

**MINUTES OF PUBLIC HEARING  
Sawyer County Zoning Committee  
November 15, 2023**

**Zoning Committee**

Ronald Buckholtz, Chairman  
Stacey Hessel  
Tweed Shuman  
Michael Maestri  
Kay Wilson  
John Righeimer

**Zoning Administration**

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

**PRELIMINARY MATTERS**

a) Call to Order and Roll Call

Hessel 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 Call finds Hessel, Shuman, Wilson and Righeimer present. Maestri – virtual. Buckholtz absent. Attending from the Zoning Office Kozlowski and Marks. Rebecca Roeker virtual 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) Motion made by Righeimer to approve the October 20, 2023 minutes, 2<sup>nd</sup> by Wilson. All in favor.

e) Public Comment: Linda Zillmer, Edgewater property owner.

**REZONE**

a) A Public Hearing in the Town of Round Lake. RZN #23-012. Owner: JBT Properties LLC. Part of the SE ¼ of the NW ¼; S01, T41N, R08W; Parcel #024-841-01-2402; Tax ID #40156; 36.43 total acres; Zoned Forestry One (F-1). Purpose of request is to rezone 100' x 352' or 0.80 acres of the (F-1) zone district to (A-2) as part of property sale to adjacent property owner. The sale is contingent on the rezone approval and a new survey map would need to be filed with approval of the rezone. Kozlowski reads the application, staff report and Town opinion. No opinion letters returned. Motion to open the public hearing portion of the application by Wilson, second by Shuman. All in favor. Jayne Schroeder, owner speaks in favor of the application and that there will be a certified survey done. Discussion held with Kozlowski and Committee. No other comments. Motion to close the public hearing portion of the application by Shuman,

second by Wilson. All in favor. Kozlowski reads the discussion/action portion of the application. Motion to approve the application by Shuman with 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. Second by Righeimer. Discussion held. Roll call finds: Hessel – yes, Wilson – yes, Shuman – yes, Maestri – yes, Righeimer – yes. All in favor.

#### **CONDITIONAL USE APPLICATION**

a) A Public Hearing in the Town of Edgewater. CUP #23-026. Owner: SA Hayes, LLC. Agent: Scott Steeno, Buell Consulting Inc. The NE ¼ of the NE ¼; S24, T37N, R09W; Parcel #008-937-24-1101; Tax ID#8897; 40 total acres; Zoned Forestry One (F-1). Permit desired for construction of a 410' telecommunication tower including lightening rod. The tower will be owned by Vertical Bridge/The Towers LLC. The tenant on the tower will be Verizon Wireless. Per section 17.8 (B) (10) of the Sawyer County Zoning Ordinance and Sawyer County Zoning Telecommunication Ordinance. Kozlowski reads the application, staff report and Town opinion. No opinion letters returned. Motion by Shuman to open the public hearing portion of the application, second by Righeimer. All in favor. Scott Steeno, agent speaks in favor of the application. Discussion held. No other comments. Motion to close the public hearing portion of the application by Wilson, second by Righeimer. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held by Committee and Kozlowski. Rebecca Roeker, Legal Counsel advised. Motion by Righeimer to approve the application with conditions of: 1) Land Use Permit for telecommunication facility is required. 2) A separate site address/fire # is required for the tower location. Prior to issuing the Land Use Permit the applicant or owner of the telecommunication facility shall provide a bond, irrevocable letter of credit, of their suitable financial guarantee as to ensure the removal of facility if it falls into disuse and restoration back to pre-construction state in the amount of \$20,000. 3) All other town, County, State, Federal Laws are followed including: 4) -Town approval of the CUP case including Town Driveway Permit. 5) -Setback distance from property lines at a minimum of 410'. 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. Second by Shuman. Agent is in agreement with the conditions. Roll call finds: Maestri – yes, Shuman – yes, Wilson – yes, Righeimer – yes, Hessel – yes. All in favor.

