

**MINUTES**  
**SAWYER COUNTY ZONING COMMITTEE**  
**December 20, 2024 at 8:30AM**  
**Sawyer County Courthouse**

**Zoning Committee**

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

**ZONING ADMINISTRATION**

Jay Kozlowski, Zoning & Conservation Administrator  
Kathy Marks, Deputy Zoning and Conservation 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 Call finds present Buckholtz, Shuman, Wilson, Savitski and Kariainen. Attending from the Zoning Office Kozlowski and Marks. Rebecca Roeker, legal counsel for Sawyer County is 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. 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. Rebecca Roeker legal counsel addresses the publications and advises they meet State Stats.

4) Approval of the November 15, 2024 minutes. Motion by Wilson to approve the November 15, 2023 minutes, second by Savitski. All in favor.

6) Public Comment: Don Robinson Chip Camp LLC, Linda Zillmer, Edgewater property owner and Village of Birchwood resident speak.

**REZONE APPLICATIONS**

a) A Public Hearing in the Town of Couderay. RZN #24-014. Owner: Mary Slisz-Chucka. Part of the NE ¼ of the NW ¼, Lot 2 CSM 37/38 #8522; S10, T38N, R08W; Tax ID #44181; Parcel #004-838-10-2104; 31.4 total acres; Zoned Residential/Recreational – Two (RR-2) and Agricultural-One (A-1). Purpose of request is to rezone approximately 24.32 acres south of the Couderay River from Residential/Recreational Two (RR-2) to Agricultural-One (A-1). This would then allow for existing Agricultural Use buildings to remain on the property with a pending sale of land north of the river. The Shoreland/Wetland overlay district is not subject to change as part of this request. Kozlowski reads the application, staff report, and Town approval. There was 1 objection

letter returned and that was sent to the committee and read by all. Motion by Shuman to go into public hearing, second by Savitski. All in favor. Mary Chucks, owner speaks in favor of the application. Dee Dee Whitnik, neighbor questions and has no objection. No other comments. Motion to close the public hearing by Wilson, second by Kariainen. 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) 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. 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. Roll call finds: Buckholtz – yes, Wilson – yes, Shuman – yes, Savitski – yes, Kariainen – yes. All in favor.

b) A Public Hearing in the Town of Couderay. RZN #24-015, Owner: James Mead. Part of Government Lot 3, Lot 2 CSM 36/122 #8412; S08, T39N, T08W; Tax ID# 43687; Parcel #004-839-08-5304; 6.10 total acres; Zoned Forestry-One and Part of the SW ¼ of the SW ¼, Lot 1 CSM 38-296 #8776; S08, T39N, R08W; Tax ID#45111, Parcel #004-839-08-3305; 3.56 total acres zoned Forestry One (F-1). Purpose of request is to rezone approximately 9.66 acres from Forestry One (F-1) to Residential/Recreational Two (RR-2) to be able to create new lots. The Shoreland/Wetland overlay district is not subject to change as part of this request. Kozlowski reads the application, staff report, and Town approval. There were 2 objection letters returned and those were sent to the committee and read by all. Rebecca Roeker advises committee. Kozlowski confirms that the LCO Tribe was notified. Motion to open the public hearing by Savitski, second by Kariainen. All in favor. James Mead, owner speaks in favor of the application. No other comments. Motion by Savitski to close the public hearing portion of the application by Savitski, second by Shuman. All in favor. Kozlowski reads the discussion /action portion of the application. Motion by Savitski approve the application with findings of facts: 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. 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 Wilson. Roll call finds: Wilson – yes, Savitski – yes, Buckholtz – yes, Kariainen – yes, Shuman – yes. All in favor.

c) A Public Hearing in the Town of Radisson. RZN #24-016, William & Timothy Kehoe. The SE ¼ of the SE ¼ & The SW ¼ of the SE ¼ East of the River; both in S22, T38N, R07W; Tax ID#'s 22699 & 22697; Parcel #'s 022-738-22-4302 & 022-738-22-4401; 40 total acres & 14.39 total acres; All zoned Residential/Recreational One (RR-1). Purpose of request is to rezone approximately 54.39 acres from Residential/Recreational One (RR-1) to Agricultural One (A-1) for proper zoning for the use of the property (farming) & future expansion of farming. The Shoreland/Wetland overlay district is not subject to change as part of this request. Kozlowski reads the application, staff report, and Town approval. There were no objection letters returned. Motion by Shuman to open the public hearing portion of the application, second by Kariainen. All in favor. William Kehoe, owner speaks in favor of the application. Discussion with committee held. No other comments. Motion to close the public hearing portion of the application by Shuman, second by Savitski. All in favor. Kozlowski reads the discussion/action portion of the application. Motion by Kariainen 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 Shuman. Roll call finds: Buckholtz – yes, Wilson – yes, Shuman – yes, Savitski – yes, Kariainen – yes.

