

**SAWYER COUNTY BOARD OF SUPERVISORS
RESOLUTION NO. 2019-07**

**RESOLUTION TO AMEND SAWYER COUNTY ZONING ORDINANCE,
A-1: AGRICULTURAL ONE DISTRICT AND A-2: AGRICULTURAL TWO DISTRICT**

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 A-1 Agricultural One District zoning ordinance (“A-1 District”) and its existing A-2 Agricultural District (“A-2 District”) set forth in the Sawyer County Zoning Ordinance (the “Zoning Ordinance”);

WHEREAS, the Sawyer County Zoning Committee (the “Zoning Committee”), at its meeting on April 16, 2019, reviewed the proposed revisions to the A-1 District and the A-2 District (collectively, the “A-1/A-2 Ordinance Revisions”), and a copy of the proposed A-1/A-2 Ordinance Revisions are attached hereto and incorporated into this Resolution as Exhibit A;

WHEREAS, the Zoning Committee voted to recommend approval of the A-1/A-2 Ordinance Revisions to the Sawyer County Board of Supervisors (“County Board”) at the Zoning Committee meeting held on April 16, 2019 at 8:30 a.m.; and

WHEREAS, the County Board determined, at its meeting on April 16, 2019, that adopting the A-1/A-2 Ordinance Revisions in the form set forth in Exhibit A are warranted to protect the public health, welfare and safety of its citizens.

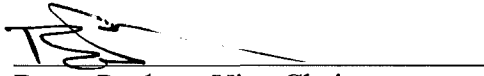
NOW, THEREFORE BE IT RESOLVED, by the Sawyer County Board of Supervisors that the Sawyer County Zoning Ordinance shall be amended as follows:

- (1) Repeal of Existing A-1: Agricultural One District. Upon approval of this Resolution, the existing A-1: Agricultural One District set forth in Section 17.4 of the County Zoning Ordinance shall be repealed in its entirety.
- (2) Adoption of A-1: Agricultural One District. Upon approval of this Resolution, the A-1: Agricultural One District set forth in Exhibit A shall be adopted in the County Zoning Ordinance as Section 17.4.
- (3) Repeal of Existing A-2: Agricultural Two District. Upon approval of this Resolution, the existing A-2: Agricultural Two District set forth in Section 17.5 of the County Zoning Ordinance shall be repealed in its entirety.
- (4) Adoption of A-2: Agricultural Two District. Upon approval of this Resolution, the A-2: Agricultural Two District set forth in Exhibit A shall be adopted in the County Zoning Code as Section 17.5.

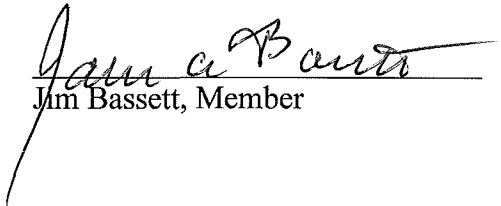
This Ordinance is recommended for adoption by the Sawyer County Board of Supervisors at its meeting on April 16, 2019 by this Sawyer County Zoning Committee on this 16th day of April, 2019 at 8:30 a.m.



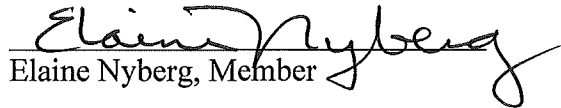
Ron Buckholtz, Chairman



Bruce Paulsen, Vice-Chairman



Jim Bassett, Member




Elaine Nyberg, Member

Bill Voight, Member

Troy Morgan, Alternate Member (acting as a Member in the event of an absence by another Member.)

This Ordinance is hereby adopted by the Sawyer County Board of Supervisors this 16th day of April, 2019 at 6:30 p.m.



Tweed Shuman,
Sawyer County Board of Supervisors Chairman

EXHIBIT A:

A-1: Agricultural One District and A-2: Agricultural Two District Amendments

(See attached).

17.4 A-1: Agricultural One District

This district is intended to provide for the continuation of general farming and related activities in those areas best suited for such development, and to provide for orderly development of residential, commercial and industrial development.

