



Sawyer County
Zoning Committee Meeting
Friday, June 19, 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 Hayward. RZN #26-008, Owner: Emerson & Evelyn Martin. Part of the SE ¼ of the NE ¼; S21, T41N, R08W; Tax ID #11167; Parcel #010-841-21-1401 6.378 total acres; Zoned Agricultural One (A-1). Purpose of request is to rezone from Agricultural One (A-1) to Residential/Recreational One (RR-1) to further subdivide and to have existing dwelling on its own parcel.
- b. Discussion/Action in the Town of Hayward. RZN #26-008, Owner: Emerson & Evelyn Martin. Part of the SE ¼ of the NE ¼; S21, T41N, R08W; Tax ID #11167; Parcel #010-841-21-1401 6.378 total acres; Zoned Agricultural One (A-1). Purpose of request is to rezone from Agricultural One (A-1) to Residential/Recreational One (RR-1) to further subdivide and to have existing

dwelling on its own parcel.

- c. A Public Hearing in the Town of Hayward. RZN #26-010, Owner: Rosalie Sheptick Trust. All in Part of the NE 14/ of the NW ¼; Lots 1, 2 3 4 CSM #8030; S32, T41N, R08W; Tax ID's #42009, 42010, 42011 and 42012; Parcel #'s 010-841-32-2121, 010-841-32-2122, 010-841-32-2123 and 010-841-32-22124. Each lot is 1.53 acres with accumulated total of 6.12 total acres; all zoned Residential/Recreational Once (RR-1). Purpose of request is to rezone the 4 lots from RR-1 to Commercial One (C-1) for a permitted commercial use for American Marina.
- d. Discussion/Action in the Town of Hayward. RZN #26-010, Owner: Rosalie Sheptick Trust. All in Part of the NE 14/ of the NW ¼; Lots 1, 2 3 4 CSM #8030; S32, T41N, R08W; Tax ID's #42009, 42010, 42011 and 42012; Parcel #'s 010-841-32-2121, 010-841-32-2122, 010-841-32-2123 and 010-841-32-22124. Each lot is 1.53 acres with accumulated total of 6.12 total acres; all zoned Residential/Recreational Once (RR-1). Purpose of request is to rezone the 4 lots from RR-1 to Commercial One (C-1) for a permitted commercial use for American Marina.
- e. A Public Hearing in the Town of Hayward. RZN #26-011. Owner: Mark Geddes. Agent(s)/Buyer(s): Wesley & Susan Winrich. Part of the NW ¼ of the SE ¼. Lot 2 CSM 10/80 #2124; S33, T41N, R09W; Tax ID# 13296; Parcel #010-941-33-4212; .570 total acres; Zoned Residential One (R-1). Purpose of request is to rezone the entire property from R-1 to Commercial-One (C-1). With approval of the C-1 zone district the buyers would continue to use the existing garage on the property as a personal use/commercial storage building which would be a permitted use. The current garage on the property is part of an order for correction as an accessory structure on vacant land within the R-1 zone district.
- f. Discussion/Action in the Town of Hayward. RZN #26-011. Owner: Mark Geddes. Agent(s)/Buyer(s): Wesley & Susan Winrich. Part of the NW ¼ of the SE ¼. Lot 2 CSM 10/80 #2124; S33, T41N, R09W; Tax ID# 13296; Parcel #010-941-33-4212; .570 total acres; Zoned Residential One (R-1). Purpose of request is to rezone the entire property from R-1 to Commercial-One (C-1). With approval of the C-1 zone district the buyers would continue to use the existing garage on the property as a personal use/commercial storage building which would be a permitted use. The current garage on the property is part of an order for correction as an accessory structure on vacant land within the R-1 zone district.

4. CONDITIONAL USE APPLICATIONS

- a. A Public Hearing in the Town of Hayward. CUP #26-015. Friendshuh Properties Inc. Agent/Buyer: Kathleen Daily. Greenwood Hills Part Lot 9; S28, T41N, R09W; Tax ID #9732; Parcel #010-128-00-0900; 5.041 total acres, Zoned Residential One (R-1). Permit desired for Home occupation for Health & Wellness studio (SPA). Sawyer County Code of Ordinance – Appendix D – Section 17.1 (B) (6) as a professional office provided no such use occupies more than 25% of the total floor area of the dwelling.