#### **CONDITIONAL USE APPLICATIONS**

a) A Public Hearing in the Town of Weirgor. CUP #24-023. Owner: Margaret Gerber. Agent: Patrick & Debra Longmire. Part of Government Lot 3, Lot 1 CSM 35/283 #8329; S26, T37N, R07W; Tax ID #43342; Parcel #030-737-26-5307; 1.03 total acres; Zoned Residential/Recreational-One (RR-1). Purpose of request is to remove the restrictive covenants that was placed on the property in 2019 to allow for a garage to be built on the separate vacant lot not containing a dwelling. It states that the lots cannot be sold separately unless the structure is removed or otherwise resolved. Potential buyer and owner want to apply for an after-the-fact conditional use permit to approve existing garage on vacant land and be given a 3-year timeframe to apply for a Land Use Permit to build new dwelling on this lot within permit timeframe. Per Sawyer County Code of Ordinance Appendix-D Section 4.26(1) with automatic conditions. Kozlowski reads the application, staff report, Town approval. No opinion letters were returned. Motion by Savitski to open the public hearing portion of the application, second by Wilson. All in favor. Margaret Gerber, owner speaks in favor of the application. No other comments. Motion to close the public hearing portion of the application by Shuman, second by Savitski. All in favor. Kozlowski reads the discussion/action portion of the application. Motion by Savitski to approve the application with conditions of: 1) 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. 2) Accessory structure not to be used for habitation. 3) Size of accessory structure not to increase until dwelling is build. Existing size of accessory structure is 32' x 36'. 4) A fire # / site address be applied for within 3 months after property is sold. 5) CUP is to go with the property and not just the owner. However, 3-year time frame would still remain the same. 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: Kariainen – yes, Wilson – yes, Buckholtz – yes, Savitski – yes, Shuman – yes. All in favor.

### **FINAL PLAT REVIEW**

a) A Public Hearing in the Town of Bass Lake for “Sugar Bush” Final County Subdivision Plat for 7 Lot proposal. Located in Government Lot; S04, T39N, R9W; Bass Lake, Sawyer County. Owner: Paul Danczyk. Kozlowski explains the process and this being the last step for the Committee to vote regarding the Final Plat. Discussion is held. Rebecca Roeker, council advises. Motion to open the public hearing by Savitski, second by Shuman. All in favor. Paul Danczyk, owner speaks in favor of the “Sugar Bush” Final Plat. No other comments. Motion to close the public hearing portion of the application by Savitski, second by Shuman. All in favor. Kozlowski reads the discussion/action portion of the application. Motion by Savitski to approve the Final Plat for “Sugar Bush”, second by Kariainen. Discussion held. Wilson amends the motion to include that the storm water analysis through the DNR be done, second by Shuman. No other comments. Discussion held with Danczyk and Kozlowski. Rebecca Roeker, council advises that the storm water is regulated by the DNR and does not need to be a condition and that it is regulated by the State not Zoning. So, then Kozlowski can sign the Plat now to keep it moving forward. Discussion continues. No conditions needed. Roll call finds: Wilson – yes, Buckholtz – yes, Shuman – yes, Savitski – yes, Kariainen – yes. All in favor.

### **NEW BUSINESS**

a) Commercial Storage Condo Units Kozlowski explains that this was a request by a land owner that there would be habitable space in the storage buildings. Ben Kurtzweil Town of Hayward Chairman explains the Town concerns of this.

b) TRH with large number of bedrooms vs. Hotel/Motel. Kozlowski explains of concerns to change the Ordinance with Zoning issues as more of these are being built. Rebecca Roeker, council advises. Ginny Chabek, THR AD-HOC Chairman speaks of changing

the Ordinance to 5 bedrooms, resort definitions, Hotel/Motel. Linda Zillmer, Edgewater property owner and Town of Birchwood resident speaks. No other comments.

c) Any other business that may come before the Committee. Ben Kurtzweil, Town of Hayward Chairman would like to have guidance regarding special use applications. Discussion with Kozlowski held. Camping cabins. Discussion held. Committee request Kozlowski with draft language to be brought back to read.

#### **ADJOURNMENT**

Buckholtz adjourns meeting at am.10:13am

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

For more information please contact our office or see our website  
[@sawyercountygov.org](mailto:@sawyercountygov.org) for audio.