

AGENDA
SAWYER COUNTY ZONING COMMITTEE
September 16, 2016

PRELIMINARY MATTERS

- 1) Call to Order and Roll Call
- 2) State of Committee and Hearing Procedure
- 3) Statement of Hearing Notice
- 4) Approval of last meeting minutes

REZONE APPLICATION

- 1) Town of Winter – Arie & Phyllis TePaske. Part NE1/4 SE1/4; Part Lot 5 CSM 6/31 #1128, S17, T38N R03W; Parcel #032-338-17-4110; 5.74 Total Acres; Doc #215044. Application is to change from District Residential/Recreational One (RR-1) to Commercial One (C-1). To install additional units in resort and conform to correct zone district.
- 2) Town of Sand Lake – Stone Lake Lumber LLC. Village of Stone Lake Original Plat Lots 6-8 Block 6; .303 Total Acres; Doc #401527. Application is to change from District Residential One (R-1 to District Commercial One (C-1). For Commercial Storage (Lumber).

CONDITIONAL USE APPLICATIONS

- 1) Town of Round Lake – Terry P Brueggeman. Part of the SE 1/4 SW 1/4 and Part SE1/4 SW1/4, S12, T41N, R08W; Parcel #024-841-12-3403 and -3408; 2.76 and 1.76 for a Total acreage of 4.52 Acres; Zoned Residential/Recreational One (RR-1); Doc #222614 and 318225. Permit is desired for the ongoing operation of Tree Service.
- 2) Town of Bass Lake – Michael Neibert. Court Oreilles Park Lot 6, S35, T40N, R09W; Parcel #002-124-00-0600; 2.659 total acres; Zoned Residential/Recreational One (RR-1); Doc #384948. Permit is desired for 24'x27' accessory structure across a town road from the parcel of land that contains a principal structure.
- 3) Town of Edgewater – Ronald & Eileen Marcon; The Kraemer Co., lessee. The SE1/4 SE1/4; S30, T37N, R09W; Parcel #008-937-30-4401; 40 total acres. Zoned Agricultural One (A-1); Doc. #145064. Permit is desired for the three (3) year renewal of conditional use permit #88-017 for the location/operation of a non-metallic mineral extraction including rock

crusher and hot mix plant, which was approved at public hearing on July 15, 2003 and renewed most recently July 19, 2013.

- 4) Town of Lenroot – Ruger TD LLC; Lakes Gas Co., agent. Part of the NE1/4 SE1/4; S29, T42N, R08W; Parcel #014-842-29-4103; .910 total acres; Zoned Agricultural One (A-1); Doc. #349918. Permit is desired for Bulk LP Storage tank 30,000 gallons

NEW BUSINESS

- 1) Short Term Rental

6.11 TOURIST ROOMING HOUSE

The use of a single or two family dwelling for the purpose of providing or furnishing overnight lodging accommodations to the public for a period of less than 30 days to any person(s) who occupies on a rental basis.

1. Tourist Rooming House - The following conditions shall be required by the Zoning Department with approval by the Town Board:

a. Approval: The approval by the Zoning Department shall be for a period of one year of operation. The one year period of operation shall commence from the date a Sawyer County Special Use Permit (R) is issued; however, a Special Use Permit shall not be issued prior to the property owner obtaining a Tourist Rooming House (TRH) license from the State of Wisconsin and meeting all other criteria (K).

b. Renewal: The Special Use Permit (R) shall remain in effect provided the annual fee is paid and reviews by the Zoning Department confirms that a lodging license has been obtained and is current and the conditions attached to the decision of the Zoning Department and all requirements of this chapter are adhered to. Reapplication to the Zoning Department for renewal shall be required with a change in ownership, alterations to the operational rules, noncompliance with the standards of this chapter or documented violations.

c. Operational Rules: All current information as "F" 1-5 below rules shall be provided that establish guidelines that the tenants must comply with regarding, but not limited to, off street parking, garbage collection, occupancy limits, fireworks and excessive noise. Owner must provide a copy of the operational rules to adjoining property owners within 300 ft. and the time and date of the town's renewal of the application.

d. Occupancy Limits: The maximum number of tenants allowed to reside in the Tourist Rooming House for overnight accommodations shall not exceed two (2) persons per bedroom, plus two (2) persons. Only the primary dwelling may be used for overnight lodging.

e. Local Contact: A Local contact person shall be identified that will be responsible for current property owner's contact information for the property and have the property owner's contact information.

f. Contact Information: Current contact information shall be posted on an exterior wall near the main entrance of the residence only when occupied by renter(s) with a minimum display area of 5" x 7". The following must be provided:

Tourist Rooming House:

