

**MINUTES OF PUBLIC HEARING
Sawyer County Zoning Committee
August 19, 2022**

Zoning Committee Members

Jesse Boettcher, Chairman
Ronald Buckholtz, Vice Chairman
Tweed Shuman
Stacey Hessel
John Righeimer
Michael Maestri

Zoning Administration

Jay Kozlowski, Zoning & Conservation Administrator
Kathy Marks, Deputy Zoning & Conservation Administrator

PRELIMINARY MATTERS

a) Call to Order and Roll Call

Boettcher calls the Public Hearing before the Sawyer County Zoning Committee to order at 8:30 AM at the Sawyer County Courthouse, 10610 Main St., Hayward, Wisconsin. Roll is called finding present: Boettcher, Buckholtz, Shuman, Hessel, Righeimer and Maestri. Attending from the Zoning Office: Kozlowski and Marks. Julie Owens, legal counsel for Sawyer County is present.

b) Pledge of Allegiance.

c) Statement of Committee and Hearing Procedure and Statement of Hearing Notice.

Boettcher reads the Statement of Committee and Hearing Procedure and Statement of Hearing Notice.

d) Approval of July 15, 2022 minutes. Motion by Hessel to approve the July 15, 2022 minutes, second by Buckholtz. All in favor.

e) Public Comment. Linda Zillmer, Edgewater property owner speaks of the public comment and of the new business item.

REZONE APPLICATIONS

a) A Public Hearing in the Town of Winter. RZN #22-010. Owner: Terrance Petit. Part of the SE ¼ of the SE ¼; S08, T38N, R05W; Parcel #032-538-08-4401; Tax ID#33932; Zoned Agricultural One (A-1); Approximately 2.4 acres of the 30 total acres. Permit desired to change Zone District from Agricultural One (A-1) to Residential/Recreational One (RR-1) to be able to split dwelling from the 30 acres to approximately 2.4 total acres. Kozlowski reads the application, staff report, Town opinion and opinion letters. Motion by Buckholtz to open the public hearing portion of the application, second by Shuman. All in favor. Kozlowski reads the application, staff report, Town opinion and opinion letters. No representation for the application present. No other audience comments. Motion to come out of the public hearing portion of the application by Buckholtz, second by Hessel. All in favor. Kozlowski reads the discussion/action portion of the application. Committee discussion held. Motion by Buckholtz to approve the applications, second by Shuman. Boettcher makes comment. Roll call finds Hessel – yes, Boettcher – yes, Shuman – yes, Buckholtz – yes, Maestri – yes. All in favor.

Findings of fact: Findings of Fact: 1. It would not be damaging to the rights of others or property values. 2. It would not be detrimental to ecology, wild life, wetlands or shorelands. 3. It would not create an air quality, water supply, or pollution problem. 4. It would not create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal. 5. It would not create traffic or highway access problems. 6. It would not destroy prime agricultural lands. 7. It would be compatible with the surrounding uses and the area. 8. It would be consistent with the Town and/or County Comprehensive Plan. 9. It would not create an objectionable view. No other comments. Motion to come out of the public hearing portion by Buckholtz, second by Shuman. All in favor.

CONDITIONAL USE APPLICATIONS

a) A Public Hearing in the Town of Bass Lake. CUP #22-023. Owner: Riley & Emily Grasee. Part of Government Lot 3, Lot 3 CSM 37-119 #8555; S26, T40N, R09W; Parcel #002-940-26-5306; Tax ID#44194; Zoned Residential/Recreational One (RR-1); 6.76 total acres. Permit desired for: An accessory building, 38' x 18'6" in size and 13' in height as per Section 4.26 (1) with automatic conditions of the Sawyer County Zoning Ordinance. Kozlowski reads the application staff report, Town opinion, no opinion letters returned. Motion by Shuman to open the public hearing portion of the application, second by Hessel. All in favor. No representation for the application present. No other comments. Motion by Hessel to come out of the public hearing portion of the application, second by Shuman. All in favor. Kozlowski reads the discussion /action portion of the application. Motion to deny the application by Hessel with Town comments, second by Buckholtz. Roll call finds: Boettcher – yes, Maestri – no, Shuman – yes, Hessel – yes, Buckholtz – yes. 4 to 1 Application passes. Finding of fact: It is not a structure that qualifies for a CUP, it is a rood for a travel trailer. It is not in compliance with the Town or County camping ordinance, There is no Town Camping permit, accessory structures are not allowed, no septic, "walled/screened/roofed additions shall not be constructed onto camping equipment", and a fire number is not posted. The purpose or intent of Sawyer County Zoning Ordinance 4.26(1) (2) is not for camping on vacant land. It would be damaging to the rights of others and property values in the residential area. It would have a negative effect on the development of residential dwellings within the area.

b) A Public Hearing in the Town of Hayward. CUP #22-024. Owner: American Birkebeiner. Part of the SE ¼ of the NE ¼; S26, T41N, R09; Parcel #010-941-26-1402; Tax ID #12802; Zoned Agricultural One (A-1); 32.24 total acres. Permit desired for the construction of a 60'x84'x12' Pole building per section 17.4(B) (13) for storage unit warehouse. Kozlowski reads the application, staff report, Town opinion and Opinion letters. Motion to open the public hearing portion of the application by Shuman, second by Hessel. All in favor. James Sokup, operations director speaks in favor of the application. Discussion with Committee and Kozlowski held. Lori Johnson, Town of Hayward resident speaks of concerns of storage outside, traffic and if it could be located somewhere else on the property. Will it be maintained? Robert Johnson, Town of Hayward resident speaks of concerns of will it be maintained, trees planted and landscaping done. No other comments. Motion to close the public hearing portion of the application by Buckholtz, second by Hessel. All in favor. Kozlowski reads the discussion/action portion of the application and adds potential conditions. Discussion by Committee, Kozlowski and Sokup regarding the concerns of the neighbors and conditions. Motion to approve the application by Buckholtz with conditions of Size of building to be approximately 10' x 84' x 18'. All setbacks to be met. All other town, County, State, Federal Laws are followed. All signage to meet requirements of Sawyer County Zoning Ordinance. All lighting to be down lighting. A Land Use

