



# ***Sawyer County Zoning Conditional Use Information***

The following is quoted from the Sawyer County Zoning Ordinance.

## **SECTION 8.0 CONDITIONAL USE**

### **8.1 GENERAL PROVISIONS**

One of the purposes of this ordinance is to divide the unincorporated portions of the County into districts within which the use of land and buildings, and the bulk and location of buildings in relation to the land are mutually compatible and substantially uniform.

There are certain uses that may be entirely appropriate and not necessarily incompatible with the basic uses permitted in any district, but not at every or any location therein or without restrictions or conditions being imposed by reason of unique problems, the use of its particular location presents from a zoning standpoint; including the impact of those uses upon neighboring land or public facilities and the public need for the particular use at a particular location. Such uses may be necessary or desirable to be allowed in a particular district provided that due consideration is given to their location, development, and operation. Such uses are hereby classified as conditional uses and are subject to the provisions herein.

### **8.11 APPROVAL REQUIRED**

1) Any conditional use listed in this ordinance shall be permitted only when authorized by the County Zoning Committee and subject to its approval. Upon such approval, issuance of a conditional use permit will be granted.

2) The approval of the conditional use shall expire twelve (12) months from the date of the approval if the conditional use permit has not been obtained.

### **8.12 BASIS OF APPROVAL**

The County Zoning Committee shall consider the effect of such grant on the health, general welfare, safety, and economic prosperity of the county and of the immediate area in which such use would be located; including such considerations as the effect on established character and quality of the area, its physical attractiveness, existing topography, drainage features, erosion potential, vegetative cover, the prevention and control of water pollution, the location with respect to floodplains and floodways, the movement of traffic, and the relationship to existing or proposed roads, the demand for related services, the possible hazardous, harmful, noxious, offensive, or nuisance effect resulting from noise, dust, smoke, odor, and other factors.

## 8.2 PROCEDURE

**8.21 Application.** Applications for a conditional use shall be made to the County Zoning Administrator who shall promptly refer the application to the County Zoning Committee. In addition to the information required under Section 9.2 for a land use permit, the County Zoning Committee may require the applicant to submit other pertinent data and information necessary to properly evaluate the request.

**8.22 Fees.** The fee for filing of applications for conditional use shall be established by the County Zoning Committee. A copy of the current fee schedule shall be posted in the office of the Zoning Administrator.

**8.23 Public Hearing.** The Zoning Committee shall schedule a public hearing on the application within 60 days after it is filed, and shall give notice as required in Section 13.2 of this ordinance.

**8.24 Recording.** When a conditional use has been granted, an appropriate record shall be made of the land use and structures permitted and such use shall be applicable solely to the structures, use and property so described.

**8.25 Termination.** Where a permitted conditional use does not continue in conformity with the conditions of the original approval, the conditional use permit shall be terminated by action of the Zoning Committee.

**8.26 Permits.** When a conditional use has been approved by the Zoning Committee, the property owner shall obtain a permit for such use, in accordance with the requirements of Section 9.2, Land Use Permits.

### General Information:

#### Fees: (Based on the Fee Schedule Dated January 01, 1996)

Public Hearing filing fee <u>plus</u> applicable Conditional Use Fee if approved	\$100.00
Conditional Use Renewal	50.00
Non-metallic mineral extraction - permit fee	200.00

## Application Procedures:

The conditional use requested must be listed as one of the "Uses Authorized by Conditional Use" in the zone district of the property under consideration. The property owner then obtains and completes the Conditional Use Application. The completed and signed application, together with the appropriate application fee, must be in the Zoning Office by the deadlines established in the [Sawyer County Zoning Committee Public Hearing Schedule](#).

The Zoning Office staff then performs various administrative activities (i.e., title search of the applicant's property, research of property owners within three hundred (300) feet of the applicant's property, public hearing notice sent to the applicant, application sent to the respective Town Clerk, opinion letters mailed to property owners within 300' of the applicant's property and the application will be advertised twice in the local newspaper). The respective Town Board will then meet and make a recommendation to the Sawyer County Zoning Committee concerning the application. The Sawyer County Zoning Committee then conducts a public hearing in accordance with the [Zoning Committee Rules and By-Laws](#) and will either deny the application, approve the application as submitted or approve the application with "conditions" established by the Committee. If the application is approved, the applicant may, with the payment of the appropriate permit fee, obtain a Conditional Use Permit from the Zoning Office. The entire application process from the submission of the completed application on the application deadline date to the scheduled meeting of the Zoning Committee requires approximately forty-four (44) days.

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