

**MINUTES OF PUBLIC HEARING
Sawyer County Zoning Committee
September 20, 2023**

Zoning Committee Members

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

Zoning Administration

Jay Kozlowski, Zoning Administrator
Kathy Marks, Deputy Zoning Administrator
Rebecca Roeker, Legal Counsel

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, Savitski and Suralski. Wilson and Kariainen absent. From the Zoning Office: Kozlowski and Marks. Rebecca Roeker as legal counsel for Sawyer County is virtual.

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

c) Pledge of Allegiance.

d) Approval of August 16th, 2024 minutes. Motion by Suralski to approve the August 16th, 2024 minutes, second by Savitski. All in favor. Motion carries.

f) Public Comment: Linda Zillmer, Edgewater property owner and Village of Birchwood resident speaks of process concerns.

REZONES

a) None.

CONDITIONAL USE APPLICATIONS

a) A Public Hearing in the Town of Lenroot. CUP #24-016. Owner: William & Jane Gross Family Trust. Part of the SE ¼ of the SW ¼; S35, T42N, R09W; Lot 1, CSM #7485 Tax ID #39565; Parcel #014-9442-35-3410; 1.84 total acre; Zoned Residential/ Recreational One (RR-1). Permit desired for an accessory structure 48' x 60' (59' x 62') with lean-to across Town Road from where primary dwelling is located. Primary dwelling located at 12173N Wagner Circle Tax Id # 18725. This is to replace and increase an existing garage that would have storage space for a 30' travel trailer 25'pontoon, 2 fishing boats,

1 UTV and add a small workshop. This has no habitable space and is wood frame. Per Sawyer County Code of Ordinances, Appendix D, Section 4.26(2) Accessory structure across a Town Road (Wagner Circle). With automatic conditions. Kozlowski reads the application, staff report and Town approval. 1 opinion letter returned with no objections. Motion by Shuman to open the public hearing portion of the application, second by Savitski. All in favor. Tam & Dave Hubeler, owners speak in favor of the application. No other audience comments. Motion to close the public hearing portion of the application by Shuman, second by Suralski. All in favor. Kozlowski reads the discussion/action portion of the application. Motion by Shuman to approve the application with conditions of 1) No habitable area is allowed in this structure. 2) No commercial use or operation allowed in structure. 3) Size of proposed accessory structure not to exceed 59' x 62' with lean-to. 4) Must follow all other Town, County, State, Federal regulations/laws/conditions including a potential Town Driveway Permit. 5) Removal of existing garage on this vacant lot is required within 1 year of date of issued Land Use Permit. (Land Use Permit still required if CUP is approved). 5) A deed restriction or lot binding agreement is required so that lot containing primary dwelling and lot containing new proposed accessory structure cannot be sold separately. 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 Savitski. Roll call finds: Buckholtz – yes, Suralski – yes, Shuman – yes, Savitski – yes. All in favor.

b) A Public Hearing in the Town of Round Lake. CUP #24-017. Owner: Treeland Cottages Inc., Linda Treland, Harold & Janet Treland. The NW ¼ of the SW ¼ and the SW ¼ of the SW ¼; both in S36, T41N R07W; Tax ID #26393 & #26394; Parcel #024-741-36-3201 and 024-741-36-3301; 39.008 & 37.797 for a total of 76.805 acres; Both zoned Residential/Recreational Two (RR-2). Permit desired for modifying the original CUP #12-007 and as amended CUP #16-001 for Treeland Cottages, Inc. to increase the number of recreational vehicle sites from seventy-five (75) to one hundred (100). The additional sites may be either transient or permanent. All other restrictions currently in place would remain. Per Sawyer County Code of Ordinances, Appendix D, Section 17.2(B)(1) & Section 6.6. With conditions. Kozlowski reads the application, staff report, and Town approval. No opinion letters returned. Motion to open the public hearing portion of the application by Suralski, second by Shuman. All in favor. Harold Treland, owner speaks in favor of the application. Discussion with Committee held. Owner agrees

to all conditions. Linda Zillmer, Edgewater property owner & Village of Birchwood resident speaks of sewer & ground water concerns. Harold Treland, owner explains their set-up and how they are oversized and that Moss Creek is not near the campground. No other comments. Motion to come out of the public hearing portion by Shuman, second by Savitski. All in favor. Kozlowski reads the discussion/action portion of the application. Kozlowski and Committee have discussion. Motion by Savitski to approve the application with conditions of:

1) Setbacks:

a) On Highway B, the existing 100' tree buffer is to be maintained. b) Any campsites are to be a minimum of 300' from Moss Creek. C) Any campsites are to be a minimum of 300' from existing house to the west of this property on County Hwy B.

2) No more than 3 docks (or piers) allowed in Moss Creek and no motorized watercraft allowed to access to Moss Creek (the motorized access may not be compliant with State Public Trust Doctrine). 3) No water park allowed (swim pool area only). 4) No mobile homes allowed; only recreational vehicles or approved "park model units. 5) All lighting must be down lighting. 6) No cabins allowed. 7) No permanent attachments to any recreational vehicles allowed. 8) Sites only to be in operation from April 15 until November 15th. A year-round caretaker is allowed to live on the premises. 9) No more than 100 campsites allowed. 10) A permanent manager or designee available 24 hours per day. 11) Quiet hours from 11PM to 8AM every day. 12) No fireworks allowed. 13) Of the 100 campsites allowed – 60 may be seasonal; 40 must remain transient. 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. No other discussion held. Roll call finds: Suralski – yes, Savitski – yes, Buckholtz – yes, Shuman – yes. All in favor.

NEW BUSINESS

a) Holding Tanks – Systems of last resort Discussion held with Kozlowski, Eric Wellauer, County Sanitarian and the Committee. Information regarding system of last resort and system of choice. Ginny Chabek, Round Lake Township resident speaks in favor of septic systems, with more supervision needed and that if holding tanks are desired that it would be heard by the Zoning Committee as a Special Use. Discussion continues.

b) Zoning Committee Public Hearing Dates for 2025. Discussion held with action to occur at October Meeting.

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

Meeting adjourned at 9:25am by Buckholtz.

Minutes prepared by Kathy Marks, Deputy Zoning Administrator

For more information please contact the Zoning office