

MINUTES
SAWYER COUNTY ZONING COMMITTEE
December 15, 2023 at 8:30AM
Sawyer County Courthouse

Zoning Committee

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

ZONING ADMINISTRATION

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

PRELIMINARY MATTERS

1) 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 Call finds present Buckholtz, Hessel, Shuman, Wilson & Righeimer. Attending from the Zoning Office Kozlowski and Marks. Rebecca Roeker, legal counsel for Sawyer County is virtual.

2) Pledge of Allegiance.

3) 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. 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. Rebecca Roeker legal counsel addresses the publications and advises they meet State Stats.

4) Approval of the November 15, 2023 minutes. Motion by Shuman to approve the November 15, 2023 minutes, second by Wilson. All in favor.

6) Public Comment. Linda Zillmer, Edgewater property owner. Rebecca Roeker, legal counsel advises.

REZONE APPLICATIONS

a) A Public Hearing in the Town of Edgewater. RZN #23-005. Owner: Hathaway Lodge LLC/Steven Arnold Friendshuh Trust Property Description: Part of Government Lot 4; S20, T38N, R09W; Parcel #008-938-20-5402; Tax ID# 9231; 18.90 total acres, Zoned Forestry One (F-1). Purpose of request is to rezone 4.70 acres and then subdivide into 3 lots of the lakeshore parcel with 569 feet of shoreline on Little Sissabagama Lake. The 3 lots will be approximate 287 feet of shoreline, 136 feet of shoreline, 146 feet of shoreline. This 4.70 acre would be rezoned from Forestry One (F-1) to Residential/Recreational One (RR-1) and the remaining 13.3 acres will stay Forestry One (F-1). The S/W district overlay is not subject to change as part of this request.

Kozlowski reads the application, staff report, DNR letter, and Town opinion. Neighbor opinions were provided to the Committee previously and all acknowledged were read. Rebecca Roeker, legal counsel advises. Motion by Shuman to open the public hearing portion of the application, second by Hessel. All in favor. Margaret Lattery, personal representative for the Trust speaks in favor of the application. Speaking in opposition is Don Kissinger, Chuck Abrams, and Sue Kissinger all from the Town of Edgewater. Linda Zillmer, Town of Edgewater property owner speaks against the application. No other comments. Motion by Shuman to close the public hearing portion of the application, second by Hessel. All in favor. Kozlowski reads the discussion/action portion of the application and comments on the Edgewater comprehensive plan. Motion by Shuman to deny the application with findings of fact: 1) It would be detrimental to ecology, wild life, wetlands or shorelands. 2). It would create an air quality, water supply, or pollution problem. 3). It would create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal. Second by Wilson. Discussion held. Roll call finds: Buckholtz – yes, Hessel – yes, Wilson – yes, Shuman – yes, Righeimer – no. Four to One for denial of application.

b) A Public Hearing in the Town of Hayward. RZN #23-013. Owner: Cedar Falls Building Systems Inc. Part of the SE ¼ of the SW ¼; S28, T41N, R08W; Parcel #010-841-28-3403; Tax ID#11471; Zoned Commercial One (C-1); 5.03 total acres; Purpose of request is to rezone 5.03 acres to Industrial One (I-1) for manufacturing of Park Models and repair of golf carts. Kozlowski reads the application, staff report, and Town opinion. No neighbor opinions returned. Motion by Hessel to open the public hearing portion of the application, second by Shuman. All in favor. Gary Nathan, agent speaks in favor of the application. Discussion held with Committee and Kozlowski. Phil Nies, Vice Chairman of the Town of Hayward Planning Commission speaks in favor. No opposition comments. Motion by Shuman to close the public hearing portion of the application, second by Hessel. All in favor. Kozlowski reads the discussion/action portion of the application. Motion by Hessel to approve the application, second by Buckholtz. Rebecca Roeker, legal counsel advises. No other discussion held. 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, Wilson – yes, Shuman – yes, Buckholtz – yes, Righeimer – yes. All in favor for approval of application.

CONDITIONAL USE APPLICATIONS

None

NEW BUSINESS

a) Ordinance Amendment for “multi-dwelling development” Kozlowski explains the changes made and suggests sending to the Towns. Suggestions and comments by Doug Kurtzweil, Town of Hunter, Phil Nies, Vice Chairman of Town of Hayward Planning Commission, Linda Zillmer, Town of Edgewater property owner, Don Stover, Round Lake Township, Ben Kurtzweil, Town of Hayward. Discussion with Committee and Kozlowski. Rebecca Roeker, legal counsel advises. Discussion continues. Kozlowski suggests sending it to the Towns in January after a few more tweaks. Discussion held.

Motion by Shuman to postpone the decision until the January Zoning Committee meeting, second by Wilson. All in favor.

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

ADJOURNMENT

Buckholtz adjourns meeting at am.10:13am

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

For more information please contact our office or see our website
@sawyercountygov.org for audio.