

**MINUTES OF PUBLIC HEARING
Sawyer County Zoning Committee
October 21, 2022, 8:30 am**

Zoning Committee Members

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

Zoning Administration

Jay Kozlowski, Zoning & Conservation Administrator
Pat Brown, Assistant Zoning Administrator
Kathy Marks, Deputy Zoning & Conservation Administrator

PRELIMINARY MATTERS

a) Call to Order and Roll Call

Buckholtz called the Public Hearing before the Sawyer County Zoning Committee to order at 8:30 AM in the Sawyer County Courthouse, 10610 Main St., Hayward, Wisconsin. Roll called finding present: Boettcher – absent, Buckholtz, Shuman, Hessel, Maestri –virtual and Righeimer. From the Zoning Office Kozlowski and Brown. Marks is absent. Andy Phillips as legal counsel for Sawyer County.

b) Pledge of Allegiance

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

Those persons wishing to speak will be afforded the opportunity provided they identify themselves. The Public Hearing Notice was published as a Class 2 Notice in accordance with Chapter 985 of the Wisconsin Statutes in the Sawyer County Record and Sawyer County Gazette.

d) Approval of September 16, 2022 Minutes. Motion by Hessel to approve the September 16, 2022 minutes as presented. Second by Shuman. All in favor.

e) Public Comment. Douglas Kurtzweil Hayward, WI. Speaks in regards to multi-family development. Linda Zillmer, Edgewater property owner speaks of adding items to new business that has not made it to public notice and not allowing public comment for the new business items.

REZONE APPLICATION

a) A Public Hearing in the Town of Meteor. RZN #22-014. Owner: Seth & Ashley Zesiger. The NE ¼ of the SE ¼ and the NW ¼ of the SE ¼; All in S11, T37N, R08W; Parcel # 018-837-11-410; Tax ID #19641 and 018-837-11-4201; Tax ID #19642; 80 total acres; Zoned Forestry One (F-1). Purpose of request is to rezone from Forestry One (F-1) to Agricultural One (A-1) to add additional pasture land for the farm. Kozlowski reads the application, staff report, Town opinion and neighbor opinion letters. Motion to open the public hearing portion of the application by Shuman, second by Hessel. All in favor. Applicant

is not available. Kozlowski reads a letter from the owner. No other comments. Motion to close public hearing by Shuman, second by Righeimer. All in favor. Kozlowski reads the discussion/action portion of the application. Motion by Shuman to approve the application as presented, second by Righeimer. 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. Roll call finds: Hessel – yes, Shuman – yes, Buckholtz –yes, Maestri – yes, Righeimer – yes. All in favor.

b) A Public Hearing in the Town of Edgewater. CUP #22-015. Owner: Knapmiller Family Trust. Part of Government Lot 6; S19, T37N, R09W; Parcel #008-937-19-5605; Tax ID #8714; total acres 46.92; Zoned Agricultural One (A-1) & Residential/Recreational One (RR-1). Purpose of request is to rezone approximately 4.85 acres of the property to Commercial One (C-1) for recreational vehicle storage. Non-structural storage open land only storing but not limited to: boats, pontoons, and (off-road) recreational vehicles. Kozlowski reads the application, staff report, Town opinion, neighbor opinions. Motion by Hessel to open the public hearing portion of the application, second by Righeimer. All in favor. Robert Knapmiller, owner speaks in favor of the application. No other comments. Motion to close 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 by Righeimer to approve the application on Findings of Fact: It would not be damaging to the rights of others or property values. 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. It would not create traffic or highway access problems. 6. It would not destroy prime agricultural lands. It would be compatible with the surrounding uses and the area. It would be consistent with the Town and/or County Comprehensive Plan. It would not create an objectionable view. Second by Hessel. Discussion held. Roll call finds: Maestri- yes, Shuman – yes, Hessel – yes, Righeimer – yes, Buckholtz – yes. All in favor.

CONDITIONAL USE APPLICATION

a) A Public Hearing in the Town of Couderay. CUP #22-030. Owner: Chad & Gail Kohlstaad. Part of Government Lot 3, Lot 5 CSM 36/189 #8438. S08, T39N, R08W; Parcel #004-839-08-5309; Tax ID #22-030; Zoned Forestry One (F-1) & Residential/Recreational Two (RR-2); 4.0 total acres. Permit desired to build a deck up to 240' square feet for camper. Per section 4.26 (1) with conditions of the Sawyer County Zoning Ordinance. Kozlowski reads the application, staff report, Town opinion and neighbor opinions. Motion to open the public hearing portion of the application by Righeimer, second by Buckholtz. Chad Kolstad, owner speaks in favor of the application. Linda Zillmer Edgewater property owner speaks of the ordinance/conditional use. Motion to close the public hearing portion of the application by Shuman, second by Hessel. Kozlowski reads the discussion/action portion of the application. Andy Phillips, Corporation Counsel speaks of the Ordinance and stipulations of 4.26 and that it is appropriate to run this as a CUP and consistent with the Ordinance. Discussion with Committee and Kozlowski. Motion by Righeimer to approve the application, second by Hessel. Conditions: Land Use Permit is required with a double permit fee. Land Use Permit is required and applied for principal structure within 3 years from date of Zoning Committee decision. Failure to apply will result in citation with potential order for removal of accessory building. Proposed accessory structure must meet all other Sawyer County & Conservation requirements including setbacks and also compliant with all other State & Federal Laws.

