

AGENDA

Sawyer County Lake Forum

May 20 2025, 9:00 a.m.

Sawyer County Courthouse - Assembly Room

[Virtual Connection \(Teams\)](#)

1. Call Meeting to Order
2. Approval of the Agenda
3. Roll/Introductions
4. Public Comment
5. Approval of Minutes: April 15, 2025
6. Election of Board Officers (to be adopted by motion)
 - a. President – Martin Hanson elected 10/30/24
 - b. Vice-President – Jean Accola elected 10/30/24 – Acting effective 06/01/25
 - c. Secretary – to be elected (volunteers)
 - d. Treasurer – (Conditionally assigned to President) – Martin Hanson effective 06/01/25
7. Treasure Report
 - a. Bank balance
8. Elevated Wake Boat Control Discussion
 - a. Sawyer County Sheriff's Office invited
9. Website Update
 - a. Collect suggestions for content
 - b. Navigation/format/style comments
10. Legislation Updates
 - a. Federal
 - b. State
 - i. DNR Aquatic Plant Management Rulemaking Update (Erler)
 - c. County
 - i. Sawyer County:
 1. Board of Supervisors
 2. Land, Water & Forest Resources Committee
 3. Zoning Committee
 - a. Zoning Simplified (Zillmer)
 4. Water Management Plan Committee (Acola)

5. Multi-Dwelling Development Committee

- d. Town

11. Lake Reports (all)

- a. Blueberry
- b. Callahan Mud
- c. Chippewa Flowage
- d. Courte Oreilles
- e. Grindstone
- f. Little Sissabagama
- g. Moose
- h. Nelson
- i. Osprey
- j. Round
- k. Spider
- l. Spring
- m. Tiger Cat
- n. Whitefish
- o. Windigo

12. Northwest Lakes Conference

- a. Participation update
- b. Booth/Table material needs

13. Sawyer County Lakes Forum Annual Meeting

- a. Formalize organizing committee
 - i. Set date, tentative August 23, 2025
 - ii. Set agenda
 - iii. Guest speaker(s)
 - iv. Location
- b. Sponsorships
 - i. Round Lake, \$100

14. New Business

- a.

15. Future Agenda Items

16. Set Next Meeting Date

- a. Monthly, Third Tuesday, 9:00 a.m.

Don't be afraid of Zoning

The basics of zoning are not complicated and are based on a few simple factors. Understanding why zoning ordinances are adopted and the basic factors allows you to better understand the complexities generated by changing developments.

The purpose of zoning is to protect public health, safety and welfare. Zoning provides for orderly development. Zone districts locate like uses in areas that are compatible and minimize conflicts between incompatible uses.

Basic Zoning Factors are:

Location (Land)

Space

Structures

Uses

Location (Land)

Location takes into consideration land availability and suitability. Location is important in determining what infrastructure is available and whether there are natural resources to consider. It also is an important factor in compatible and incompatible uses.

Urban locations may provide public water, sewer, fiber optic broadband, wired telephone and electric services. Public water and sewer allow for denser development. Denser development allows for cost efficiency for the utilities and rate payers.

Urban infrastructure may provide for paved streets and sidewalks and stormwater management systems. Walkability to schools, churches, stores, and restaurants are advantages in an urban setting. Walking and biking can reduce traffic on streets and allows for livability without reliance on vehicle ownership or public transportation. Public transportation, if available, can be more cost effective and provide increased numbers of routes.

Urban locations are best suited for public, commercial and housing uses.

Rural locations may offer limited types of infrastructure or may not have access to any at all. Typically, rural locations rely on private wells and private onsite waste treatment systems (POWTS). Property owners are responsible for providing their own water and waste treatment, on site. Locations along roads and highways may have electric, telephone and possibly fiber optic broadband, but the costs are much higher due to the distances between customers and fewer customers in an area.

Rural development density must consider the impacts of the proximity of private well and POWTS systems for groundwater protection and public health, safety and welfare.

Rural locations are better suited for agriculture, forestry and non-metallic mining.

Lakes, rivers, streams and wetlands; and floodplains, are locations where overlay zone districts provide additional zoning requirements to protect public safety and water and habitat resources. Separate from the General or Comprehensive Zoning ordinance are the Shoreland-Wetland Protection Ordinance and the Floodplains ordinance.

General Zoning Zone Districts include Residential, Residential Recreational 1 & 2, Commercial, Industrial, Agricultural 1 & 2, Forestry and Planned Unit Development.

Overlay Zone Districts include Shoreland-Wetland Protection and Floodplains.

Space

Space refers to the **land area and setbacks** required to accommodate structures and uses, depending on the location. Space includes requirements on the dimensions of lot areas, lot widths, lot depths, lot setbacks, and setbacks of conducting certain uses from dwellings.

For example, residential development may allow for smaller lot sizes when lots are served by public water, sewer and stormwater utilities.

In rural areas, like Sawyer County, height limitations may be more limited than in urban areas because of the fire protection equipment local fire departments and volunteer firefights can provide. Generally, structure heights are limited to 35 feet and no more than 3 stories tall.

The types and size of structures and land uses, permitted or conditional, in the various underlying zone districts, and any overlay zone districts, drive the space requirements.

Structures

Structures are the **physical structures and not necessarily the use or ownership**.

Structures are identified in a number of different ways in the zoning ordinances.

Principal v Accessory, Year round v Seasonal, Conforming v Nonconforming,

Dwelling (both single family & two family) and multi-family (3 or more dwelling units).
Other structures include decks, gazebos, small sheds, fences, cell towers, solar panels.

Dimensional requirements may also apply to structures such as minimum dwelling size, maximum height or number of stories.

Structures must also be located in accordance with setback limits from front, side and rear lot lines, distances from the ordinary high water mark from navigable waterways, setbacks from wetlands, setbacks from road and highway right of ways. Wells and POWTS systems serving structures have their own dimensional setbacks.

A condominium is not a structure, it is a form of ownership. Six separate cabins on a lot, or a six unit multi-family dwelling on a lot, can both be under the condominium form of ownership, each unit with 6 different owners or more with time shares. The condominium units may be for the personal use of the owners or rented out for either long term or short term non-owners, depending on the rules of the condominium association and zoning ordinances.

Uses

In Zoning, uses may refer to land uses or land and structure uses. Zoning ordinance zone districts identify uses. Uses may be classified as permitted, conditional or prohibited uses. If a use is not listed as, or like, a permitted or conditional use, it is deemed prohibited.

The suitability of a use may reflect its location, topography, infrastructure, environmental suitability, similarity and compatibility with adjoining land uses, potential incompatibility with adjoining land uses, future expansion plans and more.

County and town Comprehensive Plans address existing and potential future land uses in both maps and text.

Any lot or structure may be subject to multiple forms of use and of ownership.

A dwelling (single family & two family dwellings) may be used as:

- Permanent residence of the owner
- Seasonal residence of the owner
- Long term residential rental to a non-owner resident
- Bed and Breakfast
- Rooming and Boarding House
- Tourist Rooming house for tourists and transients
- Resort, if two dwelling units of a two family home are rented to tourists