

**MINUTES OF PUBLIC HEARING
Sawyer County Zoning Committee
October 18, 2024, 8:30 am**

Zoning Committee Members

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

Zoning Administration

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

PRELIMINARY MATTERS

a) Call to Order and Roll Call

Shuman 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 called finding present: Buckholtz – absent, Shuman, Wilson, Suralski, Savitski and Kariainen - all present. From the Zoning Office Kozlowski and Marks. Rebecca Roeker legal counsel for Sawyer County - Virtual

b) Pledge of Allegiance

c) 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 Sawyer County Gazette.

d) Approval of September 20, 2024 Minutes. Motion by Suralski to approve the September 20, 2024 minutes as presented. Second by Savitski. All in favor.

e) Public Comment by: Douglas Kurtzweil Town of Hunter resident, Linda Zillmer, Edgewater property owner and Village of Edgewater resident, Steve Beining, Town of Draper resident.

REZONE APPLICATION

a) A Public Hearing in the Town of Edgewater. RZN #24-012. Owner: Ronald & Laura Zook. Part of the SE ¼ of the NE ¼; S 20, T37N, R 09W; Part of Parcel #008-934-20-1404, Part of Tax ID #8740; 1.85 total acres; Zoned Agricultural One (A-1). Purpose of request is to rezone to Commercial One (C-1) for a permitted landscaping business use. This would also include the storage of equipment and materials onsite available for purchase. Kozlowski reads the application, staff report, Town recommendation (tabled), no comment letters returned. Motion to open the public hearing portion of the application by Wilson, second by Suralski, All in favor. Ronald Zook, owner speaks in favor of the application, Jesse Miller, buyer speaks in favor of the application. Linda Zillmer, Town of Edgewater property owner, Village of Birchwood resident neither speaks in favor or against the application. Douglas Kurtzweil, Town of Hunter resident

neither speaks in favor or against the application. Motion by Wilson to close the public hearing portion of the application, second by Savitski. All in favor. Kozlowski reads the discussion/action portion of the application. Motion by Wilson to table the application until November so the Town of Edgewater may get their recommendation to the Committee, second by Kariainen. Roll call finds: Suralski -yes, Wilson – yes, Shuman – yes, Savitski – yes, Kariainen – yes. All in favor.

b) A Public Hearing in the Town of Meadowbrook. RZN #24-013. Owner: Brad & Wenda Whitacre. Part of Government Lot 1; S31, T37N, R06W; Parcel #016-637-31-5101; Tax ID#19396; 25 total acres; Zoned Forestry One (F-1). Purpose of request is to change from Forestry One (F-1) to Agricultural Two (A-2) to raise bees and small livestock. Animals will be fenced out of the forest & wetland areas. The Shoreland/Wetland District is not subject to change as part of this request. Kozlowski reads the application, staff report, Town recommendation (approved), no comment letters returned. Motion to open the public hearing portion of the application by Savitski, second by Suralski. All in favor. Wenda Whitacre, owner speaks in favor of the application. Brad Whitacre, owner speaks in favor of the application. No other comments. Motion to close the public hearing portion of the application by Suralski, second by Kariainen. All in favor. Kozlowski reads the discussion/action portion of the application. Motion by Savitski 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) 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 Wilson. Roll call finds Suralski – yes, Shuman – yes, Wilson – yes, Savitski – yes, Kariainen yes. All in favor.

CONDITIONAL USE APPLICATION

a) A Public Hearing in the Town of Bass Lake. CUP #24-018. Owner: Robert & Carolyn Miles. Part of the NE ¼ of the NE ¼, S29, T40N, R09W; Parcel #002-940-29-1104; Tax ID #3826; Lot 5 CSM 22-123 #6167; 5.22 total acres; Zoned Agricultural One (A-1). Permit desired for a Conditional Use Permit for an accessory structure 8'10" x 20'4" with 1' overhangs; 165 sq. feet; to be used for tool storage and keep them out of the elements. Per Sawyer County Code Ordinance Appendix D, Section 4.26 (1) with mandatory conditions. Kozlowski reads the application, staff report, Town recommendation (denied), no comment letters returned. Motion to open the public hearing portion of the application by Wilson, second by Savitski. All in favor. Robert Miles, owner speaks in favor of the application. Discussion held. Rebecca Roeker, council advises. Discussion held. Linda Zillmer, Edgewater property owner and Village of Birchwood resident speaks. Motion to come out of the public hearing portion of the application by Wilson, second by Suralski. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held by Committee and Kozlowski. Motion to deny the application by Wilson with same reasons as the Town Findings: 1) It is not a structure that qualifies for a conditional use. 2) It is not in compliance with the Town or County Ordinance. 3) It is not in compliance with the spirit or intent of the Sawyer County Zoning Ordinance and Town of Bass Lake comprehensive Plan (section 8.10). Other reasons: 1) It doesn't fall into uses allowed by Zone district. 2) It would be damaging to the rights of others and property values in the area. 3) It is not compatible with the surrounding use, 4) It would have a negative effect on the

development of residential dwellings. 5) This is a non-conforming use and would be and would be unauthorized accessory structure on vacant land because of size. Roll call finds: Wilson - yes, Savitski – yes, Shuman – yes, Suralski -yes, Kariainen – yes. All in favor.

