



Sawyer County
County Multi-Dwelling Development
Committee Meeting
Thursday, March 20, 2025 @ 2:00 PM
Sawyer County Board Room

AGENDA

1. ZOOM INFORMATION

- a. To view or participate in the virtual meeting from a computer, iPad, or Android device please go to <https://us06web.zoom.us/j/81751856211>. You can also use the dial in at 1-312-626-6799 with the Webinar ID: 81751856211. Use *9 to Raise/lower hand and *6 to Unmute/mute. If additional assistance is needed please contact the County Clerk's Office at 715-634-4866 prior to the meeting. This meeting will be recorded and will be available on our website at: <https://sawyercountygov.org>

2. CALL TO ORDER AND ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. CERTIFICATION OF COMPLIANCE WITH THE OPEN MEETINGS LAW

5. MEETING AGENDA (DISCUSSION/ACTION)

6. CONSIDER APPROVAL OF MINUTES FROM PREVIOUS MEETING

- a. 2/27/25 Draft Minutes

7. PUBLIC COMMENT

**8. DEFINITIONS AND USES ACTED ON IN MEETINGS #2 & #3
(DISCUSSION/POSSIBLE ACTION)(SEE ATTACHMENTS IN ITEM #17)**

**9. DEFINITIONS AND USES REQUIRED TO ADDRESS ADDITIONAL
INCONSISTENCIES (DISCUSSION/POSSIBLE ACTION)**

**10. AREA REQUIREMENTS AND DEVELOPMENT DENSITY (DISCUSSION/POSSIBLE
ACTION)**

- a. Shoreland
- b. Non-Shoreland Parcels

11. ACCESSORY DWELLING UNITS (ADU)(DISCUSSION/ACTION)

12. STRUCTURES VS USES (DISCUSSION/ACTION)

13. NONCONFORMITIES – LOT (SIZE/AREA, SETBACKS), STRUCTURES (SIZE, SETBACKS, NUMBER OF STRUCTURES) AND USES (DISCUSSION/ACTION)

14. PLANNED UNIT DEVELOPMENT (PUD) (DISCUSSION/POSSIBLE ACTION)

- a. Appendix D-Zoning [MuniCode Link](#)
- b. Appendix B -Shoreland/Wetland Protection [MuniCode Link](#)
- c. Appendix C - Subdivision Control / Condominium [MuniCode Link](#)

15. SCOPE OF WORK AND IDENTIFY COMPLETED WORK AND WORK YET TO BE PERFORMED (REVIEW)

16. ADDITIONAL PUBLIC COMMENT

17. DISCUSSION AND POSSIBLE ACTION ON MDD DOCUMENT

- a. Current Zoning Ordinance - Approved Ad Hoc changes - Redline Comparison

18. FUTURE AGENDA ITEMS

- a. Q&A with Zoning Administrator

19. FUTURE AGENDA DATE

20. ADJOURNMENT

21. DISCLAIMER:

DISCLAIMER:

Copy sent via email to: County Clerk and News Media. Note: Any person wishing to attend whom, because of a disability, requires accommodation should call the Sawyer County Clerk's Office (715.634.4866) at least 24 hours before the scheduled meeting so appropriate arrangements can be made.

Mission Statement: The Sawyer County Board of Supervisors will strive to provide excellent services and responsible leadership to protect and enhance Sawyer County citizens, businesses, and resources, while preserving our unique heritage.

**MINUTES OF PUBLIC HEARING
County Multi-Dwelling Development
February 27, 2025**

Voting Members

Dale Olson – Meteor -Chairman
Benjamin Kurtzweil – Town of Hayward - Vice Chairman
Robert Langham – Sand Lake
Mike Bandow – Lenroot
Steve Beining – Draper
Jim Strandland – Round Lake
Laura Rusk – Hunter
Sarah Delaney – Spider Lake
Ron Kinsley – Radisson
James Bassett – Couderay
Tom Housel – Winter
Bond Sutton – Bass Lake
Pete Baribeau – Edgewater

Non-Voting Members

Jay Kozlowski, Zoning & Conservation Administrator
Kathy Marks, Deputy Zoning Administrator
Andy Albarado, Sawyer County Administrator
Ron Buckholtz – Meadowbrook – Zoning Committee Chairman

a) Call to Order

Olson calls to Order the meeting of the Multi-Dwelling Development Committee.to order at 2pm in the Sawyer County Courthouse, 10610 Main St. Hayward, Wisconsin. Olson speaks of getting back on track.