b) A Public Hearing in the Town of Round Lake. CUP #23-027. Owner: Xavier Cummings and Carly Somerville. The South ½ of the NW ¼ of the NW ¼; S32, T41N, R07W; Parcel #024-741-32-2202 and Parcel #024-741-32-2102; Tax ID# 26114 and 26112, 20 acres each for a total of 40 acres; Both Zoned Forestry One (F-1). Permit desired to be able to allow horses in Forestry One (F-1) zone district. Per section 4.6 of the Sawyer County Ordinance with automatic requirements of this subsection. Kozlowski

reads the application, staff report and Town opinion. No opinion letters returned. Motion by Shuman to open the public hearing portion of the application, second by Wilson. All in favor. Xavier Cummings, owner speaks in favor of the application. Discussion with Committee and Kozlowski held. Owner agrees to the imposed conditions from the Town. Discussion continues. No other comments. Motion to close the public hearing portion of the application by Wilson, second by Shuman. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held with Kozlowski, Committee and Rebecca Roeker advises. Motion by Shuman to approve the application with conditions of: 1) CUP #23-027 is to remain with the property and not just limited to current owner. 2) Maximum number of horses not to exceed 2 unless additional CUP is granted. No Stallions allowed. 3) Must meet all provisions as specified in Section 4.6 Sawyer County Zoning Ordinance including corrals, stables, and fencing to be setback a minimum of 50' from adjacent property lines. 4) All other Town, County, State, Federal Laws are followed. Second by Righeimer. Discussion held by Committee, Kozlowski and Rebecca Roeker, Legal Counsel. Shuman amends motions for amount of horses not to exceed 8 with Town approval over 2 horses and Town Approval required for different property owner. Second by Righeimer. Owner agrees with the amended change. 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: Wilson – yes, Maestri – yes, Shuman – yes, Hessel – yes, Righeimer – yes. All in favor.

c) A Public Hearing in the Town of Lenroot. CUP #23-028. Owner: Hayward Sno-Mads Snowmobile Club Inc. Agent: John Welter. Part of the SW ¼ of the SE ¼; S21, T41N, R08W; Parcel #014-842-21-4302; Tax ID# 17148; 15 total acres; Zoned Agricultural One (A-1). Permit desired for Hayward Sno-Mads storage building 40' x 60' x 19'H; Subject to section 17.4 (B) (13)(18),(25) for snowmobile grooming equipment storage. Kozlowski reads the application, staff report and Town opinion. No opinion letters returned. Motion by Shuman to open the public hearing portion of the application, second by Wilson. All in favor. Doug Mrotek, agent speaks in favor of the application. Discussion held. Agent agrees with the conditions imposed. No other comments. Motion to close the public hearing portion of the application by Shuman, second by Righeimer. All in favor. Kozlowski reads the discussion/action portion of the application. Motion by Shuman to approve the application with conditions of: 1) CUP #23-028 is limited to the property owner for Hayward Sno Mads equipment storage only. 2) Size of building not to exceed 2400 sq ft and be less than 19' in height. 3) No habitable area or other commercial use allowed. 4) All signage must meet Sawyer County Zoning Ordinance Requirements. 5) All other Town, County, State, Federal Laws are followed include compliant zoning setbacks. 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. Second by Hessel.

Record reflect that the building is like or similar use to (13) mini storage unit warehouse, (18) transportation terminals (25) like of similar uses in the opinion of the Sawyer County Zoning Committee, subject to procedures for obtaining a CUP. Roll call finds: Shuman – yes, Hessel – yes, Maestri – yes, Righeimer – yes, Wilson – yes. All in favor.

Break for 5-10 minutes. Hessel calls the meeting back to order at 9:30am

### **NEW BUSINESS**

a) Ordinance Amendment for “multi-dwelling development” Kozlowski explains that with the change of meeting date this month that there wasn’t enough time to get the amendment ready and that hopefully it will be ready in December. No action needed.

b) Boat storage building within the RR-1 zone district as part of a CUP request. Discussion held by Kozlowski & Committee members. It was decided that there would not be an amendment change and that the boat storage building be kept in the C-1 zone district.

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

### **ADJOURNMENT**

Hessel adjourns meeting at 9:50am.

Minutes prepared by Kathy Marks, Deputy Zoning & Conservation Administrator.