

**MINUTES OF PUBLIC HEARING
Sawyer County Zoning Committee
May 20, 2016**

Zoning Committee Members

James Bassett, Chairman
Bruce Paulsen, Vice Chairman
Elaine Nyberg
Ron Buckholtz
Bill Voight

Zoning Administration

Dale Olson, Zoning & Conservation Administrator
Kathy Marks, Deputy Zoning & Conservation Administrator
Thomas J. Duffy, Corporation Counsel

PRELIMINARY MATTERS

- 1) Call to Order and Roll Call
Paulsen 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 is called finding present: Paulsen, Nyberg, Buckholtz and Voight. Bassett was absent. From the Zoning Office: Olson and Marks, and Corporation Counsel Thomas J. Duffy.
- 2) Statement of Committee and Hearing Procedure.
Those persons wishing to speak will be afforded the opportunity provided they identify themselves.
- 3) 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 on May 4 and May 11, 2016.

REZONE APPLICATIONS

- 1) Town of Winter – Vernon A. Forde. Part Government Lot 1, Section S10, T39R, R05W, Lot 1 CSM 8/191 #1673, Parcel #032-539-10-5106, 11.90 Acres, Doc #386880. Rezone is desired for a Tree Farm. Zone District change from R-1 to A-1.

Olsen read the application. Town Board approved. Seven (7) opinion letters were sent out, Five (5) were returned with no objection, One (1) no objection with comment. Discussion was held and decided that the property would be better zoned A-2. Motion to approve by Bill Voight, 2nd by Ron Buckholtz. Change to approve to A-2. 4 to 0 approved.

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.

CONDITIONAL USE APPLICATION

- 1) Town of Edgewater – Thomas & Nancy Sirinek. SE1/4 or SW1/4, S10, T37N, R09W, Parcel #008-937-10-3401, 40 Acres, Doc #17334. Permit desired for the Three (3) year renewal of conditional use pert #03-004 for the location/operation of a non-metallic mineral extraction, including rock crusher and possible hot mix plant, which was approved at public hearing on April 19, 2002 and renewed most recently May 17, 2013. Town approved.

Olsen read the application. Town Board approved. Five (5) opinion letters were sent out, 3 return with no objection. Pictures were distributed to committee Discussion was held. Motion to approve by Elaine Nyberg 2nd by Ron Buckholtz. 4 to 0 approved.

Findings of Fact: It would not destroy prime agricultural lands. It would not create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.

- 2) Town of Meadowbrook – Ralph D. Thompson: Milestone Materials, lessee. Part NE1/4 NE1/4, S04, T37N, R06W, Parcel #016-637-04-1101, Part of 34.76 Acres, Doc #119570. Permit desired for the Three (3) year renewal of conditional use permit #08-002 for the location/operation of a non-metallic mineral extraction, including rock crusher and temporary asphalt plant, which was approved at public hearing on March 28, 2008 and renewed most recently April 19, 2013. Town of Meadowbrook approved.

Olsen read application. Town Board approved. Twelve (12) opinion letters were sent out, Five (5) were returned, Four (4) with no objection, One (1) with objection, Three (3) with comment. Discussion held. Motion to approve Elaine Nyberg, 2nd by Bill Voight. Ron Buckholtz abstained from vote. 3 to 0 approved.

Findings of Fact: It would not destroy prime agricultural lands. It would be compatible with the surrounding uses and the area. It would not be detrimental to ecology, water supply, or pollution problem.

NEW BUSINESS

- 1) Discussion held – Zoning seminar, Conditional use procedure, Audience discussion.
- 2) Dale Olson addressed committee with letter:

At last night's County Board meeting, the idea of an ad-hoc committee for short term rentals was rejected. There are short term rentals that have been as ongoing problem for many years and the County has tried twice before to enact an ordinance that is balanced and fair.

It has taken considerable effort to reach the point of adopting a committee who would have brought insight and new ideas as well as sharing "horror stories" of living next to "landlords" that don't respect neighbor's rights.

The vote last night shows no confidence in the Zoning Committee, the department or me. NO effort was taken to ask questions. NO alternatives were given. NO direction on moving forward.

In short, the issue will sit until I receive guidance.

Dale Olson
Sawyer County Zoning & Conservation Administrator

- 3) Letter distributed from Park Model Sub-committee members.

