

Sawyer County Lakes Forum

Meeting Minutes

3/31/2025 10:00am

Via Zoom

1. Call Meeting to Order

President Hanson called the meeting to order at 10:00 a.m.

Attending:

Martin Hanson

Jean Accola

Mike Gardner

Dan Tyrolt

Dave Meyer

Donna Carlson

Jane Getting

Don Stover

Dick Steininger

Dan Kollodge

Gary Lewandowski

Dave Sievers

Kurt ?

Alf Siverston (Sivertson & Barrette)

Linda Zillmer

User?

Phone number? Windigo?

2. Public Comment

No public comment

3. Discussion/Action: Position/Recommendation on Shoreland Development Lake Classifications

Motion by Accola, Seconded by Stover to send attached communication to Sawyer County Multi-Dwelling Development Ad-Hoc Committee and have President Hanson make public comments at the April 10, 2025 meeting.

Motion PASSED unanimously.

4. Adjourn

Meeting adjured 9:55 a.m.

March 31, 2025

From: Sawyer County Lakes Forum

To: Sawyer County Multi-Dwelling Development Ad Hoc Committee
Sawyer County Zoning Committee

Re: Sawyer County Ordinance Amendments
Dimensional Requirement considerations for development densities

The Sawyer County Lakes Forum (Forum) respectfully asks the Sawyer County Multi-Dwelling (MDD) ad hoc and Zoning committees to consider recommending adoption of ordinance amendments to better balance the needs of development with the needs of maintaining the natural resources which draw people to Sawyer County to live, work and recreate.

The Forum is a long-lived network comprised of members from many county lake-based organizations and individuals. Regular meetings resumed in November, 2024.

Our purpose is to facilitate education, research, and sharing between organizations, individuals, governmental bodies and the general public of Sawyer County; to maintain and improve Sawyer County's water bodies, environs, and watersheds for now and future generations, including, but not limited to: aesthetics, water quality, wildlife habitat, fisheries, and recreation. These purposes will be accomplished while respecting the rights of property owners.

The Forum recognizes the efforts of town representatives and county board supervisors serving on the MDD ad hoc committee as they fulfill the responsibilities of Resolution 2024-48.

To focus on identifying, analyzing, and recommending necessary amendments to the Zoning Ordinance(s) to eliminate inconsistencies and ensure clear, coherent guidelines for development and to create a balanced framework that supports sustainable growth, meets housing demands, and aligns with the Towns' and County's vision, while ensuring legal clarity and compliance with regulatory standards

Over the four meetings of the MDD ad hoc committee, members have discussed how development density might be regulated in non-shoreland, shoreland and shoreland-riparian areas. The Forum asks the committees to investigate options to amend the general zoning ordinances, subdivision ordinances or other means to achieve appropriate dimensional requirements reflecting today's development trend needs.

Sawyer County's general zoning ordinances have much smaller dimensional requirements and allow much higher development densities than similar lake-rich counties in the region. With the change in Wisconsin State Statutes restricting shoreland zoning to the state minimum lot dimensions to 100' by 200', or 20,000 square feet, alternatives to shoreland ordinances may provide for better development standards.

Prior to the statutory changes, Sawyer County had a four tier lakes classification system that established dimensional requirements based on the characteristics of the individual lakes. The studies of Sawyer County lakes, their classification listings and the dimensional requirements may be found at the Sawyer County Lakes Forum website, under **Issues – Shoreland Development**. <https://sawyercountylakesforum.org/issues>

Trends in rural development include larger dwelling sizes, two-family dwellings, accessory dwellings, larger garages and storage buildings, and increased parking areas for vehicles and trailers. In Sawyer County, properties in towns under county zoning are served by private wells and personal onsite wastewater treatment systems (POWTS). High concentrations of small lot development may not be able to be supported by the resources. Is 20,000 square feet sufficient to accommodate development, whether in shoreland or non-shoreland areas?

Attached is a two-page summary comparing Sawyer County dimensional requirements with Burnett and Washburn counties and a table of the Sawyer County Lakes Classifications.

By action of the special meeting held on March 31, 2025 the Sawyer County Lakes Forum respectfully requests the committees consider, at a minimum, the Sawyer County Lakes Classification system as a starting point, and the dimensional requirements of other lake-rich counties.

Sincerely,

A handwritten signature in blue ink, appearing to read "Martin Hanson", with a stylized, flowing script.