1. Address of the property
2. Emergency contact information; 911 (police, fire and ambulance)
3. Owner's and local contact person's telephone number
4. Maximum number of occupants allowed
5. Permit number
- 6.

g. Signage: One business sign may be placed at the driveway entrance when occupied by renter(s) with a maximum display area of 3 sq. ft.

h. Recreational Vehicles and Camping Equipment: The use of a recreational vehicle or other camping equipment in conjunction with the rental is prohibited

i. Fines/Revocation: Upon the occurrence of two (2) documented violations of the operation rules within a calendar year, the owner shall be subject to a fine and/or revocation of the Special Use Permit approval

j. Fees: The fee for a Special Use Permit (R) is \$250.00 with an annual renewal fee of \$200.00.

k. Criteria:

1. Obtain necessary permits (Town/Zoning; Health Dept., etc.)
2. All applicable tax must be paid (Room, etc.)
3. Adequate Sanitary System
4. No RV's, pop-up campers, tents or other means of overnight stays allowed
5. All vehicle & utility trailer parking must be contained on the property (not allowed to park on roads)
6. All camp fires must be attended
7. Quiet hours from 11:00 pm to 7:00 am
8. Pets must be restricted to the property
9. Property line must be identified or designated
10. Contact number(s) must be available for current local owner/agent and owner/agent must be available 24 hours per day
11. Property must remain free from citations, nuisance, disorderly conduct, or any other type of illegal activity
12. Land use and DNR lake regulations are included in rental information (for lake shore property)
13. Occupancy limits (per structure)
14. Trespass laws must be abided by at all times
15. No fireworks allowed
16. Other recommendations as deemed necessary for public health and safety
17. All state of Wisconsin fire requirements must be met

18. Proof of Certificate of Insurance (rental/commercial, liability, etc.)
19. Homeowners may want to address ADA compliant codes

Citation ordinance update add:

§ 11.3 Action Conducted Without Specified Permit

- 5) Special Use Permit (R) Deposit \$250.00 Ordinance Sections ZO 6.11

Definitions update add:

(95) TOURIST ROOMING HOUSE: The use of a single or two family dwelling for the purpose of providing or furnishing overnight lodging accommodations to the public for not more than 30 days to any person(s) who occupies the property on a rental basis
(Consecutive numbering change)

- 2) A-1 Agricultural One Changes

17.4 A- 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) A farm residence occupied by owner and /or persons engaging 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.
- 3) An activity or business operation that is an integral part of or incidental to an agricultural use.
- 4) A business, activity or enterprise, whether or not associated with an agricultural use, that is conducted by the owner or operator of a farm that requires no buildings, structures or improvement other than a farm residence, buildings, structures or improvements that are an integral part of or incidental to an agricultural use that employs no more than four (4) full-time employees annually and that does not impair or limit the current or future agricultural use of the farm or of other farmland
- 5) Road side stands for the sale of products grown on the premises if sufficient off-street parking space is provided
- 6) Essential services and utilities intended to serve a permitted principal 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 eight (8) children) meeting the conditions of Section 17.4 A 4

11) Agricultural use and agricultural related uses would include:

- a. Crop or forage production
- b. Keeping of livestock
- c. Nursery, and or Christmas tree production
- d. Floriculture
- e. Aquaculture
- f. Fur farming
- g. Forest management and tree farms
- h. Enrolling land in a federal agricultural commodity payment program of a federal or state agricultural land conservation payment program.
- i. Agricultural processing industries and warehouse, except slaughter houses, rendering, and fertilizer plants
- j. Vacation farms and other farm oriented recreational uses such as riding stables, sports activities, and game farms subject to the conditions of Section 17.4 A 4
- k. An agricultural equipment dealership, facility providing agricultural supplies, facility for storing or processing agricultural produces, or facility of processing agricultural wastes.
- l) Any other use that is defined in Wisconsin State Statute 91.01

B) Authorized by Conditional Use Permit

- 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 provision of the Wisconsin Administrative code.
- 2) Slaughterhouses, rendering and fertilizer plants
- 3) Public and semi-public uses including but not limited to: public and private schools; churches; public parks and recreation areas; hospitals; rest homes; homes for the aged; fire, ambulance and police stations; and historic sites
- 4) Transportation, communications, pipeline, electronic transmission, utility or drainage use provide 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 use
 - d. The use does not substantially impair or limit the current or future agricultural uses of 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.
4. Accessory structure on vacant property lying across a Town of County Road from the principle structure according to Section 4.26 (2)

5. Like or similar uses in the opinion of the Zoning Administrator, subject to the procedures for obtaining a conditional use permit and any applicable provision of Chapter 91 State Statute.

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.

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

ADJOURNMENT

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