b) A Public Hearing in the Town of Sand Lake. CUP #24-019. Owner: Jiles & Kassandra Gudis. Village of Stone Lake Original Plat, Lots 4-6 & 7, Block 7; S19, T39N, R09W; Parcel #'s 026-188-07-0400 & -0700; Tax ID's #27-192 & #27-193; .505 total acres; Zoned Residential One (R-1). Permit desired for in home occupation for a one-chair stylist salon that occupies less than 25% of floor space in dwelling. Per Section of the Sawyer County Code Ordinance Appendix D Section 17.1 (B) (6). Kozlowski reads the application, staff report, Town recommendation (approved), Sanitation district letter, no comment letters returned. Motion to open the public hearing portion of the application by Savitski, second by Kariainen. All in favor. Kassandra Gudis, owner speaks in favor of the application. No other comments. Motion to close the public hearing portion of the application by Savitski, second by Suralski. All in favor. Kozlowski reads the discussion/action portion of the application. Rebecca Roeker, Council advises. Motion by Kariainen to approve the application with conditions of: 1) Hours of operation by appointment only, Monday-Friday between 8am-8pm. 2) Obtain licensing requirements from DATCP. 3) Stone Lake Sanitation District approval for Wastewater Treatment Plan (Change of use). 4) Must meet all Sign Ordinance requirements as specified in the Sawyer County Zoning Ordinance. 5) All other Town, County, State, Federal Laws are followed. Second by Suralski. 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. Roll call finds: Shuman – yes, Suralski – yes, Kariainen – yes, Savitski – yes. Wilson recused herself from the application and decision. All in favor.

c) A Public Hearing in the Town of Ojibwa. CUP #24-020. Owner: Reel Speedy LLC. Agent: Lynne & Zach Runge. Part of the NW ¼ of the NW ¼ North of Hwy 70; S01, T38N, R06W; Parcel #020-638-01-2201; Tax ID #20304; 17.4 total acres; Zoned Agricultural One (A-1). Permit desired for Sawyer County Code Ordinances Appendix D, Section 14.4 (B) (5) for small domestic animals, also as Section 17.4 (B) (25) as the kennel is to act as an “Animal Rescue” facility including boarding, grooming, and veterinarian services. Kozlowski reads the application, staff report, Town recommendation (approved), 1 comment letter returned. Motion by Suralski to open the public hearing portion of the application, second by Savitski. All in favor. Lynn Runge, agent speaks in favor of the application, shows map of plans. Discussion held with Committee. Douglas Kurtzweil speaks neither in favor or against the application. No other comments. Motion to close the public hearing portion of the application by Savitski, second by Wilson. All in favor. Kozlowski reads the discussion/action portion of the application. Motion to approve the application by Suralski with condition of 1) 65 dog limit. 2) Obtain licensing requirements from DATCP including any Veterinary Services. 3) Entrance to be located off Dorscheid Road. 4) Possible vegetation screening requirements. 5) Must meet all Sign Ordinance requirements as specified in the Sawyer County Zoning Ordinance. 6) All other Town, County, State, Federal Laws are followed. 7) CUP for potential “kennel/animal rescue facility including veterinary

services” to stay with the property and not just the owner. It is anticipated that if facility is built any future owner would be interested in continuing the same use. Second by Savitski. Finding 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. Roll call finds: Savitski -yes, Wilson – yes, Suralski – yes, Shuman – yes, Kariainen – yes. All in favor.

5-minute break called. Shuman calls the meeting back to order at 10:16am.

FINAL PLAT REVIEW

a) A Public Hearing for “Pine Cone Pond, LLC” Final 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 goes over the conditions for the Preliminary Map. Conditions were approved. Motion to open the public hearing portion of the Plat Map by Savitski, second by Wilson. All in favor. Kozlowski reads the Town approval. No opinion letters returned. John Vollmer, owner speaks in favor of the Plat. No other comments. Motion by Savitski to close the public hearing portion of the Plat, second by Wilson. All in favor. Kozlowski reads the discussion/action portion of the Plat. Motion by Kariainen to approve the Final Plat Map for Pine Cone Pond LLC, second by Savitski. No other discussion held. Roll call finds: Wilson – yes, Suralski – yes, Shuman – yes, Savitski – yes, Kariainen – yes. All in favor.

PLAT REVIEW

a) “The Preserve” Phase #3 Extension requested for 19 lots and 5 additional outlots. Located in the Town of Round Lake. Owner: Jeremy Hill. Sawyer County Code of Ordinances Appendix C Section 5.3 “Final plats shall be submitted to Zoning Committee within 180 days of preliminary acceptance unless this requirement is waived by the Zoning Committee.” With the conditions placed on the property for wetland delineations and storm water management the applicant will be unable to have Phase #3 ready within 180 days. WI Statutes – Ch 236.25 would set a default timeframe that the final plat is to be recorded within 36 months after the preliminary approval. Zoning Administrator recommends defaulting timeframes to specified WI State Statutes. Phase #1 & #2 are scheduled to be heard in November and submitted to Zoning Committee within 180 days. Kozlowski explains the need to postpone the Plat Map request. Jeremy Hill, owner speaks in favor of the extension request. Motion to approve the extension request by Wilson, second by Kariainen. All in favor. Roll call finds: Kariainen -yes, Wilson – yes, Suralski – yes, Savitski – yes, Shuman – yes. All in favor.

NEW BUSINESS

a) 2025 Meeting Dates. Kozlowski reads and explains the one date change because of a Holiday. Motion by Savitski to approve the 2025 meeting dates, second by Suralski. All in favor.

b) Multi-Dwelling Development Ordinance Amendment. Kozlowski explains updates. Suggests having a AD-HOC Committee and having some Town Board Supervisors to serve. Discussion

held by Committee, Albarado (County Administrator) and Kozlowski. Motion to approve request by Savitski, second by Suralski. All in favor.

c) Any other business that may come before the Committee. Kozlowski explains Notification deadlines and Timelines of the work in the Zoning Office. County Administrator, Andy Albarado speaks of the by-laws and how things are notified. Marks explains the process. Discussion held.

ADJOURNMENT

Shuman adjourns the meeting at 10:50am.

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

***For more information please contact our office or see our website at sawyercountygov.org