

**MINUTES OF PUBLIC HEARING  
Sawyer County Zoning Committee  
April 19, 2024, 8:30 AM Sawyer County Courthouse**

**Zoning Committee Members**

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

**Zoning Administration**

Jay Kozlowski, Zoning Administrator  
Kathy Marks, Deputy Zoning & Conservation Administrator  
Pat Brown, Assistant Zoning Administrator  
Rebecca Roeker, Legal Council

**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 at the Sawyer County Courthouse, 10610 Main St., Hayward, Wisconsin. Roll is called finding present: Buckholtz, Hessel, Shuman-virtual, Wilson, Righeimer. Attending from the Zoning Office Kozlowski and Brown. Marks is absent. Rebecca Roeker, Legal Counsel – virtual.

b) Pledge of Allegiance.

c) Statement of Committee and Hearing Procedure and Statement of Hearing Notice. Buckholtz reads the Statement of Committee and Statement of Hearing Notice.

d) Approval of March 15, 2024 minutes. Motion by Hessel to approve the March 15, 2024 minutes. Second by Righeimer. All in favor. Motion carries.

e) Public comment: Linda Zillmer, Edgewater property owner & resident of Village of Edgewater comments. No other comments.

**REZONE APPLICATIONS**

a) A Public Hearing in the Town of Sand Lake. RZN #24-005. Owner: Lester Troyer. Part of the NE ¼ of the NE ¼. Part Lot 1 CSM 5-324 #1069; S17, T39N, R09W; Parcel #026-939-17-1104; Tax ID#28599; .620 total acres; Zoned Agricultural One (A-1) & Commercial One (C-1) and Part of the NE ¼ of the NE ¼; S17, T39N, R09W; Parcel #026-939-17-1106; Tax ID #28601; 2.54 total acres; Zoned Commercial One (C-1). Purpose of request is to rezone entirety of both properties to Residential/Recreational One (RR-1) to be able to divide the property into a different configuration and sell newly created lots as non-commercial residential lots. Kozlowski reads the application, staff report, and Town opinion. One neighbor letter with no objections. Motion to open the public hearing portion of the application by Wilson, second by Hessel. All in favor. Lester Troyer, owner speaks in favor of the application. Gary Nathan, agent speaks in favor of the application. Discussion held. No other comments. Motion to close the public hearing

portion of the application by Hessel, second by Wilson. All in favor. Kozlowski reads the discussion/action portion of the application. Motion by Wilson to approve application with Findings of Fact: Promote the public health, safety, convenience and general welfare. 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. Second by Hessel. Roll call finds: Buckholtz – yes, Hessel – yes, Wilson – yes, Shuman – yes, Righeimer – yes. All in favor. Motion carries.

b) A Public Hearing in the Town of Winter. RZN #24-006. Owner: Phyllis TePaske. Part of the NE ¼ of the SE ¼, Lot 1 CSM 34-285 #8184; S17, T38N, R03W; Parcel #032-338-17-4112; Tax ID #42680; 7.13 total acres; Zoned Residential/Recreational One (RR-1). Purpose of request is to rezone approximately 1.15 acres of Residential/Recreational One (RR-1) to Commercial One (C-1) for having ability to purchase the land that is currently being leased for the building that is being used for the Loretta Trail Blazers snowmobile and ATV club. The current building would on the property would then be on its own separate commercial lot which would be a permitted use within the Commercial One (C-1) zone district. Kozlowski reads the application, Staff report and Town opinion. No other opinions. Motion to open the public hearing portion of the application by Righeimer, second by Hessel. Dan Schauder, agent speaks on behalf of the applicant for approval. No other comments, Motion to close the public hearing portion of the application by Hessel, second by Wilson. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held. Motion to approve the application by Righeimer. 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. Second by Shuman. No other discussion held. Roll call finds: Hessel – yes, Wilson – yes, Shuman – yes, Buckholtz – yes, Righeimer – yes. All in favor. Motion carries.

#### **CONDITIONAL USE APPLICATIONS**

a) A Public Hearing in the Town of Lenroot, CUP #24-008, Owner: Town of Lenroot, Lenroot Shop Pit. Part of the W1/2 of the SW, Lot 1 CSM 31-321 #7787; S31, T42N, R08W; Parcel

#014-842-31-3206; Tax ID# 41068; Zoned Commercial One (C-1); Total acres 15.53. Permit desired for the 5-year renewal of CUP #00-007 for the location of a non-metallic mineral extraction operation, including rock crusher. The CUP was originally approved at public hearing on April 20, 2000 and most recently renewed on April 16, 2019. Kozlowski reads the application, Staff report, Town approval. No other opinions. Motion by Hessel to open the public hearing portion of the application, second by Righeimer. All in favor. Gordy Christians, Chairman of the Town of Lenroot spoke in favor of the application. No other comments. Motion to close the public hearing portion of the application by Wilson, second by Hessel. All in favor. Kozlowski reads the discussion/action portion of the application. Motion to approve the application by Hessel with conditions of: 1) Maintain compliance with NR 135 (reclamation plan). 2) Maintain compliance with Plan of Operation including hours of operation from 6am-6pm, Monday – Friday and crushing from 7am – 7pm Monday – Friday periodically May – August. 3) Maintain compliance with DNR Chapter 30, 4) All other Town, County, State, Federal Laws are followed. Second by Righeimer. No other comments. 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 and conditions of: 1) Maintain compliance with NR 135 (reclamation plan). 2) Maintain compliance with Plan of Operation including hours of operation from 6am-6pm, Monday – Friday and crushing from 7am – 7pm Monday – Friday periodically May – August. 3) Maintain compliance with DNR Chapter 30, 4) All other Town, County, State, Federal Laws are followed. Second by Righeimer. Roll call finds Wilson – yes, Shuman – yes, Hessel – yes, Righeimer – yes, Buckholtz – yes. All in favor. Motion carries.