A) Permitted Uses

- 1) Year round dwellings occupied by owners and/or persons engaged in farming activities on the premises. Town Board and Zoning Administrator approval is required for owners and/or persons not engaged in farming activities on the premises.
- 2) Buildings, structures or improvements that are an integral part of or incidental to an agricultural use as defined in Wisconsin State Statutes 91.01(2):
 - a) Crop or forage production
 - b) Keeping livestock
 - c) Beekeeping
 - d) Nursery or Christmas tree production
 - e) Floriculture
 - f) Aquaculture
 - g) Fur farming.
 - h) Forest management
- 3) Agricultural processing industries and warehouses, except slaughterhouses, rendering, fertilizer plants and commercial smokehouses.
- 4) An activity or business operation that is an integral part or incidental to an agricultural use.
- 5) Vacation farms and other farm oriented recreational uses such as riding stables, winter sports activities, and game farms.
- 6) Roadside stands for the sale of products grown on the premises if sufficient off-street parking space for customers is provided.
- 7) Essential services and utilities intended to serve a permitted principle use on the premises.
- 8) Signs subject to the provisions of Section 5.0
- 9) Soil and water conservation programs.
- 10) Drainage where such activity will not be in conflict with the stated purposes of this zone district.
- 11) Licensed In-Home Day Care/Child Care (no more than 8 children and no more than 4 employees and does not impair or limit the current or future agricultural use of the farm or of the other farmland)
- 12) Customary accessory uses provided such uses are clearly incidental to a principal permitted use.
- 13) Enrolling land in a federal agricultural commodity payment program of a federal or state agricultural land conservation payment program.

B) Uses Authorized by Conditional Use

- 1) The location, operation, and maintenance of municipal sanitary landfills, solid waste disposal sites, sewage disposal plants; and privately owned domestic sewage treatment works; and necessary appurtenant equipment/structures subject to the provisions of the

Wisconsin Administrative Code.

- 2) Slaughterhouses, rendering, fertilizer plants, and commercial smokehouses.
- 3) Public and semi-public uses including but not limited to the following: Public and private schools, churches, public parks and recreation areas, rest homes, senior citizen complexes, group homes, hospitals, homes for the aged, fire and police stations, and historic sites.
- 4) Transportation, communications, pipeline, electronic transmission, utility or drainage use provided that the following apply:
 - a. The uses are consistent with and compatible with agricultural uses, accessory uses or agricultural related use.
 - b. The use and location are reasonable and appropriate, considering alternative locations or are specifically approved under state or federal law.
 - c. The use is reasonably designed to minimize conversion land at and around the site from agricultural use or open space.
 - d. The use does not substantially impair or limit the current or future agricultural uses or surrounding parcels of land that are Zone Districts A-1 or A-2
 - e. The construction damage to land remaining in agricultural use is minimized and repaired to the extent feasible.
- 5) Kennel for small domestic animals subject to the provisions of Section 6.8.
- 6) Non-metallic mineral and mineral fuel exploration; non-metallic mineral and mineral fuel prospecting; non-metallic mineral and mineral fuel operation; and non-metallic mineral and mineral fuel reclamation, subject to Section 6.2.
- 7) Agricultural equipment/implement sales and service and facilities providing agricultural supplies, storage, and processing of agricultural wastes.
- 8) Private or wholesale carpentry or woodworking shop; limited to property owner.
- 9) Portable sawmill.
- 10) Professional offices and studios.
- 11) Taxidermy.
- 12) Real estate office.
- 13) Mini storage unit warehouse.
- 14) Bed and Breakfast establishments.
- 15) Event Barns
- 16) New and used car sales establishments.
- 17) Wholesaling establishments.
- 18) Transportation terminals.
- 19) Amusement parks.
- 20) Golf courses.
- 21) Cemeteries, mausoleums and columbariums.
- 22) Commercial bulk fuel storage facilities.
- 23) Sod and topsoil removal for resale, subject to NR 415.04. (may also require County Grading Permit or WI DNR storm water management plan)
- 24) Accessory structure on vacant property lying across the Town or County Road from the principal structure. See Section 4.26(2)
- 25) Like or similar uses in the opinion of the Sawyer County Zoning Committee, subject to the procedures for obtaining a conditional use permit.

C) Conflict with State Statute

If any permitted uses or uses authorized by Conditional Use Permit conflict with Wisconsin State Statute Chapter 91 State Statute will prevail.

17.5 A-2: Agricultural Two District

This district is intended to provide for light and hobby farming and related activities; and to provide for orderly development of residential, agricultural, and commercial activities in those areas best suited for development.

