Waterbody:</td>
<td>Chetac Lake</td>
</tr>
<tr>
<td>Zoning:</td>
<td>(RR1) Residential/Recreational One</td>
</tr>
<tr>
<td>ESN:</td>
<td>430</td>
</tr>
</tbody>
</table>

**Tax Districts**

<table>
<thead>
<tr>
<th>Tax District</th>
<th>Name</th>
<th>Updated: 2/6/2007</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>State of Wisconsin</td>
<td></td>
</tr>
<tr>
<td>57</td>
<td>Sawyer County</td>
<td></td>
</tr>
<tr>
<td>008</td>
<td>Town of Edgewater</td>
<td></td>
</tr>
<tr>
<td>650411</td>
<td>Birchwood School District</td>
<td></td>
</tr>
<tr>
<td>001700</td>
<td>Technical College</td>
<td></td>
</tr>
</tbody>
</table>

**Recorded Documents**

<table>
<thead>
<tr>
<th>Document Type</th>
<th>Updated: 10/28/2019</th>
<th>Date Recorded</th>
</tr>
</thead>
<tbody>
<tr>
<td>CORRECTION INSTRUMENT</td>
<td></td>
<td>8/23/2017</td>
</tr>
<tr>
<td>CONVEYANCE REC'D NOT</td>
<td></td>
<td>6/6/2016</td>
</tr>
<tr>
<td>AFFIDAVIT</td>
<td></td>
<td>10/15/2009</td>
</tr>
<tr>
<td>QUIT CLAIM DEED</td>
<td></td>
<td>10/5/1995</td>
</tr>
<tr>
<td>NOTE</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Ownership**

<table>
<thead>
<tr>
<th>Ownership</th>
<th>Updated: 10/28/2019</th>
<th>NYSTROMS RESORT LLC</th>
<th>SEMINOLE FL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Billing Address</td>
<td>Mailing Address</td>
<td>NYSTROMS RESORT LLC</td>
<td>NYSTROMS RESORT LLC</td>
</tr>
<tr>
<td>12455 90TH AVE</td>
<td>12455 90TH AVE</td>
<td>SEMINOLE FL 33772</td>
<td>SEMINOLE FL 33772</td>
</tr>
</tbody>
</table>

**Site Address**

* indicates Private Road

N/A

**Property Assessment**

**2020 Assessment Detail**

<table>
<thead>
<tr>
<th>Code</th>
<th>Acres</th>
<th>Land</th>
<th>Imp.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gl-RESIDENTIAL</td>
<td>0.570</td>
<td>54,300</td>
<td>0</td>
</tr>
</tbody>
</table>

**2-Year Comparison**

<table>
<thead>
<tr>
<th></th>
<th>2019</th>
<th>2020</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land</td>
<td>54,300</td>
<td>54,300</td>
<td>0.0%</td>
</tr>
<tr>
<td>Improved</td>
<td>0</td>
<td>0</td>
<td>0.0%</td>
</tr>
<tr>
<td>Total</td>
<td>54,300</td>
<td>54,300</td>
<td>0.0%</td>
</tr>
</tbody>
</table>

**Property History**

N/A

---
### Description

- **Tax ID:** 7704
- **PIN:** 57-008-2-37-09-04-5 15-146-002501
- **Legacy PIN:** 008130002501
- **Map ID:** -7.25.1
- **Municipality:** (008) TOWN OF EDGEBATER
- **STR:** 504 T37N R09W
- **Description:** SURDIVISION PRT GOVT LOTS 1-2-4
  
  (4-32-9) N 325' LOT 25
- **Recorded Acres:** 0.910
- **Calculated Acres:** 0.937
- **Lottery Claims:** 0
- **First Dollar:** No
- **Zoning:** (RR1) Residential/Recreational One
- **ESN:** 430

### Tax Districts

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

### Recorded Documents

- **CORRECTION INSTRUMENT**
  Date Recorded: 8/23/2017
  - 498257
- **CONVEYANCE RECORDED NOT USED**
  Date Recorded: 6/6/2016
  - 401374
- **AFFIDAVIT**
  Date Recorded: 10/15/2009
  - 363184
- **QUIT CLAIM DEED**
  Date Recorded: 10/5/1995
  - 250592 563/23
- **NOTE**
  Date Recorded:

### Ownership

- **NYSTROMS RESORT LLC**
  Mailing Address: NYSTROMS RESORT LLC
  12455 90TH AVE
  SEMINOLE FL 33772

### Property Assessment

#### 2020 Assessment Detail

<table>
<thead>
<tr>
<th>Code</th>
<th>Acres</th>
<th>Land</th>
<th>Imp.</th>
</tr>
</thead>
<tbody>
<tr>
<td>G1-RESIDENTIAL</td>
<td>0.910</td>
<td>4,600</td>
<td>0</td>
</tr>
</tbody>
</table>

#### 2-Year Comparison

| Land: | 4,600 | 4,600 | 0.0% |
| Improved: | 0 | 0 | 0.0% |
| Total: | 4,600 | 4,600 | 0.0% |

### Property History

- **N/A**
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.

(30) DWELLING UNIT: A building or portion thereof with rooms arranged, designed, used or intended to be used for one family. Guesthouses with kitchen and bathroom facilities; and any accessory structures with a Habitable Living Area are considered to be dwelling units. Houseboats and watercraft on land shall not be used as Dwellings or Dwelling Units. Only one dwelling unit is allowed per Lot.

(55) LOT: A parcel of land occupied or capable of being occupied by one Building or one Dwelling Unit and the Accessory Buildings or uses customarily incidental to it, including such open spaces as are required by this ordinance.

(79) PRINCIPAL USE/PRINCIPAL STRUCTURE: The primary use of a property or structure and the structure which houses a principal use of a lot.

(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, 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 Accessory Structure cannot be the first building on the Lot/Parcel, a Principal Dwelling must exist.

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

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

(5) New or existing Boathouses cannot become a Bunkhouse or Temporary Guest Quarters.

(6) 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.

(7) Must apply for a “Bunkhouse Sign” if lot contains a Bunkhouse or Temporary Guest Quarters. The separate Yellow “Bunkhouse Sign” is to be placed directly below Residence Fire Number sign on the property and affixed to Bunkhouse or Temporary Guest Quarters structure.

(8) An Existing Bunkhouse or Temporary Guest Quarters Accessory Structure built 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 prohibited.

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

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

7. 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. The creation of walled off bedroom areas are prohibited. 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 prohibited.


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 Sign" (yellow sign) will be required (sign to be placed directly below Residence Fire Number and affixed to Bunkhouse or Temporary Guest Quarters structure.) 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 is 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 Sign" (yellow sign) will be required (sign to be placed directly below Residence Fire Number and affixed to Bunkhouse or Temporary Guest Quarters structure.) 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 8.2)

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.
Date 09/29/2020

I, James Massey, formally withdraw my Rezone cases, numbers RZN #20-006 and RZN #20-007, also I wish to withdraw my Conditional Use case numbers CUP #20-013 and CUP #20-014 as of this date above.

Reason why: The parties involved could not reach an agreement.

James Massey
(Print and Sign name)

Address 135 Barstow St Eau Claire WI 54701

Fmail jmasseycontact@gmail.com