Date: December 29, 2015

To: Sawyer County Zoning Committee

From: Tom Duffy, Phil Nies, Dan Tyrolt and Kay Wilson

Subject: 30% Maximum Park Models in Campgrounds

The minutes of the April 24, 2015 Park Model Sub-Committee Meeting are attached.

The sub-committee, on a 4 – 1 vote, voted in favor of allowing park models only in licensed campgrounds with a Conditional Use Permit (CUP) “.....with a maximum of 30% of the total permitted sites being park models”. The quoted stipulation was not included in the current definition of park models that appears in the ordinance.

The four above named committee members are hereby requesting that the above quoted language be included in the zoning ordinance. The 30% maximum would allow current campground owners to keep or add to current numbers of park models while allowing new campgrounds the ability to have up to 30% permanent units (park models).

This change would not affect any current campground in Sawyer County as to the number of park models in the campground and would actually make current sited units legal.

Providing a balance of park models and transient sites keeps Sawyer County as a destination for campers.

Add: Park Models 6.612

1. Park models are only allowed in campgrounds by Conditional Use Permit (CUP) with Town approval.
2. Placement of each park model in a licensed campground shall be by Special Use Permit issued on an annual basis to the campground.
3. Park models in campgrounds may be allowed to a maximum of 30% of campground sites not to exceed 60 park models per campground.
4. Any site with a park model must be located at least 75' from the ordinary high water mark (OHWM) to any of the park model's outer attachments.
5. Park model height not to exceed 13' as measured from bottom of the chassis to the highest point of the roof.
6. Campgrounds that currently have park models on site must register with the zoning department the number and location of the park models. Park models within 75' of OHWM and over 13' in height are not allowed.



SAWYER COUNTY ZONING AND CONSERVATION

10010 Main Street Suite 40 • HAYWARD, WISCONSIN 54843

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Email: conservation@sawyercounty.gov

Website: www.sawyercounty.gov

Toll Free Courthouse/General Information 1-877-699-4110

April 24, 2015

Park Model Sub-Committee Meeting
1:00 PM Assembly Room
County Courthouse

Members:

Cheryl Treland – Hayward Visitor and Convention Bureau

Tom Duffy – Sawyer County Board/Economic Development Committee

Phil Nies – Sawyer County Lakes Forum

Dan Tyrolt – LCO Conservation

Kay Wilson – Sawyer County Unit WI Towns Assn.

Guests:

Don Robinson

Barb Czarniecki

Minutes

Meeting called to order by moderator Olson with brief explanation of the committee's objective.

Wilson discussed having a new county definition before HUD promulgates their own.

Treland pointed out that currently NFPA 1194 is the standard for recreational vehicles.

Nies promoted that park models should be for campgrounds only.

Tyrolt promoted that there should be no permanently attached structures such as decks, overhangs, etc.

Nies discussed having existing violations in campgrounds.

All discussed the Utah and Adams County, WI park model definitions.

Motion by Nies, 2nd by Tyrolt to use modified Adams County definition to read:

"Park Model Trailer – Park model trailers are recreation vehicles primarily designed as temporary living quarters for recreation, camping or seasonal use. They are built on a single chassis, mounted on wheels, and have a gross trailer area not exceeding 400 square feet in the set-up mode. Park model trailers are allowed only in licensed campgrounds with a conditional use permit."

Discussion on the conditional use permit portion. Nies modified his motion to strike portion of the last sentence and replace with "with a maximum of 30% of the total permitted sites being park models."

Motion carried 4-1 with Treland opposing.

Further discussion from Treland that the density of campers in the ordinance needs to be reduced. Wilson suggested a baseline study of how many park models are currently in each campground.

Nies suggested a "wheel tax" in lieu of property taxes.

Motion by Nies, 2nd by Treland to adjourn. Motion carried 5-0

Respectfully submitted, Dale Olson, moderator.

ADJOURNMENT

Motion made by Bill Voight, 2nd by Elaine Nyberg to adjourn, Motion carried.

Minutes prepared by Kathy Marks, Deputy Zoning & Conservation Administrator

AGENDA
SAWYER COUNTY ZONING COMMITTEE
May 20, 2016

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Findings of Fact:

CONDITIONAL USE APPLICATIONS

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Findings of Fact:

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Findings of Fact:

NEW BUSINESS

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

ADJOURNMENT

/s/James, Bassett, Chairman
Sawyer County Zoning Committee
Sawyer County Zoning & Conservation Administration
10610 Main Street, Suite #49
Hayward, Wi 54843