Martin Hanson, President

Sawyer County Lakes Forum

cc. Sawyer County Lakes Forum Board

**Sawyer County
Multi-Dwelling Development
Ad hoc Committee**

**Sawyer County
Zoning Committee**

Voting Members:

Robert (Bob) 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)
Benjamin Kurtzweil (Hayward)
Tom Housel (Winter)- *resigned*
Dale Olson (Meteor)
Bond Sutton (Bass Lake-Town Board Appointed Planning Commission Member)
Pete Baribeau (Edgewater)
Unfilled (Weirgor)
Unfilled (Meadowbrook)
Unfilled (Ojibwa)

Ronald Buckholtz, chair
Tweed Shuman, vice chair
Kay Wilson
Steve Kariainen
Marshall Savitski
Dale Magnuson

Non-Voting Members:

Ronald Buckholtz (Meadowbrook)
Jay Kozlowski - Zoning & Conservation Administrator
Kathy Marks – Deputy Zoning Administrator
Andy Albarado - Sawyer County Administrator

Dimensional Requirements: Zone Districts and Lakes Classifications

Sawyer County Zone Districts v Burnett County and Washburn County Sawyer County Lakes Classifications 4 tier (previously in ordinances)

Sawyer County Code of Ordinances Appendix D - Section 18.0 Dimensional Requirements w/o Public Sewer

Section			Residential R 1	ResRec RR 1	ResRec RR 2	BC RR 3/WC RA	Agricultural A 1	Agricultural A 2	Commercial C 1	Industrial I 1	Forestry F 1
18.2	Minimum	Lot Area	20,000 sq ft **	20,000 sq ft	20,000 sq ft	N/A	5 acres	5 acres	20,000 sq ft	1 acre	5 acres
18.3	Minimum	Lot Width	100 ft ***	100 ft ***	100 ft ***	N/A	300 ft	300 frt	100 ft	200 ft	300 ft
18.7	Minimum	Lot Depth	200 ft	200 ft	200 ft	N/A			200 ft		

** Minimum for one-family, add 5, 000 sq ft for each additional unit over 1 plus any other additional area required by applicable Wisconsin Administrative Code A-2 Dimensional Requirements (Added July 20, 1995)

*** On Shoreline Lots, the minimum Lot Width shall be 100 feet and a minimum of 100 feet of frontage at the Ordinary Highwater Mark.
Minimum lot depth added July 30, 1995

Washburn County Code of Ordinances Chapter 38 Land Development Division 3 Zone Districts Section 105 Dimensional Requirements

Minimum	Lot Area	20,000 sq ft	20,000 sq ft	3 acres	5 acres	20 acres		20,000 sq ft	20,000 sq ft	20 acres
Minimum	Lot Width	100 ft	100 ft	200 ft	250 ft	400 ft		100 ft	100 ft	400 ft
Minimum	Lot Depth	N/A								

Burnett County Code of Ordinances Chapter 30 Land Use Division Section 16 Dimensional Requirements

18.2	Minimum	Lot Area	N/A	30,000 sq ft (2)	1 1/2 acres	5 acres (8)	35 acres	10 acres	30,000 sq ft	1 acre	20 acres
18.3	Minimum	Lot Width	N/A	150 ft	200 ft	300 ft	300 ft	300 ft	150 ft	200 ft	300 ft
18.7	Minimum	Lot Depth	N/A				A 1 & A 4				

(2) Minimum for one-family dwellings: Add 5,000 for each additional unit over one.

8) Density development allows for flexibility in the size and number of parcels to be created within a nominal ¼, ¼ of a section (40 acres), based on zoning district. The maximum development density credits shall be calculated by using the density development formula and rounding down to the nearest whole number. Development credits represent the total parcels into which the original zoned parcel may be divided, provided they meet all other applicable zoning and subdivision ordinances. Development credits are assigned to the existing parcel and parcels created based on the density development formula. These credits will determine whether created parcels can be further divided under the density standard. Persons purchasing or proposing to develop parcels should contact the Burnett County Land Services Department to determine if development credits are available for the parcel. Density development is only allowed in the following districts; RR-3, A-2 and F-1

Dimensional Requirements: Zone Districts and Lakes Classifications

Sawyer County Zone Districts v Burnett County and Washburn County Sawyer County Lakes Classifications 4 tier (previously in ordinances)

		Sawyer County Lakes Classification - 4 tier			
Class		R 1	RR 1	RR 2	
	Minimum Lot Area				
1	General Development	20,000 sq ft	20,000 sq ft	20,000 sq ft	
2	Recreational Development	30,000 sq ft	30,000 sq ft	30,000 sq ft	
3	Natural Development	40,000 sq ft	40,000 sq ft	40,000 sq ft	
4	Wilderness Development	217,800 sq ft	217,800 sq ft	217,800 sq ft	
5	Rivers & Streams	30,000 sq ft	30,000 sq ft	30,000 sq ft	
	Minimum Lot Width	For Each Single Family Dwelling Unit *			* for additional dwelling unit
1	General Development	100 ft	100 ft	100 ft	200 ft Multit Family Dwelling?
2	Recreational Development	150 ft	150 ft	150 ft	300 ft
3	Natural Development	200 ft	200 ft	200 ft	400 ft
4	Wilderness Development	300 ft	300 ft	300 ft	600 ft
5	Rivers & Streams	150 ft	150 ft	150 ft	
	Minimum Lot Depth				
1	General Development	200 ft	200 ft	200 ft	
2	Recreational Development	200 ft	200 ft	200 ft	
3	Natural Development	200 ft	200 ft	200 ft	
4	Wilderness Development	700 ft	700 ft	700 ft	
5	Rivers & Streams	200 ft	200 ft	200 ft	