



Sawyer County
Zoning Committee Meeting
Friday, March 21, 2025 @ 8:30 AM
Sawyer County Board Room

AGENDA

- 1. ZOOM INFORMATION: TO VIEW OR PARTICIPATE IN THE VIRTUAL MEETING FROM A COMPUTER, IPAD, OR ANDROID DEVICE PLEASE GO TO [HTTPS://ZOOM.US/J/99413118485](https://zoom.us/j/99413118485). YOU CAN ALSO USE THE DIAL IN NUMBER FOR LISTENING ONLY AT 1-312-626-6799 WITH THE WEBINAR ID: 994 1311 8485. IF ADDITIONAL ASSISTANCE IS NEEDED PLEASE CONTACT THE ZONING & CONSERVATION DEPARTMENT AT 715-634-8288 PRIOR TO THE MEETING.**

- a. Agenda amended 3/18/25 at 1:07PM CST

- 2. PRELIMINARY MATTERS**

- a. Roll Call
- b. Pledge of Allegiance
- c. State of Committee and Hearing Procedure & Statement of Hearing Notice
 - i) State of Committee and Hearing Procedure & Statement of Hearing Notice
- d. Approval of Previous Meeting Minutes - February 21, 2025 minutes. (A copy of the audio recording of this meeting & video may be found at sawyercountygov.org for more information).
- e. Public Comment

Please note comment time is intended for general public comments, not comments relating to a specific application before this Committee. Each Agenda item requiring a public hearing will have its public hearing conducted just prior to the application being considered by this Committee. If you wish to speak on a specific Agenda item, we encourage you to hold your comments until that specific public hearing. Comments should be directed to the Committee as a whole and should not be directed to individual Committee Members or Staff.

- 3. REZONE APPLICATIONS**

- a. A Public Hearing in the Town of Meteor. RZN #25-004. Owner: Matthew Kormann & Steven & Ann Kormann. The SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$. All in S04, T37N, R08W; Tax ID #39968 and 39967; Parcel # 018-837-04-3302 and 018-837-04-3401. 38.137 and 38.154 for 76.291 total acres; All Zoned Forestry One (F-1). Purpose of request is to rezone both parcels of Forestry-One (F-1) to

Agricultural-One (A-1) to have as pasture land. This would then be a permitted use per the Sawyer County Code of Ordinances – Appendix D – Section 17.4.

- b. Discussion/Action in the Town of Meteor. RZN #25-004. Owner: Matthew Kormann & Steven & Ann Kormann. The SW ¼ of the SW ¼ and the SE ¼ of the SW ¼. All in S04, T37N, R08W; Tax ID #39968 and 39967; Parcel # 018-837-04-3302 and 018-837-04-3401. 38.137 and 38.154 for 76.291 total acres; All Zoned Forestry One (F-1). Purpose of request is to rezone both parcels of Forestry-One (F-1) to Agricultural-One (A-1) to have as pasture land. This would then be a permitted use per the Sawyer County Code of Ordinances – Appendix D – Section 17.4.