b) Roll Call

Roll Call finds Voting Members present: Olson, Kurtzweil, Langham, Bandow, Beining – absent, Strandlund – virtual, Rusk, Delaney, Kinsley, Bassett, Housel – absent, Sutton – Absent, and Baribeau – virtual. Non-Voting members present are Kozlowski, Marks, Albarado and Buckholtz.

c) Pledge of Allegiance.

d) Bandow attends meeting.

e) Certification of Compliance with Open Meetings Law.

f) Olson speaks of getting back on track.

g) Meeting agenda. Motion to approve the agenda by Langham, second by Bassett. All in favor.

g) Approval of Minutes from the February 6, 2025 meeting. Motion by Kinsley to approve the February 6, 2025 minutes, second by Kurtzweil. All in favor.

h) Public Comment: Linda Zillmer, Town of Edgewater property owner comments. No other comments.

Additional Definitions still requiring Action

i) Olson Moves on the more definitions. Kurtzweil distributes handouts for the meeting members He explains packet #1 is Definitions and packet #2 is the Zone Districts.

j) Olson moves on to "Rooming & Boarding Houses" Tabled from last meeting. Discussion held. Motion by Delaney to remove "Boarding" and use "Rooming House" and use the State Stats definition. Second by Bassett. Discussion held. All in favor.

k) Olson moves on to the Dwelling, Multi-Family.
Discussion held. Add to next meeting agenda. Add condo & delete modular home.

l) Olson moves on to Tourist Rooming House.
Discussion held. Motion by Kurtzweil to accept the existing County definition for TRH, second by Kinsley. All in favor except Bassett.

m) Olson moves on to Bed & Breakfast.
Discussion held. Motion by Rusk to accept the definition, second by Strandlund. All in favor.

Steve Beining joins meeting at 2:45pm virtually.

n) Density Requirements

Olson moves on to Density Requirements
Discussion held. Motion by Kurtzweil to table Density requirements to next month.
Suggests recess.

Olson calls for recess at 3:02pm. Olson calls for back in session at 3:06pm

n) Discussion continues for Density Requirements
Motion by Kurtzweil rescinds previous motion and change to table the Density Requirements until next meeting. Second by Rusk. All in favor.

o) Shoreland vs Non-Shoreland.

Olson moves on to Shoreland vs Non-Shoreland. Discussion held. Motion by Bassett for no multi-dwelling on shoreland including duplex., Second by Langham. Discussion held. Discussion continues. Motion by Bassett to amend motion to No multiple dwellings or duplexes on the shoreland property. Second by Langham. Discussion held. Kay Wilson, Round Lake property owner speaks. Linda Zillmer, Edgewater property owner speaks. Discussion held. All in favor, One opposed.

p) Removal of MDD as permitted Use & use authorized by Conditional Use in all Zone Districts.

Olson moves on to Removal of MDD. Discussion held. Motion by Kurtzweil to remove MDD/Multi-dwelling development from the Sawyer County Ordinance. Second by Olson. Discussion held. All in favor

q) Discussion held.
Bed & Breakfast by State stat. 97.01.

r) **Additional Public Comment.**

Linda Zillmer, Edgewater property owner speaks. Discussion continues.

Next meeting date will be March 20th at 2 pm – 4pm.

Meeting adjourned at 4:05pm by Langham, second by Kurtzweil. All in favor.

Minutes prepared by Kathy Marks, Deputy Zoning Administrator

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

Current Sawyer County Zoning Ordinance

(29) DWELLING: A building designed or used exclusively as the living quarters for one or more families, including manufactured homes which meet the dimensional requirements as originally designed.

(31) 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.

(71) MULTI-DWELLING DEVELOPMENT: Development, regardless of form of ownership consisting of three or more DWELLING UNITS, condominium, resort, hotel or motel units or other units/structures intended for residential or long or short-term rental uses, all of which are to be located on the same LOT.

(85) RESORT: A resort is a for-profit business holding a Seller's Permit and licensed by the Wisconsin Department of Health and Family Services, which provides rental to the public of DWELLING UNITS contained in one or more permanent buildings used primarily for recreational use.

(30) DWELLING, MULTI-FAMILY: A dwelling or group of dwellings on one plot containing separate living quarters for two or more families but which may have joint services and/or facilities.

17.1 Residential One District

B) Uses Authorized by Conditional Use

1) Multi-family (3 or more) dwelling units.

***Should DWELLING, MULTI-FAMILY be deleted and replaced with new definition of MULTIFAMILY DWELLING? If so, language in 17.1(B)(1) should also change to reflect the new definition.**

17.2 RR-1 & 17.3 RR-2

B) Uses Authorized by Conditional Use

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.)

