



Sawyer County
Zoning Committee Meeting
Friday, August 21, 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. (a copy of the audio recording of this meeting & video may be found at sawyercountygov.org for more information)
- 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 Winter. RZN #26-014. Owner: Matt Greuel. The SE ¼ of the SW ¼, Fraction of the SW ¼ of the SW ¼; In S07, T30N, R05W; Parcel #'s 032-539-07-3401 and 032-539-07-3301; Tax ID's # 34804 and 34803; 76.791 total acres. Zoned Residential/Recreational One (RR-1). Also the NW ¼ of the NW ¼; S18, T39N, R05W; Parcel #032-539-18-2201; Tax ID#35157, 37.734 total acres; Zoned Residential/Recreational One (RR-1). Purpose of request is to rezone all 3 parcels for a total of 114.5 total acres from Residential/Recreational One (RR-1) to Agricultural One (A-1) to be able to start farming and keeping livestock for family consumption.
- b. Discussion/Action in the Town of Winter. RZN #26-014. Owner: Matt Greuel. The

SE ¼ of the SW ¼, Fraction of the SW ¼ of the SW ¼; In S07, T30N, R05W; Parcel #'s 032-539-07-3401 and 032-539-07-3301; Tax ID's # 34804 and 34803; 76.791 total acres. Zoned Residential/Recreational One (RR-1). Also the NW ¼ of the NW ¼; S18, T39N, R05W; Parcel #032-539-18-2201; Tax ID#35157, 37.734 total acres; Zoned Residential/Recreational One (RR-1). Purpose of request is to rezone all 3 parcels for a total of 114.5 total acres from Residential/Recreational One (RR-1) to Agricultural One (A-1) to be able to start farming and keeping livestock for family consumption.

4. CLOSED SESSION

- a. Consideration of motion to convene in closed session pursuant to Wis. Stat. § 19.85(1)(g), “conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved,” to wit, rendering advice on strategy for litigation in which County is involved and likely to become involved regarding appeals of Sawyer County Zoning Committee decisions and administrative appeals. The Zoning Committee will reconvene in open session immediately following the closed session and may have discussion and take official action on matters discussed in closed session.
(Discussion/Action)

5. CONDITIONAL USE APPLICATIONS

- a. This case was tabled on 6/19/26. "Continuation of case from a prior meeting" 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)
- b. 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).
- c. **(Owner request withdrawal of application)** Postponed from the July 17, 2026 Zoning Committee meeting - (Requires rezone ratification from County Board). A Public Hearing in the Town of Lenroot. CUP #26-021. Owner: Todd's Redi Mix Concrete LLC. The SE ¼ of the NE ¼; S10, T41N, R09W; Parcel #014-941-10-1401, Tax ID#17831; 40.357 total acres; Zoned Residential/Recreational One

(RR-1) and the SW ¼ of the NW ¼; S11, T41N, R09W; Parcel #014-941-11-2301; Tax ID# 17895; 40.620 total acres; Zoned Residential/Recreational One (RR-1). Permit desired for a Sand & gravel (non-metallic mineral) extraction and processing operations including a rock crusher. Non-metallic mineral operations are an allowed with a conditional use permit in the Forestry One (F-1). Operations would be an expansion of current existing mining on adjacent parcels, providing needed aggregate resources. Application is being submitted concurrently with a rezone application to rezone the identified parcels from Residential/Recreational One (RR-1) to Forestry One (F-1) in order to support this application request. Total mine site to include 61.58 acres from total 80 acre parcels. Per Sawyer County Code of Ordinance-Appendix D-Section 17.8(B) (8) & Section 6.2.

- d. Discussion/Action. Postponed from the July 17, 2026 Zoning Committee meeting - (Requires rezone ratification from County Board). Town of Lenroot. CUP #26-021. Owner: Todd's Redi Mix Concrete LLC. The SE ¼ of the NE ¼; S10, T41N, R09W; Parcel #014-941-10-1401, Tax ID#17831; 40.357 total acres; Zoned Residential/Recreational One (RR-1) and the SW ¼ of the NW ¼; S11, T41N, R09W; Parcel #014-941-11-2301; Tax ID# 17895; 40.620 total acres; Zoned Residential/Recreational One (RR-1). Permit desired for a Sand & gravel (non-metallic mineral) extraction and processing operations including a rock crusher. Non-metallic mineral operations are an allowed with a conditional use permit in the Forestry One (F-1). Operations would be an expansion of current existing mining on adjacent parcels, providing needed aggregate resources. Application is being submitted concurrently with a rezone application to rezone the identified parcels from Residential/Recreational One (RR-1) to Forestry One (F-1) in order to support this application request. Total mine site to include 61.58 acres from total 80 acre parcels. Per Sawyer County Code of Ordinance-Appendix D-Section 17.8(B) (8) & Section 6.2.
- e. **(Owner request withdrawal of application)** Postponed from the July 17, 2026 Zoning Committee meeting - (Requires rezone ratification from County Board). A Public Hearing in the Town of Lenroot. Reclamation Plan for CUP #26-021. Todd's Redi Mix Concrete LLC. The SE ¼ of the NE ¼; S10, T41N, R09W; Parcel #014-941-10-1401, Tax ID#17831; 40.357 total acres; Zoned Residential/Recreational One (RR-1) and the SW ¼ of the NW ¼; S11, T41N, R09W; Parcel #014-941-11-2301; Tax ID# 17895; 40.620 total acres; Zoned Residential/Recreational One (RR-1). Permit desired for the Sawyer County NR135 Reclamation Issuance for location/operation of a non-metallic mineral open pit limited to 61.58 total acres of mine site. The 61.58 acres excludes isolated wetland area within property and additional property line buffer setbacks.
- f. Discussion/Action. Postponed from the July 17, 2026 Zoning Committee meeting - (Requires rezone ratification from County Board). A Public Hearing in the Town of Lenroot. Reclamation Plan for CUP #26-021. Todd's Redi Mix Concrete LLC. The SE ¼ of the NE ¼; S10, T41N, R09W; Parcel #014-941-10-1401, Tax ID#17831; 40.357 total acres; Zoned Residential/Recreational One (RR-1) and the SW ¼ of the NW ¼; S11, T41N, R09W; Parcel #014-941-11-2301; Tax ID# 17895; 40.620 total acres; Zoned Residential/Recreational One (RR-1). Permit desired for the

Sawyer County NR135 Reclamation Issuance for location/operation of a non-metallic mineral open pit limited to 61.58 total acres of mine site. The 61.58 acres excludes isolated wetland area within property and additional property line buffer setbacks.

6. FINAL PLAT REVIEW

- a. Public hearing in the Town of Meteor, Final 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. Discussion/Action.

7. NEW BUSINESS

- a. Approval of Zoning Ordinance rewrite bid proposal (Discussion/Action to approve bid)
- b. Non-Metallic mining in Industrial-One zone districts only (Discussion/possible action to draft ordinance amendments)
- c. Special Use Permit ordinance amendment language for “hunting camps” (Discussion/possible action)
- d. MDD Ad-Hoc Committee updates (Discussion Only)
- e. Budget Update
- f. Any new business that may come before the committee for discussion only.

8. 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.