Size of proposed structure not to exceed the already existing 12' x 20'. Findings of Fact: 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. Roll call finds: Shuman – yes,, Hessel – yes, Buckholtz – yes, Maestri – yes. Righeimer – yes. All in favor.

b) A Public Hearing in the Town of Edgewater. CUP #22-031. Owner: John E Lozier Trust. John E Lozier Trust, Kevin Lozier-agent. Part of Government Lot 2; S19, T37N, R09W; Parcel #008-937-19-5210; Tax ID #8666; Zoned Residential/Recreational One (RR-1); 2.57 total acres. Permit desired for kayak rental of 8 to 10 kayaks, private-park with three sites to park and use picnic table. No overnight stays. Per section 17.2(B) (3 and 16) of the Sawyer County Zoning Ordinance. Kozlowski reads the application, staff report, Town opinion and neighbor opinions. Motion to open the public hearing portion of the application by Shuman, second by Righeimer. Kevin Lozier, owner speaks in favor of the application. Linda Zillmer, Edgewater property owner speaks of the narrow channel, limited parking, and the property has been advertised as a campground. Against the application. Stacy Safford, Fall Creek, WI. Speaks against. Discussion with Committee, Kozlowski and Lozier. Motion to close the public hearing portion of the application by Righeimer, second by Shuman. All in favor. Kozlowski reads the discussion/action portion of the application. Motion by Shuman to approve the application with conditions of Restroom facilities that are available to guests of the private park. This must include additional Portable Restroom Facilities if determined necessary by the Sawyer County Zoning Department or compliant POWTS. No overnight camping of any kind allowed. The private park is limited to 3 separate areas max, 18 occupants. All dock and pier placement must comply with WDNR pier regulations. Business Operation including park rental areas may only be conducted from April 1st – November 1st; 7AM-9PM. This conditional Use Permit (CUP) is only granted to the current owner of the property. If a new owner is wanting to continue such a business use a new CUP must be applied for. All other Federal, State, County, and Town regulations must be complied with. Findings of Fact: It would not be damaging to the rights of others or property values. 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. It would not create traffic or highway access problems. It would not destroy prime agricultural lands. It would be compatible with the surrounding uses and the area. It would be consistent with the Town and/or County Comprehensive Plan. It would not create an objectionable view. Second by Righeimer. All in favor.

c) A Public Hearing in the Town of Lenroot. CUP #22-028. Owner: Larry & Kim Verissimo. Part of the NE ¼ of the NW ¼; S12, T41N, R09W; Parcel #014-941-12-2106; Tax ID#41961; 22.28 total acres; Zoned Residential/Recreational Two (RR-2). Permit desired for: Hayward Property Owner LLC would like to develop and operate a seasonal RV Park/Campground tailored to short and long-term tourists. 84 total sites including 8 “camping cabins”. Kozlowski reads the application, staff report, Town opinion, other opinions. Motion to open the public hearing portion of the application by Hessel, second by Shuman. All in favor. Meghan Durkin speaks in favor of the application. Fred Goold, Lenroot Township speaks for informational purposes for the Town Comprehensive Planning Committee. Paddy Steavenson Town of Lenroot resident speaks against the application, Others speaking against include Darlene Judd, Kris Mayberry, Carol Stone, Jennifer Bandow, Doug Kurtzweil, Karen Sandman, Penny Vaneck, Linda Steavenson. Discussion with Committee, Kozlowski, and Meghan Durkin. Motion to close the public

hearing portion of the application by Hessel, second by Shuman. Kozlowski reads the action/discussion portion of the application. Discussion held. Motion by Shuman to deny the application. Findings of Fact: It would be significantly damaging to the rights of others and property values. It would be detrimental to ecology, wild life, wetlands or shorelands. It would create an air quality, water supply, or pollution problem. It would create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal. It would create traffic or highway access problems. It would destroy prime agricultural lands. It would not be compatible with the surrounding uses and the area. It would not be consistent with the Town and County Comprehensive Plan. It would create an objectionable view. Second by Buckholtz. Roll call finds Hessel – yes, Shuman – yes, Buckholtz – yes, Maestri – yes, Righeimer – no. 4 to 1 to deny the application.

NEW BUSINES

a) Sawmill Operation within an RR-2 Zone District. Kozlowski explains the request that came to the office. Ordinance discussion for sawmill as personal vs commercial use. Potential amendment to Zoning Ordinance. Discussion held by Committee, Kozlowski and Brown. Kozlowski will bring more information back to the Committee next month.

b) Multiple existing primary dwellings on one lot. Kozlowski explains the multi-dwelling development being confusing in the Ordinance and working on a Zoning Ordinance amendment. Discussion held. Kozlowski will bring back version 2 in December.

c) Discussion of CUP #22-005 O'Rourke, and the status of that and moving forward Discussion held by Committee, Kozlowksi and Andy Phillips, Corporation Counsel suggests to bring back in December.

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

ADJOURNMENT

Buckholtz adjourns meeting at 11:59 AM.

Minutes prepared by Pat Brown, Assistant Zoning Administrator and Kathy Marks, Deputy Zoning & Conservation Administrator.

***For more information please contact our office or see our website at sawyercountygov.org