

**MINUTES OF PUBLIC HEARING
Sawyer County Zoning Committee
August 16, 2024**

Zoning Committee Members

Ronald Buckholtz, Chairman
Tweed Shuman, Vice Chairman
Kay Wilson
John Suralski
Steve Kariainen
Marshall Savitski

Zoning Administration

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

PRELIMINARY MATTERS

a) Call to Order and Roll Call

Buckholtz calls 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, Shuman, Wilson, Suralski, Kariainen and Savitski. Attending from the Zoning Office: Kozlowski and Marks. Rebecca Roeker, legal counsel for Sawyer County is virtual.

b) Pledge of Allegiance.

c) Approval of Agenda. Motion by Shuman to approve the agenda, second by Wilson. All in favor.

d) Statement of Committee and Hearing Procedure and Statement of Hearing Notice.

e) Approval of July 19, 2024 minutes. Motion by Suralski to approve the July 19, 2024 minutes, second by Kariainen. All in favor. A copy of the audio recording of this meeting and video may be found at sawyercountygov.org for more information.

f) Public Comment. Linda Zillmer, Edgewater property owner speaks of the processes.

REZONE APPLICATIONS

a) A Public Hearing in the Town of Hayward. RZN #24-011. Owner: Jason Turnbull. The S ½ of the SE ¼ of the NW ¼; S20, T40N, R09W; Parcel #010-941-20-2401; Tax ID #12287; 20 total acres; Zoned Forestry One (F-1). Purpose of request is to rezone from Forestry One (F-1) to Agricultural Two (A-2) to have a hobby farm per section 17.5 (A) of the Sawyer County Ordinance. Kozlowski reads the application, staff report, and Town opinion. There were no neighbor opinions. Motion by Shuman to open the public hearing portion of the application, second by Wilson. All in favor. Jason Turnbull, owner speaks in favor of the application. No other comments. Motion by Wilson to close the public hearing portion of the application, second by Kariainen. All in favor. Kozlowski reads the discussion/action portion of the application. Motion by Shuman to approve the rezone 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 Suralski. No Comments. Roll call finds: Buckholtz – yes, Suralski – yes, Wilson – yes, Shuman yes, Kariainen yes. All in favor.

CONDITIONAL USE APPLICATIONS

a) A Public Hearing in the Town of Sand Lake. CUP #24-015. Owner: Paige Heath. Part Government Lot 1, part Lot 1 CSM 14/222 #3535 (except OL1 CSM 23/262 #6427); Parcel #026-939-17-5122; Tax ID#28625; 1.051 total acres. Zoned Residential/Recreational One (RR-1). Permit desired for a future “Tiki Bar/Restaurant”. Hours of operation 10am-8pm. Accommodating locals & tourists. Seafood/lunch specials & spirits. Bar/Restaurant will respect all of Lake Association rules & regulations per conditional use permit. Per the Sawyer County code of ordinance appendix D, section 17.2 (B) (3). Kozlowski reads the application, staff report, and Town opinion. 6 opinion letters returned, all read by the Committee members. Paige Heath, owner speaks in favor of the application. Discussion with Committee & Kozlowski held. Corey Vatland, speaks in favor of the application along with Brian Poch, Dewey Vatland, Brad Tiede, PJ Flynn, Betsy Snider, Lee McMullen, Dale Neumann and John Runsel all in support. Speaking of opposition of the application are Cindelu & Scott Crosby, Karlene Hart, Buck & Monika Biernier, Jeanne Plum, Linda Zillmer, Debra Wild, Vera Lindel, Ron Foremen, Marsha Simons, Robert Wild and Karin Fischer. Paige Heath, owner speaks of the concerns of the public. Discussion held. Motion to close the public hearing portion of the application by Shuman, second by Surlaski. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion by Committee and Kozlowski. Sawyer County Administrator addresses concerns of roadways. Motion by Kariainen to approve the application with the conditions of: 1) Hours of operation from 10AM-8PM, Monday through Sunday. 2) Obtain licensing requirements from DATCP. 3) All lighting to be at a minimum for safety aspects and downward facing. 4) Fencing or screening to remain intact in present location and maintained. 5) All other Town, County, State, Federal Laws are followed. 6) Conditional Use permit will stay with the owner, not the property. 7) Will abide by the Lake Association rules. 8) Not to exceed 75 people capacity. 9) Internal Sound Proofing measures to be used. Paige Heath, owner agrees to all conditions. Rebecca Roeker, counsel advises that Kariainen’s motion made would including the 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: Suralski – yes, Wilson – no, Buckholtz – yes, Karianen – yes, Shuman – yes. Four to one in favor of the application.

NEW BUSINESS

a) Eugene Rumsey Certified Survey Map that crosses the exterior boundary of an existing County Subdivision Plat. Kozlowski explains the map and that approval, conditional acceptance or rejection from Committee. Jesse Suzan, Land Surveying explains why the CSM was needed. Discussion held. Motion to approve the CSM by Shuman, second by Wilson. All in favor.

b) Amending Ordinance to make Holding Tank an option of last resort. Kozlowski explains the request. Ginny Chabek, TRH Chairman speaks in favor of this change. Kozlowski will bring draft language for this. Linda Zillmer, Edgewater property owner and Village of Birchwood resident speaks of concerns. Discussion held.

c) Update on Tourist Rooming House Ad Hoc Committee relating to Zoning process/permitting. Ginny Chabek, Tourist Rooming House Chairman request language to be changed in the Ordinance and that things need to get done soon. Ben Kurtzweil, Town of Hayward resident and Chairman speaks about other counties and staffing in Zoning. Douglas Kurtzweil, Town of Hunter resident. Feels Zoning should handle this, they also need staff and enforcement staff. Processes and timelines. Sawyer County, Wisconsin Towns Association. Kozlowski explains handout letter.

d) Sawyer County, Wisconsin Towns Association. Kozlowski explains handout letter. Kozlowski explains other counties, processes for the information to give to Towns. Discussion held with Committee, Kozlowski and Sawyer County Administrator, Andy Albardo, explains the need for added staff. Kozlowski explains what other Counties do for their processes. Discussion held. Sawyer County Administrator would like to have a sit down with Town Chairmen and/or Supervisors. Ben Kurtzweil, Town of Hayward Chairman explains what has been going on in the last few months with their cases. The Town Planning Commission meets every first of the month and the Town Board meets every second Tuesday. Let's work together. Rebecca Roeker, counsel urges to cutoff public comment. Linda Zillmer, Edgewater property owner & Village of Birchwood resident speaks. Rebecca Roeker, counsel rebuts her comment. Linda Zillmer speaks of the Town of Sand Lake.

a) Any new business that may come before the committee for discussion only. None.

ADJOURNMENT

Buckholtz adjourns meeting at 11:04am.

Minutes prepared by Kathy Marks, Deputy Zoning & Conservation Administrator