



Sawyer County
Zoning Committee Meeting
Friday, April 17, 2026 @ 8:30 AM
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://zoom.us/j/99413118485>. You can also use the dial in number for listening only at 1-312-626-6799 with the Webinar ID: 994 1311 8485. If additional assistance is needed please contact the Zoning & Conservation Department at 715-634-8288 prior to the meeting.

2. PRELIMINARY MATTERS

- a. Roll Call
- b. Pledge of Allegiance
- c. State of Committee and Hearing Procedure & Statement of Hearing Notice
- d. Approval of Previous Meeting Minutes
- e. Public Comment
Please note comment time is intended for general public comments, not comments relating to a specific application before this Committee. Each Agenda item requiring a public hearing will have its public hearing conducted just prior to the application being considered by this Committee. If you wish to speak on a specific Agenda item, we encourage you to hold your comments until that specific public hearing. Comments should be directed to the Committee as a whole and should not be directed to individual Committee Members or Staff.

3. REZONE APPLICATIONS

- a. A Public Hearing in the Town of Couderay. RZN #26-007. Owners: Russell & Laurie Key and Stephen Atherton III. Part of the SE ¼ of the SW ¼, Lot 1 CSM 34/90 #8108 and Lot 2 CSM 34/90 #8108; Both in S02, T38N, R08W; Parcel #'s 004-838-02-3406 & 004-838-02-3407; Tax ID #'s 42334 & 42335; 10.62 and 6.45 for a total of 17.07 total acres; Zoned Agricultural One (1) and Residential/Recreational Two (RR-2). Both split zoned. Purpose of request to rezone all the Agricultural One (A-1) property on the North side of the river to Residential/Recreational Two (RR-2) in order to move existing lot lines. Lot 1 consists of 2.32 total acres and Lot 2 consists of 2.96 total acres north of the river for a total of 5.28 total acres to be rezoned.
- b. Discussion/Action in the Town of Couderay. RZN #26-007. Owners: Russell &

Laurie Key and Stephen Atherton III. Part of the SE ¼ of the SW ¼, Lot 1 CSM 34/90 #8108 and Lot 2 CSM 34/90 #8108; Both in S02, T38N, R08W; Parcel #'s 004-838-02-3406 & 004-838-02-3407; Tax ID #'s 42334 & 42335; 10.62 and 6.45 for a total of 17.07 total acres; Zoned Agricultural One (1) and Residential/Recreational Two (RR-2). Both split zoned. Purpose of request to rezone all the Agricultural One (A-1) property on the North side of the river to Residential/Recreational Two (RR-2) in order to move existing lot lines. Lot 1 consists of 2.32 total acres and Lot 2 consists of 2.96 total acres north of the river for a total of 5.28 total acres to be rezoned.

4. **CONDITIONAL USE APPLICATIONS**

- a. A Public Hearing in the Town of Hayward. CUP #26-010. Owner: KDML Resort Properties LLC. Part of Government Lot 3, Lot 2 CSM 14/386 #3622, (includes Lot 1 CSM 18/195 #5475); S36, T40N, R08W; Parcel #010-840-36-5312; Tax ID #10879; 3.92 total acres; Zoned Residential/Recreational Two (RR-2); Permit desired for a bar/cocktail lounge in existing building. Per Sawyer County Code of Ordinances-Appendix D-Section 17.3(B)(3) for bar/cocktail lounge in existing building on property.
- b. Discussion/Action in the Town of Hayward. CUP #26-010. Owner: KDML Resort Properties LLC. Part of Government Lot 3, Lot 2 CSM 14/386 #3622, (includes Lot 1 CSM 18/195 #5475); S36, T40N, R08W; Parcel #010-840-36-5312; Tax ID #10879; 3.92 total acres; Zoned Residential/Recreational Two (RR-2); Permit desired for a bar/cocktail lounge in existing building. Per Sawyer County Code of Ordinances-Appendix D-Section 17.3(B)(3) for bar/cocktail lounge in existing building on property.
- c. **WITHDRAWN.** A Public Hearing in the Town of Ojibwa. CUP #26-011. Owner: Susan Ryan Part of the NW ¼ of the NE ¼, Lot 11 CSM 3/258 #597; Parcel #020-638-11-1205; Tax ID #20756; 4.73 total acres; Zoned Agricultural One (A-1). Permit desired for the construction of a 14' x 20' accessory building on vacant property Per Code of Ordinances-Appendix D-Section 4.26 (1) with mandatory conditions required.

