

MINUTES OF PUBLIC HEARING
Sawyer County Zoning Committee
February 16, 2023

Zoning Committee Members

Ronald Buckholtz – Chairman
Stacy Hessel
Tweed Shuman
Kay Wilson
John Righeimer

Zoning Administration

Jay Kozlowski, Zoning & Conservation 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 8:30am in the Sawyer County Courthouse, 10610 Main St. Hayward, Wisconsin. Roll was called finding present: Buckholtz, Hessel, Shuman, Wilson and Righeimer. From the Zoning Office Kozlowski and Marks. Corporation Counsel, Rebecca Roeker.

b) Pledge of Allegiance.

c) Statement of Committee and Hearing Procedure and Statement of Hearing. 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 January 19, 2024 minutes and February 7, 2024 Special meeting minutes. Motion to approve by Hessel, second by Righeimer. All in favor.

e) Public Comment. None

REZONE APPLICATIONS

a) A Public Hearing in the Town of Hayward. RZN #24-002. Owner: Moncel Storage LLC. Part of the SE ¼ of the NE ¼; S14, T41N, R09W; Parcel #010-941-14-1401; Tax ID #12029; 29.80 total acres; Zoned Agricultural One (A-1) and Forestry One (F-1). Purpose of request is to rezone approximately 24 acres of the property located North of Hwy 63, from Forestry One (F-1) to Commercial One (C-1). Plans include a facility to house the family's food trailer business with a commercial kitchen, storage units will also be constructed to accommodate the area needs. Both as permitted uses with the Commercial One (C-1) zone district. Kozlowski reads the application, staff report, Town opinion. One neighbor opinion returned in objection was emailed to Committee members and all confirm that it was read. Motion to open the public hearing portion of the application by Suman, second by Wilson. All in favor. Tim Pulscamp agent speaks in favor of the application. 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. Discussion held with Committee, Kozlowski and Pulskamp. Motion to approve the application by Hessel with Findings of Fact: 1) Promote the public health, safety, convenience and general welfare. 2) Encourage planned and orderly land use development. 3) Protect property values and the property tax base. 4) Permit the careful planning and efficient maintenance of highway systems, 5) Ensure adequate highway, utility, health, educational and recreational facilities. 6) Recognize the needs of agriculture, forestry, industry and business in future growth. 7) Encourage uses of land and other natural resources which are in accordance with their character and adaptability. 8) Provide adequate light and air, including access to sunlight for solar collectors and to wind for wind energy systems. 9) Encourage the protection of groundwater resources. 10) Preserve wetlands. 11) Conserve soil, water and forest resources. 12) Protect the beauty and amenities of landscape and man-made developments. 13) Provide healthy surroundings for family life. 14) Promote the efficient and economical use of public funds. Second by Shuman. Roll call finds; Buckholtz – yes, Hessel – yes, Wilson – yes, Shuman – yes, and Righeimer - yes. All in favor.

CONDITIONAL USE APPLICATION

a) A Public Hearing in the Town of Bass Lake. CUP #24-006. Owner: Trudianne Elise Temple Trust. Part of Government Lot 3, Lot 2 CSM 30-262; S31, T40N, R08W; Parcel #002-840-31-5327, Tax ID #40334; Zoned Residential/Recreational One (RR-1); 1.18 total acres. Permit desired for a studio which is less than 5% of the home's living space. There will be no signage, employees, additional parking, students or customers coming to the studio. Teaching will be done offsite. Per section 17.2 (B) (7) for professional offices and studios. Kozlowski reads the application, staff report and Town opinion. No neighbor opinions returned. Motion by Righeimer to open the public hearing portion of the application, second by Wilson. All in favor. No comments. Motion by Shuman to close the public hearing portion of the application, 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 24-006 would only be valid for the current owner of the property and non-transferable. 2) No additional customers on the property as per applicant's statement. 3) Must follow all other Town, County, State, Federal regulations/laws/conditions. Findings of Fact: 1) Promote the public health, safety, convenience and general welfare. 2) Encourage planned and orderly land use development. 3) Protect property values and the property tax base. 4) Permit the careful planning and efficient maintenance of highway systems, 5) Ensure adequate highway, utility, health, educational and recreational facilities. 6) Recognize the needs of agriculture, forestry, industry and business in future growth. 7) Encourage uses of land and other natural resources which are in accordance with their character and adaptability. 8) Provide adequate light and air, including access to sunlight for solar collectors and to wind for wind energy systems. 9) Encourage the protection of groundwater resources. 10) Preserve wetlands. 11) Conserve soil, water and forest resources. 12) Protect the beauty and amenities of landscape and man-made developments. 13) Provide healthy surroundings for family life. 14) Promote the efficient

and economical use of public funds. Second by Hessel. No other discussion held. Roll call finds: Hessel – yes, Wilson – yes, Shuman – yes, Buckholtz – yes and Righeimer – yes. All in favor.

NEW BUSINESS

a) Ordinance Amendment for “multi-dwelling development” Kozlowski explain the changes, deleted information and new added information. Discussion held with Rebecca Roeker, corporation council, Kozlowski and Committee. Rebecca Roeker, Corporation Council speaks in favor of the amendment. Discussion held. Douglas Kurtzweil, Hayward, and Linda Zillmer, Edgewater property owner speak against sending to the Towns. Rebecca Roeker, Corporation Council speaks that the County has a legal right to change an Ordinance. Ben Kurtzweil, Hayward agrees with Roeker, but doesn’t think the amendment is ready to send to the Towns yet. Discussion by Committee held. Kozlowski explains that the Zoning Committee should hear the Town decisions in March and it should move forward to the County Board all in April. Discussion held. Rebecca Roeker, Corporation Council explains that revision and changes clarify the Amendment changes but material does not change. Motion by Buckholtz to send to the Towns, second by Hessel. Roll call finds: Wilson – yes, Shuman – yes, Hessel – yes, Righeimer – yes and Buckholtz – yes. All in favor

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

ADJOURNMENT

Buckholtz adjourns meeting at 9:15am.

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