4. CONDITIONAL USE APPLICATIONS

- a. A Public Hearing in the Town of Draper. CUP #25-004. Owner: Eugene Burt. Tabled from 2/25/25 Zoning Committee meeting. Part of the NE ¼ of the NW ¼; S11, T39N, R04W; Tax ID#6634; Parcel #006-439-11-2101; 39 total acres; Zoned (A-2) Agricultural Two. Permit desired for a Perpetual Family Burial Plat. As per Sawyer County Code of Ordinances -Appendix D, Section 17.5 (B)(21) for a Cemetery.
- b. Discussion/Action in the Town of Draper. CUP #25-004. Owner: Eugene Burt. Tabled from 2/25/25 Zoning Committee meeting. Part of the NE ¼ of the NW ¼; S11, T39N, R04W; Tax ID#6634; Parcel #006-439-11-2101; 39 total acres; Zoned (A-2) Agricultural Two. Permit desired for a Perpetual Family Burial Plat. As per Sawyer County Code of Ordinances -Appendix D, Section 17.5 (B)(21) for a Cemetery.
- c. A Public Hearing in the Town of Lenroot. CUP #25-024. Owner: Jeffrey & Lynette Fix Trust. Part of the NE ¼ of the SE 1/4; S34, T42N, R09W; Tax ID #18666; Parcel # 014-942-34-4108; 1.45 total acres; Zoned Residential/Recreational One (RR-1). Permit desired for a 45'x80' accessory building across a Town Road (Ewig Road) from where the principal structure is located. This will be setback 90' from the centerline of the road, 5' to the South lot line, 25' to the North lot line and 300' to West line. Per Sawyer County Code of Ordinance – Appendix D - Section 4.26(2) & (3) with conditions
- d. Discussion/Action in the Town of Lenroot. CUP #25-024. Owner: Jeffrey & Lynette Fix Trust. Part of the NE ¼ of the SE 1/4; S34, T42N, R09W; Tax ID #18666; Parcel # 014-942-34-4108; 1.45 total acres; Zoned Residential/Recreational One (RR-1). Permit desired for a 45'x80' accessory building across a Town Road (Ewig Road) from where the principal structure is located. This will be setback 90' from the centerline of the road, 5' to the South lot line, 25' to the North lot line and 300' to West line. Per Sawyer County Code of Ordinance – Appendix D - Section 4.26(2) & (3) with conditions
- e. A Public Hearing in the Town of Meadowbrook. CUP #25-018. Owner Steve & Angela Kjellberg. Agent: Lee Larsen. Part of the NW ¼ of the SW ¼; S15, T37N, R06W; Tax ID #19103; Parcel #016-637-15-3205; Zoned Agricultural Two (A-2);

1.50 total acres. Permit desired for: Construction of a 250' self-support cell tower with Bug Tussel Wireless Internet equipment on it. Per Sawyer County Code of Ordinance – Appendix D – Section 17.4 (B) (4).

- f. Discussion/Action in the Town of Meadowbrook. CUP #25-018. Owner Steve & Angela Kjellberg. Agent: Lee Larsen. Part of the NW ¼ of the SW ¼; S15, T37N, R06W; Tax ID #19103; Parcel #016-637-15-3205; Zoned Agricultural Two (A-2); 1.50 total acres. Permit desired for: Construction of a 250' self-support cell tower with Bug Tussel Wireless Internet equipment on it. Per Sawyer County Code of Ordinance – Appendix D – Section 17.4 (B) (4).
- g. A Public Hearing in the Town of Radisson. CUP #25-007. Owner: James & Leslie Walczak. The SE ¼ of the NW ¼; Map of Survey 20387-4; S20, T38N, R07W; Tax ID#22616; Parcel #022-738-20-2401; 40 total acres; Zoned Agricultural One (A-1). Known as the Earthly Materials Pit. Permit desired for the 5-year renewal of CUP #19-035. Last renewed on July 19, 2019 for the location/operation of a non-metallic mineral extraction including rock crusher and asphalt plant. The CUP was originally approved at public hearing on June 15, 2007.
- h. Discussion/Action in the Town of Radisson. CUP #25-007. Owner: James & Leslie Walczak. The SE ¼ of the NW ¼; Map of Survey 20387-4; S20, T38N, R07W; Tax ID#22616; Parcel #022-738-20-2401; 40 total acres; Zoned Agricultural One (A-1). Known as the Earthly Materials Pit. Permit desired for the 5-year renewal of CUP #19-035. Last renewed on July 19, 2019 for the location/operation of a non-metallic mineral extraction including rock crusher and asphalt plant. The CUP was originally approved at public hearing on June 15, 2007
- i. A Public Hearing in the Town of Draper. CUP #25-008. Owner: WI DNR Flambeau River State Forest. All of Sec 28; S28, T39N, R03W; Parcel #006-339-28-5101; 599.53 total Acres, Zoned Forestry One (F-1). Permit is desired for the 5-year renewal of CUP #19-040. Last renewed on August 16, 2019 for the location of a non-metallic mineral extraction operation, including rock crusher which was approved at public hearing on August 15, 2014. 80 acres of the 600 acres is being considered. Known as the Payne Pit.
- j. Discussion/Action in the Town of Draper. CUP #25-008. Owner: WI DNR Flambeau River State Forest. All of Sec 28; S28, T39N, R03W; Parcel #006-339-28-5101; 599.53 total Acres, Zoned Forestry One (F-1). Permit is desired for the 5-year renewal of CUP #19-040. Last renewed on August 16, 2019 for the location of a non-metallic mineral extraction operation, including rock crusher which was approved at public hearing on August 15, 2014. 80 acres of the 600 acres is being considered. Known as the Payne Pit.
- k. A Public Hearing in the Town of Winter. CUP #25-009. Owner: WI DNR Flambeau River State Forest. The SE ¼ of SW ¼ & the SE ¼; Tax ID# 32716; Parcel # 032-337-14-3401; 200 total acres; Zoned Forestry One (F-1). Permit desired for the 5-year renewal of CUP #19-031. Last renewed on June 21, 2019 for the location/operation of a non-metallic mineral extraction including rock crusher. The CUP was originally approved at public hearing on May 20, 2005 Known as the

