

**MINUTES OF PUBLIC HEARING
Sawyer County Zoning Committee
June 21, 2023**

ZONING COMMITTEE MEMBERS

Ronald Buckholtz, Chairman
Tweed Shuman, Vice Chairman
Kay Wilson
John Surlaski
Steve Kariainen
Marshal Savitski

ZONING ADMINISTRATION

Jay Kozlowski, Zoning Administrator
Kathy Marks, Deputy Zoning 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 was called finding present: Ron Buckholtz, Tweed Shuman-virtual, Kay Wilson, John Surlaski, Marshal Savitski and Steve Kariainen. From the Zoning Office Kozlowski and Marks. Legal Counsel Rebecca Roeker – 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. 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 the Sawyer County Gazette.

4) Approval of May 17, 2024 minutes. Motion to approve by Surlaski, second by Savitski. All in favor. Motion carries. Shuman now reports on virtually. Savitski is moved to alternate.

5) Public Comment: Linda Zillmer, resident of Village of Edgewater and property owner in the Town of Edgewater comments.

REZONE APPLICATION

a) A Public Hearing in the Town of Ojibwa. RZN #24-008. Owner: Rodney & Chyrl Pearson. The E1/2 of the NW ¼ of the NW ¼; S10, T38N, R06W; Parcel #020-638-10-2202; Tax ID #20736; 20 total acres; Zoned Industrial One (I-1) and Residential One (R-1). Purpose of request: to rezone the entire Industrial One (I-1) portion of the parcel to Residential One (R-1) to be able to subdivide the property and build additional family dwellings. Approximately 18 acres is subject to the rezone request. Kozlowski reads the application, staff report, and Town approval. No opinion letters returned. Motion to open the public hearing portion of the application by Wilson, second by Shuman. All in favor. No one was present to speak. No other comments. Motion by Kariainen to close the public hearing portion of the application second by Surlaski. All in favor. Kozlowski reads

the discussion/action portion of the application. Motion by Wilson to approve the application 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) Provide healthy surroundings for family life. Second by Karianinen. No other comments. Roll call finds: Buckholtz – yes, Suralski – yeas, Wilson – yes, Shuman – yes, Kariainen – yes. All in favor. Motion carries.

CONDITIONAL USE APPLICATION

a) A Public Hearing in the Town of Radisson. CUP #24-011. Owner: Grant & Mindy Pickard. Part of the SE ¼ of the NE ¼; S36, T39N, R07W; Parcel #022-739-36-1402, Tax ID #23423; 20 total acres; Zoned Forestry One (F-1). Permit desired for the construction/placement of a single accessory building on vacant property. Accessory structure to be in a form of an 8' x 40' shipping container which also requires Town Approval. Per Sawyer County Ordinance 4.26 (1) with automatic conditions. Kozlowski reads the application, staff report and Town approval. No opinion letters returned. Motion by Wilson to open the public hearing portion of the application, second by Suralski. All in favor. Owner: Grant Pickard speaks in favor of the application. No other comments. Motion to close the public hearing portion of the application by Shuman, second by Suralski. All in favor. Kozlowski goes over the suggested conditions of the application. Motion by Wilson to approve the application with conditions of: 1) Land Use Permit is required with double permit fee for the accessory structure(s) within 1 year from the date of Zoning Committee decision and built within permit timeframes. 2) Land Use Permit is required and applied for principal structure within 3 years from date of Zoning Committee decision and built within permit timeframe. Failure to apply and build will result in citation with potential order for removal of accessory building. 3) Accessory structure must meet all other Sawyer County Zoning & Conservation requirements and compliant with all other State & Federal Laws. Including Town Approval for the accessory structure being a shipping container. 4) Size of shipping container not to exceed 8' x 40'. 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. Second by Suralski. Roll call finds: Suralski- yes, Wilson – yes, Buckholtz – yes, Kariainen – yes, Shuman – yes. All in favor Motion carries.

PRELIMINARY PLAT REVIEW

a) A Public Hearing for "Pine Cone Pond, LLC" Preliminary County Subdivision Plat for 15 lot proposal. Located in the Town of Lenroot. Owner: Jon Vollmers. This requires Zoning Committee acceptance, conditional acceptance or rejection. Kozlowski explains the preliminary process of the County Plat map. Motion to open the public hearing portion of the plat by Suralski, second by Kariainen. All in favor. Jon Vollmers, owner speaks in favor of the application. Linda Zillmer, resident of Village of Edgewater and property owner in Sawyer County comments. Motion to close the public hearing portion of the plat by Wilson, second by Kariainen. All in favor. Kozlowski reads the discussion/action portion of the plat. Motion by Wilson to approve the preliminary plat with condition of a storm water management report. Second by Shuman. Kozlowski asks if the storm water management report is to be done before the final plat comes for

decision. Reboecca Roeker legal counsel advises. Storm water management report will be done before the final plat. No other comments. Roll call finds: Wilson – yes, Shuman – yes, Suralski –yes, Karianen – yes, Buckholtz – yes. All in favor. Motion carries.

FINAL PLAT REVIEW

a) A Public Hearing for “Aspen Grove” Final County Subdivision Plat for 7 lot proposal. Owner: Gorud Capital, LLC. Located in the Town of Hayward. Located in the Town of Hayward. This requires Zoning Committee acceptance, conditional acceptance or rejection. Kozlowski reads the Final plat for Aspen Grove LLC. States that it has his approval. Wilson – Town approval? Kozlowski reads the Town approval and explains the Agricultural One (A-1) needing to be 5 acres and getting Town approval to be able to build on the lots. Motion by Surlaski to open the public hearing portion of the Final plat, second by Kariainen. All in favor. Lee Gorud, owner speaks in favor of the Final plat. No other comments. Motion to close the public hearing of the Final plat by Wilson, second by Suralski. All in favor. Kozlowski reads the discussion/action portion of the Final plat. Motion by Kariainen to approve the Final plat, second by Shuman. No other discussion. Roll call finds: Shuman – yes, Suralski –yes, Buckholtz –yes, Karianen – yes, Wilson – yes. All in favor.

NEW BUSINESS

a) Ordinance Amendment for “multi-dwelling development” New survey questionnaire to be sent to the Towns. Kozlowski explains that the office is short staffed and there are only 3 employees in the Zoning office and this time and unable to work on the amendment. Hoping that it will be heard in July.

b) Any other business that may come before the Committee. Ben Kurtzweil, Town of Hayward Chairman explains that the Town agreed that the Aspen Grove LLC will have private roads. Don Robinson, Town of Hayward resident speaks of the southern county concerns. He also speaks of the campgrounds and getting a group together to be able to advise and inform the Zoning Committee.

ADJOURNMENT

Adjourned by Ronald Buckholtz, Chairman at 9:25am

**/s/Ronald Buckholtz,
Chairman
Sawyer County Zoning Committee
Sawyer County Zoning & Conservation Administration
10610 Main Street, Suite
#49
Hayward, WI 54843**

Minutes prepared by Kathy Marks, Deputy Zoning & Conservation Administrator