b) A Public Hearing in the Town of Round Lake. CUP #24-009. Owner: A-1 Plumbing, Joan's Pit. Part of the SW 1/4 of the NW 1/4. S12, T41N, R08W; Parcel #024-841-12-2301, Tax ID #26595. And the SE 1/4 of the NE 1/4; S11, T41, R08W; Parcel #024-841-11-1401; Tax ID #26546. Both zoned Forestry One (F-1). 60 total acres. Known as Joan's Pit. Permit desired for the 5-year renewal of CUP #13-005 for the location of a non-metallic mineral extraction operation, including rock crusher. The CUP was originally approved at public hearing on June 21, 2013 and most recently renewed on April 16, 2019. Kozlowski reads the application, staff report, Town opinion, No other opinions. Motion by Righeimer to open the public hearing portion of the application, second by Buckholtz. All in favor. Bart Vitcenda, owner speaks in favor of the application and Round Lake crushing. Discussion held. Martin Hanson, Round Lake Planning Commission member speaks to clarify Round Lake conditions for crushing. No other comments. Motion to close the public hearing portion of the application by Wilson, second by Hessel. All in favor. Kozlowski reads the discussion/action portion of the application. Motion by Wilson to approve the application with conditions of: 1) Maintain compliance with NR 135 (reclamation plan), 2) Maintain compliance with Plan of Operation including current hours of operation from 8am – 5pm, Monday – Friday. With crushing 7am – 7pm, Monday – Friday. Crushing operations: four or five days per year. If wanted permits, additional single crushing cycle allowed

January – December. 3) Maintain compliance with DNR Chapter 30. 4) All other Town, County, State Federal Laws are followed. 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. Second by Righeimer. No other discussion. Roll call finds: Shuman – yes, Hessel – yes, Buckholtz – yes, Righeimer – yes, Wilson yes. All in favor. Motion carries.

**PROPOSED ORDINANCE AMENDMENTS (\*Zoning Administrator to request postponement until May)**

a) A Public Hearing for Sawyer County Zoning Ordinance Amendment to Section 2.0-Definitions, Section 8.2-Procedure, Section 17.0-Zone Districts, and Sawyer County Shoreland-Wetland Protection Ordinance Section 3.4-Prohibited Used, Section 5.1-Minimum Lot Size Purpose, and Section 16.0-Definitions. The proposed amendments are in reference to Multi-Dwelling Development. The proposed ordinance amendment changes can be found on the Sawyer County Zoning & Conservation Website. Kozlowski explains reasoning of request for postponement for amendment. Motion to approve of Zoning Administrators request to postpone the amendment by Hessel, second by Wilson. All in favor.

**NEW BUSINESS**

a) Ordinance Amendment for “multi-dwelling development” Kozlowski explains the Ordinance Amendment. Discussion with Committee held. Rebecca Roeker legal counsel advised. Discussion continues. Public Comments by Benjamin Kurtzweil, Town of Hayward resident, Ginny Chabek, Town of Round Lake resident, Phil Nies, Town of Bass Lake property owner and Linda Zillmer, Town of Edgewater property owner, resident Village of Edgewater, Douglas Kurtzweil, resident Town of Hunter. Discussion continues with Kozlowski, Committee, and public. Rebecca Roeker legal counsel advised. No action taken.

b) Ordinance amendment to remove platted subdivision restrictions from storage shed exemption of Section 4.26 of the Sawyer County Zoning Ordinance. Kozlowski speaks of the Amendment for storage shed exemption. Public Comment by Phil Nies, Town of Bass Lake owner, Bond Sutton, Planning Committee Chairman for Town of Bass Lake & resident, Truit Campbell, Town of Bass Lake highway supervisor, Linda Zillmer, Town of Edgewater property owner & resident of Village of Edgewater, Douglas Kurtzweil, Town of Hunter resident, and Martin Hanson, Town of Round Lake. Discussion by Committee held. Motion by Hessel to move the 144 sq. ft. shed rule for Platted Subdivision to only be allowed with Township approval. Second by Righeimer. All in favor.

c) Tourist Rooming House – Draft Ordinance. Kozlowski explains what the Zoning Department role would be. Discussion held. County Administrator, Andy Albarado gives update on the Tourist Rooming House. Health and Human Services and Board would be the Committee of Jurisdiction and they would hold the official Public Hearing. Discussion held.

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

## **ADJOURNMENT**

Buckholtz adjourns meeting at 10:13am

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

For more information and audio please see our website at [sawyercountygov.org](http://sawyercountygov.org)