A) Permitted Uses

- 1) Year round dwellings occupied by owners and/or persons engaged in farming activities on the premises. Town Board and Zoning Administrator approval is required for owners and/or persons not engaged in farming activities on the premises.
- 2) Buildings, structures or improvements that are an integral part of or incidental to an agricultural use as defined in Wisconsin State Statutes 91.01(2):
 - a) Crop or forage production
 - b) Keeping livestock (not to exceed 15 animal units { 1000 pound – 1 au} per 40 acres prorated)
 - c) Beekeeping
 - d) Nursery or Christmas tree production
 - e) Floriculture
 - f) Aquaculture
 - g) Fur farming.
 - h) Forest management
- 3) An activity or business operation that is an integral part or incidental to an agricultural use.
- 4) Vacation farms and other farm oriented recreational uses such as riding stables, winter sports activities, and game farms.
- 5) Roadside stands for the sale of products grown on the premises if sufficient off-street parking space for customers is provided.
- 6) Essential services and utilities intended to serve a permitted principle use on the premises.
- 7) Signs subject to the provisions of Section 5.0
- 8) Soil and water conservation programs.
- 9) Drainage where such activity will not be in conflict with the stated purposes of this zone district.
- 10) Licensed In-Home Day Care/Child Care (no more than 8 children and no more than 4 employees and does not impair or limit the current or future agricultural use of the farm or of the other farmland)
- 11) Customary accessory uses provided such uses are clearly incidental to a principal permitted use.
- 12) Enrolling land in a federal agricultural commodity payment program of a federal or state agricultural land conservation payment program.

B) Uses Authorized by Conditional Use

- 1) The location, operation and maintenance of municipal sanitary landfills, solid waste disposal sites, sewage disposal plants; and privately owned domestic sewage treatment works; and necessary appurtenant equipment/structures subject to the provisions of the Wisconsin Administrative Code.

- 2) Agricultural processing industries, warehouses and commercial smokehouses, except slaughterhouses, rendering, and fertilizer plants.
- 3) Public and semi-public uses including but not limited to the following: Public and private schools, churches, public parks and recreation areas, rest homes, senior citizen complexes, group homes, hospitals, homes for the aged, fire and police stations, and historic sites.
- 4) Transportation, communications, pipeline, electronic transmission, utility or drainage use provided that the following apply:
 - a. The uses are consistent with and compatible with agricultural uses, accessory uses or agricultural related use.
 - b. The use and location are reasonable and appropriate, considering alternative locations or are specifically approved under state or federal law.
 - c. The use is reasonably designed to minimize conversion land at and around the site from agricultural use or open space.
 - d. The use does not substantially impair or limit the current or future agricultural uses or surrounding parcels of land that are Zone Districts A-1 or A-2
 - e. The construction damage to land remaining in agricultural use is minimized and repaired to the extent feasible.
- 5) Kennel for small domestic animals, veterinarian clinic, grooming, and boarding subject to Section 6.8
- 6) Non-metallic mineral and mineral fuel exploration; non-metallic mineral and mineral fuel prospecting; non-metallic mineral and mineral fuel operation; and non-metallic mineral and mineral fuel reclamation, subject to Section 6.2.
- 7) Agricultural equipment/implement sales and service and facilities providing agricultural supplies, storage, and processing of agricultural wastes.
- 8) Private or wholesale carpentry or woodworking shop; limited to property owner.
- 9) Portable sawmill.
- 10) Professional offices and studios.
- 11) Taxidermy.
- 12) Real estate office.
- 13) Mini storage warehouses.
- 14) Bed and Breakfast establishments.
- 15) Event Barns
- 16) New and used car sales establishments.
- 17) Wholesaling establishments.
- 18) Beauty salon.
- 19) Craft and collectibles establishments.
- 20) Golf courses and miniature golf.
- 21) Cemeteries, mausoleums and columbariums.
- 22) Commercial bulk fuel storage facilities.
- 23) Sod and topsoil removal for resale, subject to NR 415.04. (may also require County Grading Permit or WI DNR storm water management plan)
- 24) Medical and dental offices.
- 25) Accessory structure on property lying across the Town or County Road from the principal structure. See Section 4.26(2)
- 26) Like or similar uses in the opinion of the Sawyer County Zoning Committee, subject

to the procedures for obtaining a conditional use permit.

C) Conflict with State Statute

If any permitted uses or uses authorized by Conditional Use Permit conflict with Wisconsin State Statute Chapter 91 State Statute will prevail.