***No Definition for hotel/motel. Should a State definition be added? If Multi-Dwelling Development is removed/replaced within the ordinance should hotel/motel be added back into the RR-1 & RR-2 district as a CUP? If not, then Section 6.10 should also be altered or deleted. Hotel/Motel is shown as a "permitted use" within the C-1 District**

6.10 MOTELS

Motels shall be constructed or located on a lot or area that meets the following dimensional requirements. It shall be the base minimum parcel size and lot width of the zone district in which it will be located plus 5,000 square feet of area for every unit over one; and any additional area required by Wisconsin Administrative Code. For example, a proposed 10-unit motel in the non-shorelands of an RR-1 Zone District would require 20,000 sq. ft with a minimum lot width of 100' plus 45,000 sq. ft (9 x 5,000 sq. ft). This would equal 65,000 square feet or 1.49 acres. The motel shall meet all minimum setback requirements.

Sawyer County Zoning Shoreland-Wetland Protection Ordinance

3.4 PROHIBITED USES. NR 115.04(4) Any use not listed in sections 3.31, 3.32 or 3.33 is prohibited, unless the wetland or portion of the wetland has been rezoned by amendment of this ordinance in accordance with section 3.5 of this ordinance and s. 59.69(5)(e), Wis. Stats.

Redline Version of Approved Ad-Hoc Definitions

(29) DWELLING: Any building that contains one or 2 DWELLING UNITS.

(31) DWELLING UNIT: A structure or that part of a structure which is used or intended to be used as a home, residence or sleeping place by one person or by 2 or more persons maintaining a common household, to the exclusion of all others. DWELLING and DWELLING UNIT do not include a primitive rural hunting cabin.

(71) MULTIFAMILY DWELLING: an apartment building, rowhouse, town house, condominium or manufactured building, as defined in Wis. Stat. 101.71 (6), that does not exceed 35 feet in height or 3 stories and that consists of 3 or more attached dwelling units the initial construction of which is begun on or after January 1, 1993. MULTIFAMILY DWELLING does not include a facility licensed under Wis Stat. ch. 50.

(85) RESORT: A resort is a for-profit business holding a Seller's Permit and licensed by the Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP), which provides rental to the public of DWELLING UNITS contained in one or more permanent buildings used primarily for recreational use.

(# NEW) ROOMING HOUSE: a one- and two-family DWELLING that offers overnight sleeping accommodation to an individual that is not a tourist or transient. A "Boarding House" means a ROOMING HOUSE.

(# NEW) TOURIST ROOMING HOUSE: all lodging places and tourist cabins and cottages, including SHORT TERM RENTAL, other than hotels and motels, in which sleeping accommodations are offered for pay to tourists or transients. It does not include private boarding or ROOMING HOUSE not accommodating tourists or transients, or BED & BREAKFAST ESTABLISHMENT regulated under Wis. Admin. Code Ch. ATCP 73.

(# NEW) SHORT TERM RENTAL: a residential DWELLING that is offered for rent or fee for fewer than thirty (30) consecutive days. ***only added because TRH definition references STR which is not defined in current Sawyer County Zoning Ordinance.**

(# NEW) BED & BREAKFAST ESTABLISHMENT: any place of lodging that satisfies all of the following: (a) Provides 8 or fewer rooms for rent to no more than a total of 20 tourists or transients. (b) Provides no meals other than breakfast and provides the breakfast only to renters of the place. (c) Is the owner's personal residence. (d) Is occupied by the owner at the time of rental. (e) Was originally built and occupied as a single-family residence, or, prior to use as a place of lodging, was converted to use and occupied as a single-family residence

(30) DWELLING, MULTI-FAMILY: A dwelling or group of dwellings on one plot containing separate living quarters for two or more families but which may have joint services and/or facilities.

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MULTIFAMILY DWELLING does not include a facility licensed under Wis Stat. ch. 50.

Note: MULTIFAMILY DWELLING is prohibited within the SHORELAND District

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3.41 MULTIFAMILY DWELLING

3.42 TWO-FAMILY DWELLING

Section 16.02 – Definitions

(# new) MULTIFAMILY DWELLING: an apartment building, rowhouse, town house, condominium or manufactured building, as defined in Wis. Stat. 101.71 (6), that does not exceed 35 feet in height or 3 stories and that consists of 3 or more attached dwelling units the initial construction of which is begun on or after January 1, 1993.

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***Should other prohibited uses and definitions be added within the SHORELAND Zoning Ordinance such as RESORTS, MOTELS, TWO-FAMILY DWELLING? The new definition of Multi-Family Dwelling does not list resorts and motels and Ad-Hoc voted to prohibit TWO-FAMILY DWELLINGS (duplexes) on shoreland but we have no definition.**

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