5. **PLAT REVIEW**

- a. Jeremy Hill Preserve Plat. Certified Survey Map over existing County Plat. Combines several existing outlots across multiple phases and multiple Town boundary lines into new CSM Lot 99. Requires Zoning Committee acceptance, conditional acceptance or rejection. Discussion/Action.
- b. Jeremy Hill Preserve Plat. Certified Survey Map over existing County Plat. Combines several existing outlots across multiple phases and multiple Town boundary lines into new CSM Lot 100 and Lot 101. Requires Zoning Committee acceptance, conditional acceptance or rejection. Discussion/Action.

6. **FINAL PLAT REVIEW**

- a. A Public Hearing in the Town of Winter. This is for “Fishtrap Lake Plat” Final Subdivision Plat. Owner: Secluded Land Company LLC. NE ¼ of the SE ¼; S14, T40 N, R5W; being all of E ½ of the NE ¼ of the SE ¼; S14, T40N, R05W; Parcel #032-540-14-4101; Tax ID #35915; 20.419 total acres; Zoned Residential/Recreational One (RR-1) and the W1/2 of the NE ¼ of the SE ¼; S14, T40N, R05W; Parcel #032-540-14-4102; Tax ID #35916; 20.266 total acres; Zoned Residential/Recreational One (RR-1). Fishtrap Lake Plat is proposed for (6) Lots for a total of 9 total lots from the (40.685) total acre parent parcel. This requires Zoning Committee acceptance, conditional acceptance or rejection. Please call or stop in the Zoning Office for more information.
- b. Discussion/Action in the Town of Winter. This is for “Fishtrap Lake Plat” Final Subdivision Plat. Owner: Secluded Land Company LLC. NE ¼ of the SE ¼; S14, T40 N, R5W; being all of E ½ of the NE ¼ of the SE ¼; S14, T40N, R05W; Parcel #032-540-14-4101; Tax ID #35915; 20.419 total acres; Zoned Residential/Recreational One (RR-1) and the W1/2 of the NE ¼ of the SE ¼; S14, T40N, R05W; Parcel #032-540-14-4102; Tax ID #35916; 20.266 total acres; Zoned Residential/Recreational One (RR-1). Fishtrap Lake Plat is proposed for (6) Lots for a total of 9 total lots from the (40.685) total acre parent parcel. This requires Zoning Committee acceptance, conditional acceptance or rejection. Please call or stop in the Zoning Office for more information.

7. PROPOSED ORDINANCE AMENDMENTS

- a. A Public Hearing for Sawyer County Code of Ordinances-Appendix D, amendment to Section 2.0-Definitions & Section 17.6(B). The proposed ordinance amendment is in reference to “Apartments” within the Commercial-One (C-1) zone district. The proposed ordinance amendment changes can be found on the Sawyer County Zoning & Conservation Website. (Discussion/Possible Action to send to County Board of Supervisors).
- b. A Public Hearing for Sawyer County Code of Ordinances-Appendix D, amendment to Section 2.0-Definitions & Section 17.7(B). The proposed ordinance amendment is in reference to “Data Centers” within the Industrial-One (I-1) zone district. The proposed ordinance amendment changes can be found on the Sawyer County Zoning & Conservation Website. (Discussion/Possible Action to send to County Board of Supervisors).
- c. A Public Hearing for Sawyer County Code of Ordinances- for the “Sawyer County Solar Energy System Ordinance”. The proposed ordinance is in reference to Solar Energy Storage Systems and Battery Energy Storage Systems. The proposed ordinance can be found on the Sawyer County Zoning & Conservation Website. (Discussion/Possible Action to send to the County Board of Supervisors).

8. NEW BUSINESS

- a. Zoning Ordinance Rewrite-“Request For Proposal” (Discussion/Action to approve and resend to consultants)

- b. Any other business that may come before the Committee.