- b. Discussion/Action in the Town of Hayward. CUP #26-015. Friendshuh Properties Inc. Agent/Buyer: Kathleen Daily. Greenwood Hills Part Lot 9; S28, T41N, R09W; Tax ID #9732; Parcel #010-128-00-0900; 5.041 total acres, Zoned Residential One (R-1). Permit desired for Home occupation for Health & Wellness studio (SPA). Sawyer County Code of Ordinance – Appendix D – Section 17.1 (B) (6) as a professional office provided no such use occupies more than 25% of the total floor area of the dwelling.
- c. A Public Hearing in the Town of Meadowbrook. CUP #26-016, Town of Meadowbrook. Tower Owner: Sawyer County. Part of the SW ¼ of the NW ¼; S22, T37N, R06W; Tax ID# 19269; Parcel #016-637-22-2301; 39.75 total acres; Zoned Forestry One (F-1). Permit desired for: a proposed 250' self-supported Tower and compound with access drive connected to Dump Road. This site will host the simulcast radio system for emergency public response. Per Sawyer County Code of Ordinance – Appendix D – Section 17.8 (10) & Sawyer County Telecommunication Ordinance.
- d. Discussion/Action in the Town of Meadowbrook. CUP #26-016, Town of Meadowbrook. Tower Owner: Sawyer County. Part of the SW ¼ of the NW ¼; S22, T37N, R06W; Tax ID# 19269; Parcel #016-637-22-2301; 39.75 total acres; Zoned Forestry One (F-1). Permit desired for: a proposed 250' self-supported Tower and compound with access drive connected to Dump Road. This site will host the simulcast radio system for emergency public response. Per Sawyer County Code of Ordinance – Appendix D – Section 17.8 (10) & Sawyer County Telecommunication Ordinance.
- e. A Public Hearing in the Town of Hunter. CUP #26-017. Town of Hunter. Owner: David Toczek. Part of the NE ¼ of the NE ¼, S16, T40N, R07W; Lot 2A CSM 6/382 #1318; Tax ID#15279; Parcel #012-740-16-1102; 1.02 total acres; Zoned Residential/Recreational One (RR-1). Permit desired for: Request is to continue to rent, in tandem, the “little bear cabin” as was rented in 2020, 2021, 2022, 2023 & 2024 and the “Big Bear cabin” also. This would require a conditional use permit to operate a 2-unit “resort” in a Residential/Recreational One (RR-1) zone district. As per Sawyer County Code of Ordinance – Appendix D – Section 17.2 (B) (15).
- f. Discussion/Action in the Town of Hunter. CUP #26-017. Town of Hunter. Owner: David Toczek. Part of the NE ¼ of the NE ¼, S16, T40N, R07W; Lot 2A CSM 6/382 #1318; Tax ID#15279; Parcel #012-740-16-1102; 1.02 total acres; Zoned Residential/Recreational One (RR-1). Permit desired for: Request is to continue to rent, in tandem, the “little bear cabin” as was rented in 2020, 2021, 2022, 2023 & 2024 and the “Big Bear cabin” also. This would require a conditional use permit to operate a 2-unit “resort” in a Residential/Recreational One (RR-1) zone district. As per Sawyer County Code of Ordinance – Appendix D – Section 17.2 (B) (15).

5. PRELIMINARY PLAT REVIEW

- a. A Public hearing in the Town of Meteor, Preliminary Plat Map for Deer Lake Shores Subdivision. Owners: Secluded Investment Properties LLC, NW3P LLC & Josh Gawrysiak. Part of Government Lot 1; S27, T37N, R08W; Tax ID# 45780;

Parcel #018837285107; 20.76 total acres; Zoned Residential/Recreational One (RR-1). Deer Lake Shores is a proposed thirteen (13) lot subdivision. This requires Zoning Committee acceptance, conditional acceptance or rejection.

- b. Discussion/Action in the Town of Meteor, Preliminary Plat Map for Deer Lake Shores Subdivision. Owners: Secluded Investment Properties LLC, NW3P LLC & Josh Gawrysiak. Part of Government Lot 1; S27, T37N, R08W; Tax ID# 45780; Parcel #018837285107; 20.76 total acres; Zoned Residential/Recreational One (RR-1). Deer Lake Shores is a proposed thirteen (13) lot subdivision. This requires Zoning Committee acceptance, conditional acceptance or rejection. Please call or stop in the Zoning Office for more information.

6. NEW BUSINESS

- a. Data Center Ordinance amendment language. County Board remanded back to the Zoning Committee for further review. Discussion/Action.
- b. Request For Proposal for Ordinance Amendments/Comprehensive Rewrite. Discussion/Action
- c. Any other business that may come before the Committee for discussion.

7. ADJOURNMENT

- a. Prior to final adjournment, all Committee members are to sign relevant resolutions and other documentation.

**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.