Price Creek Pit.

- l. Discussion/Action in the Town of Winter. CUP #25-009. Owner: WI DNR Flambeau River State Forest. The SE ¼ of SW ¼ & the SE ¼; Tax ID# 32716; Parcel # 032-337-14-3401; 200 total acres; Zoned Forestry One (F-1). Permit desired for the 5-year renewal of CUP #19-031. Last renewed on June 21, 2019 for the location/operation of a non-metallic mineral extraction including rock crusher. The CUP was originally approved at public hearing on May 20, 2005 Known as the Price Creek Pit.
- m. A Public Hearing in the Town of Winter. CUP #25-010. Owner: WI DNR Flambeau River State Forest. All of Sec 34, T37N, R04W; Tax ID# 33128; Parcel #032-437-34-1101; 640 total acres. 40 acres of the 640 total acres, more specifically the area lying North of Cedar Rapids Road and South of West Lane. Permit desired for the 5-year renewal of CUP #20-002. Last renewed on February 21, 2020 for the location/operation of a non-metallic mineral extraction including rock crusher. The CUP was originally approved at public hearing on October 21, 2001. Known as the Cedar Rapids Pit.
- n. Discussion/Action in the Town of Winter. CUP #25-010. Owner: WI DNR Flambeau River State Forest. All of Sec 34, T37N, R04W; Tax ID# 33128; Parcel #032-437-34-1101; 640 total acres. 40 acres of the 640 total acres, more specifically the area lying North of Cedar Rapids Road and South of West Lane. Permit desired for the 5-year renewal of CUP #20-002. Last renewed on February 21, 2020 for the location/operation of a non-metallic mineral extraction including rock crusher. The CUP was originally approved at public hearing on October 21, 2001. Known as the Cedar Rapids Pit.
- o. A Public Hearing in the Town of Lenroot. CUP #25-020. Owner: Sawyer County Forest Crop. Agent: Town of Lenroot. All of Sec 2; Tax ID#17985; Parcel # 014-942-02-1101; 646.20 total acres; Zoned Forestry One (F-1). Permit desired for the 5-year renewal of CUP #19-041. Last renewed on October 21, 2019 for the location/operation of a non-metallic mineral extraction including a rock crusher. The CUP was originally approved at the public hearing on October 18, 1996. Known as the Seeley Fire Lane Pit.
- p. Discussion/Action in the Town of Lenroot. CUP #25-020. Owner: Sawyer County Forest Crop. Agent: Town of Lenroot. All of Sec 2; Tax ID#17985; Parcel # 014-942-02-1101; 646.20 total acres; Zoned Forestry One (F-1). Permit desired for the 5-year renewal of CUP #19-041. Last renewed on October 21, 2019 for the location/operation of a non-metallic mineral extraction including a rock crusher. The CUP was originally approved at the public hearing on October 18, 1996. Known as the Seeley Fire Lane Pit.
- q. A Public Hearing in the Town of Meadowbrook. CUP #25-021. Owner: Donald & Christine Hajdasz. Part of the SW ¼ of the SE ¼; S22, T37N, R06W; Tax ID #19281; Parcel #016-637-22-4301; 32.74 total acres; Zoned Agricultural One (A-1) & Forestry One (F-1). Permit desired for the 5-year renewal of CUP #19-036. Last renewed on July 19, 2019 for the location/operation of a non-metallic mineral

extraction including rock crusher. The original CUP was approved at public hearing on May 18, 1990. Known as the Hajdasz Pit.

