

Published: August 5, 2016  
August 12, 2016

**AGENDA**  
**SAWYER COUNTY ZONING COMMITTEE**  
**August 19, 2016**

**PRELIMINARY MATTERS**

- 1) Call to Order and Roll Call
- 2) State of Committee and Hearing Procedure
- 3) Statement of Hearing Notice

**REZONE APPLICATIONS**

- 1) **No Rezone Applications**

**CONDITIONAL USE APPLICATIONS**

- 1) Town of Edgewater – David and Mary Jane Morgan Trust. Part Government Lot 3, Lot 1 CSM 10/40 #2100, S33, T38N, R09W; Parcel #008-938-33-5322; Doc #341441. Property is .560 acres and is zoned (RR-1) Residential/Recreational One. Permit is desired for construction of a 36x48' (1728 Sq. Ft.) accessory building located across the Town road (Badger Bay Lane) from the primary dwelling. Findings of Fact:
  
- 2) Town of Weirgor – Corey & Gwyla Blomberg. Part of the NE1/4 SW1/4; S23, T37N, R07W; Parcel #030-737-23-3101; Doc #313417. Property is zoned (A-1) Agricultural One. Permit is desired for: The three (3) year renewal of conditional use permit #03-012 for the location/operation of a non-metallic mineral extraction, including rock crusher and the addition of an asphalt plant which was approved at public hearing on December 20, 2003 and renewed most recently on December 18, 2013. Findings of Fact:

## PROPOSED AMENDMENTS TO THE SAWYER COUNTY ZONING ORDINANCE

### Agricultural One (A-1) 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. All agricultural land uses **as defined in ATCP 91.01(2)**, buildings, and activities, including farms for the disposal of offal.
3. Roadside stands for the sale of products grown on the premises if sufficient off-street parking space for customers is provided.
4. Agricultural processing industries and warehouse, except slaughterhouses, rendering, and fertilizer plants.
5. Vacation farms and other farm oriented recreational uses such as riding stables, winter sports activities, and game farms **subject to ATCP 91.01**.
6. Essential services and utilities intended to serve a permitted principal use on the premises.
7. ~~Woodlots~~ **Forest management** and tree farms.
8. Customary accessory uses provided such uses are clearly incidental to a principal permitted use.
9. Signs subject to the provisions of Section 5.0.
10. Soil and water conservation programs.
11. Drainage where such activity will not be in conflict with the stated purposes of this district.
12. Licensed In-Home Day Care/Child Care (no more than 8 children) **subject to ATCP 91.01(1)(d)**.

#### 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, 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, hospitals, rest homes, homes for the aged, fire and police stations, and historic sites.
4. Telephone, telegraph , and power transmission towers, poles and lines, including transformers , substations , relay and repeater stations, equipment housing, and other appurtenant equipment and structures **subject to ATCP 91.46(4)**.

5. Kennel for small domestic animals subject to the provisions of Section 6.8 and ATCP 91.01(1).
6. Mineral exploration; mineral prospecting; nonmetallic operation; and mineral reclamation, subject to Section 6.2.
7. Greenhouse and florist.
8. Agricultural equipment/implement sales and service subject to ATCP 91.01(1).
9. Private or wholesale carpentry or woodworking shop; limited to property owner.
10. Portable sawmill.
11. Professional offices and studios subject to ATCP 91.01(1).
12. Taxidermy.
13. Real estate office.
- ~~14. Mini storage-unit warehouses~~
15. Sod and topsoil removal for resale. Subject to NR 415.04.
16. Bed and Breakfast establishments.
- ~~17. New and used car sales establishments.~~
18. Farm implement sales establishments.
19. Wholesaling establishments subject to ATCP 91.01(1).
20. Transportation terminals.
21. Churches.
- ~~22. Amusement parks.~~
23. Golf courses.
24. Cemeteries, mausoleums and columbariums.
25. Commercial bulk fuel storage facilities for agricultural use as defined by ATCP 91.01(2).
26. Accessory structure on vacant property lying across the Town or County Road from the principle structure. See Section 4.26 (2)
27. Like or Similar uses in the opinion of the Zoning Administrator.

#### **NEW BUSINESS**

Committee training on Wind-Energy.

Any other business that may come before the Committee for discussion

#### **ADJOURNMENT**