Permit is required. A fire number/site address is required. No commercial business allowed. Outside storage not to be visible from Town Road. Second by Shuman. Roll call finds Shuman – yes, Hessel – yes, Buckholtz – yes, Mastri – yes, Boettcher – yes. All in favor. Findings of Fact: It would not be detrimental to ecology, wild life, wetlands or shorelands. It would not create an air quality, water supply, or pollution problem. It would not create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal.

c) A Public Hearing in the Town of Sand Lake. CUP #22-025. Owner: Weldon & Linda Hershey. Village of Stone Lake Original Plat, entire Block 2; S19, T39N, R09W; Parcel #026-188-02-0001; Tax ID#27157; Zoned Residential One (R-1); 1.956 total acres. Permit desired for Multi-family dwelling units for a total of (4) dwelling units as per Section 17.1 (B) (1). Also for a semi-public use as a recreation area for community base rental space as per Section 17.1 (B) (4). Kozlowski reads the application, staff report, Town opinion and opinion letters. Motion to open the public hearing portion of the application by Buckholtz, second by Hessel. All in favor. Erin Butterfield, agent speaks in favor of the application. Discussion with Committee held. No other comments. Motion to come out of the public hearing portion of the application by Hessel, second by Shuman. All in favor. Kozlowski reads the discussion/action portion of the application. Motion to approve the application by Buckholtz with conditions of: Must comply with Sawyer County Health Department for Lodging and Recreational facility if units are to be used as “short-term rentals. The use of the gymnasium is to remain as a semi-public use. If use was to change to private events would require a rezone petition to commercial. All other Federal, State, County, and Town regulations must be complied with. Second by Hessel. Discussion held with Committee and Kozlowski. Roll call finds Hessel – yes, Buckholtz – yes, Boettcher – yes, Maestri – yes, Shuman – yes. All in favor. Findings of Fact: 1. It would not be damaging to the rights of others or property values. 2. It would not be detrimental to ecology, wild life, wetlands or shorelands. 3. It would not create an air quality, water supply, or pollution problem. 4. It would not create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal. 5. It would not create traffic or highway access problems. 6. It would not destroy prime agricultural lands. 7. It would be compatible with the surrounding uses and the area. 8. It would be consistent with the Town and/or County Comprehensive Plan. 9. It would not create an objectionable view.

REZONES & CONDITIONAL USE APPLICATIONS

Kozlowski explains that the owner requested to postponed all three of these next cases until next month. Motion by Shuman to postpone RZN#22-012 and CUP #22-026; a-c. Butterfield before the Sawyer County Zoning Committee at September’s meeting. Second by Buckholtz. All in favor.

a) A Public Hearing in the Town of Round Lake. RZN #22-012. Owner: Travis Butterfield. Part of the NE ¼ of the SE ¼, S11, T41N, R08W; and Part of the NW ¼ of the SW ¼; S12, T41N, R08W; Lot 1 CSM 28-13 #7170; Parcel #024-841-11-4101; Tax ID #26555; Zoned Forestry One (F-1) & Residential/Recreational One (RR-1); 39.85 total acres; Purpose of request is for the Residential/Recreational One (RR-1) to change to Forestry One (F-1) for non-metallic mineral extraction.

b) A Public Hearing in the Town of Round Lake. CUP #22-026 for the Reclamation Plan. Owner: Travis Butterfield. Part of the NE ¼ of the SE ¼, S11, T41N, R08W; and Part of the NW ¼ of the SW ¼; S12, T41N, R08W; Lot 1 CSM 28-13 #7170; Parcel #024-841-11-4101; Tax ID# 26555;

Zoned Forestry One (F-1) & Residential/Recreational One (RR-1); 39.85 total acres; Permit desired for the Sawyer County NR 135 Reclamation Issuance for location/operation of a non-metallic mineral open pit.

c) A Public Hearing in the Town of Round Lake. CUP #22-026. Owner: Travis Butterfield. Part of the NE ¼ of the SE ¼, S11, T41N, R08W; and Part of the NW ¼ of the SW ¼; S12, T41N, R08W; Lot 1 CSM 28-13 #7170; Parcel #024-841-11-4101; Tax ID# 26555; Zoned Forestry One (F-1) & Residential/Recreational One (RR-1) 39.85 total acres. Permit desired for the Location/Operation of a non-metallic mineral extraction site.

NEW BUSINESS

a) Auction Sale Events-like or similar use within the A-1 Zone District. Kozlowski explains the 17.4 A-1 Zone District Auction Sales Event request. Discussion held. Kylie Owens, Corporation Counsel agrees that it should be as a Conditional Use application so that the public and Committee may discuss the concerns and add conditions to it. It was decided that the application could be held in October.

b) 2023 Meeting Dates. Kozlowski discusses with Committee changing the dates and/or time of the meetings.

c) Boettcher explains that the Town of Round Lake Board would like to be put on the agenda for next month regarding Zoning procedures.

d) Any other business that may come before the Committee. None

ADJOURNMENT

Boettcher adjourns meeting at 9:52am.

Minutes prepared by Kathy Marks, Deputy Zoning & Conservation Administrator