9. ADJOURNMENT

**SAWYER COUNTY ZONING COMMITTEE
STATEMENT OF COMMITTEE HEARING AND PROCEDURE AND STATEMENT OF
HEARING NOTICE**

This Sawyer County Zoning Committee ("Zoning Committee") meeting is being held this day and will be called to order at approximately 8:30 a.m. in the Sawyer County Courthouse, 10610 Main Street, Hayward, Wisconsin.

This Statement of Committee Hearing and Procedure and Statement of Hearing Notice is for the public's reference and supplements on the statements on the record under Agenda Item No. 1, "Preliminary Matters." This Statement of Committee Hearing and Procedure and Statement of Hearing Notice is incorporated into the record of today's Zoning Committee meeting.

Nothing in this Statement of Committee Hearing and Procedure and Statement of Hearing Notice modifies or otherwise limits the provisions set forth in the Wisconsin Statutes and other applicable law.

Any persons requiring assistance with this may contact the Sawyer County Zoning Administrator or request assistance at the Zoning Committee meeting during public comments.

STATEMENT OF COMMITTEE HEARING AND PROCEDURE

Individual Public Hearing: Generally, each application requiring a public hearing shall have an individual public hearing conducted just prior to the Agenda item in which the Zoning Committee may take action.

Public Hearing Process: Each public hearing conducted at this Zoning Committee meeting will follow this order: (1) presentation of a summary of the petition set forth in the application or request; (2) submission of a file to the Zoning Committee; and (3) the applicant's statements (or the applicant's representative's statements) and presentation of evidence; (4) public testimony by persons desiring to give pertinent testimony (a "Speaker") in support of the application; (5) public testimony by Speakers in objection to the application; and (6) any rebuttal as permitted by the Zoning Committee Chair. Once the Zoning Committee has the pertinent information, the public hearing will be closed and thereafter the Zoning Committee may deliberate, discuss, pose questions to the Sawyer County staff, legal counsel or the applicant, and take action on the application within the Zoning Committee's discretion.

Hearing Appearance Slip: For all hearings to be conducted at today's Zoning Committee meeting, any Speaker desiring to give pertinent testimony will be afforded the opportunity to do so. A Speaker must complete a Hearing Appearance Slip, which is provided at this meeting next to the meeting Agenda. After completion, the Speaker shall deliver the Hearing Appearance Slip to the Zoning Committee Chair prior to the commencement of the Zoning Committee meeting.

Process and Guidelines for Testimony by Speakers: Prior to speaking, the Speaker must be recognized by the Zoning Committee Chair in order to speak. Once recognized by the Zoning Committee Chair, the Speaker must state their full name and address before

giving testimony. The Speaker should also state whether the Speaker represents a client, group, or other association, whether the Speaker is in favor or opposes the proposal on which the testimony is being given, and other pertinent information. Speakers should confine their testimony to the facets and matters presented. Speakers should avoid repetitive testimony, and Speakers are encouraged to state that they agree or disagree with other comments to avoid repetitive testimony. A Speaker's testimony will be limited to three (3) minutes, unless additional time is provided for by the Zoning Committee Chair. Orderly procedures require that each Speaker proceeds without interruption by others. All testimony will be addressed to the Zoning Committee and there will be no questions or arguments between individuals. The Zoning Committee is under no obligation to answer questions posed by the Speaker during the public hearing.

Applications for Rezoning: On applications for a change in zoning designation of property, the decision of the Zoning Committee is a recommendation to the Sawyer County Board of Supervisors for final determination and action. This provision does not modify or otherwise limit the provisions set forth in Wis. Stat. § 59.69 or any other applicable law.

Appeal of Certain Decisions: Any person aggrieved by a decision regarding a conditional use or any other decision in which the County Zoning Committee is the decision making body, a person may commence an action with the Sawyer County Board of Appeals to review the Zoning Committee's decision in whole or in part, within 30 days of the date following the committee's decision letter. This provision does not modify or otherwise limit the provisions set forth in Wis. Stat. § 59.694.

STATEMENT OF HEARING NOTICE

Each public hearing conducted at this Zoning Committee meeting has been published as a Class 2 notice in accordance with Wisconsin Statutes Ch. 985 in the Sawyer County Record and the Sawyer County Gazette, and publically posted within the Sawyer County Courthouse.

QUESTIONS

Please contact the Sawyer County Zoning Administrator should you have any questions regarding this Statement of Committee Hearing and Procedure and Statement of Hearing.