- r. Discussion/Action in the Town of Meadowbrook. CUP #25-021. Owner: Donald & Christine Hajdasz. Part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$; S22, T37N, R06W; Tax ID #19281; Parcel #016-637-22-4301; 32.74 total acres; Zoned Agricultural One (A-1) & Forestry One (F-1). Permit desired for the 5-year renewal of CUP #19-036. Last renewed on July 19, 2019 for the location/operation of a non-metallic mineral extraction including rock crusher. The original CUP was approved at public hearing on May 18, 1990. Known as the Hajdasz Pit.
- s. A Public Hearing in the Town of Round Lake. CUP #25-022. Owner: Robert & Joan Vitcenda Trust. Part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$; S34, T41N, R07W; Tax ID #26296; Parcel #024-741-34-4101; 42.9 total acres; Zoned Forestry One (F-1). Permit desired for the 5-year renewal of CUP #19-045. Last renewed on November 19, 2019 for the location/operation of a non-metallic mineral extraction including rock crusher. The CUP was originally approved at the public hearing on September 20, 2002. Known as the County Hwy B Pit.
- t. Discussion/Action in the Town of Round Lake. CUP #25-022. Owner: Robert & Joan Vitcenda Trust. Part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$; S34, T41N, R07W; Tax ID #26296; Parcel #024-741-34-4101; 42.9 total acres; Zoned Forestry One (F-1). Permit desired for the 5-year renewal of CUP #19-045. Last renewed on November 19, 2019 for the location/operation of a non-metallic mineral extraction including rock crusher. The CUP was originally approved at the public hearing on September 20, 2002. Known as the County Hwy B Pit.
- u. A Public Hearing in the Town of Weirgor. CUP #25-023. Owner: James & Nancy Schweitzer. Part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ & SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; S27, T37N, R07W; Tax ID #32278; Parcel #030-737-27-2103; 23 total acres; Zoned Agricultural One (A-1) & Tax ID #32282; Parcel #030-737-27-2401; 40 total acres; Zoned Agricultural One (A-1) for a total of 63 acres. Permit desired for the 5-year renewal of CUP #19-028. Last renewed on June 21, 2019 for the location/operation of a non-metallic mineral extraction including rock crusher. The CUP was originally approved at the public hearing on December 19, 2003. Known as the Schweitzer's Pit.
- v. Discussion/Action in the Town of Weirgor. CUP #25-023. Owner: James & Nancy Schweitzer. Part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ & SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; S27, T37N, R07W; Tax ID #32278; Parcel #030-737-27-2103; 23 total acres; Zoned Agricultural One (A-1) & Tax ID #32282; Parcel #030-737-27-2401; 40 total acres; Zoned Agricultural One (A-1) for a total of 63 acres. Permit desired for the 5-year renewal of CUP #19-028. Last renewed on June 21, 2019 for the location/operation of a non-metallic mineral extraction including rock crusher. The CUP was originally approved at the public hearing on December 19, 2003. Known as the Schweitzer's Pit.

5. NEW BUSINESS

- a. Draft Ordinance Language for “camping cabins” and "park model" amendments within licensed campgrounds per Section 6.610 Sawyer County Code of Ordinances – Appendix D. Discussion/Action to send to Towns.
- b. Clerical error observed within existing ordinance as it relates to Sawyer County Code of Ordinances – Appendix D -Section 2 (77) (Discussion Only)
- c. Bakery Use. CUP per zone district vs Rezone to Commercial (Policy Discussion)
- d. Any new business that may come before the board. (Discussion)

6. ADJOURNMENT

**SAWYER COUNTY ZONING COMMITTEE
STATEMENT OF COMMITTEE HEARING AND PROCEDURE AND STATEMENT OF
HEARING NOTICE**

This Sawyer County Zoning Committee ("Zoning Committee") meeting is being held this day and will be called to order at approximately 8:30 a.m. in the Sawyer County Courthouse, 10610 Main Street, Hayward, Wisconsin.

This Statement of Committee Hearing and Procedure and Statement of Hearing Notice is for the public's reference and supplements on the statements on the record under Agenda Item No. 1, "Preliminary Matters." This Statement of Committee Hearing and Procedure and Statement of Hearing Notice is incorporated into the record of today's Zoning Committee meeting.

Nothing in this Statement of Committee Hearing and Procedure and Statement of Hearing Notice modifies or otherwise limits the provisions set forth in the Wisconsin Statutes and other applicable law.

Any persons requiring assistance with this may contact the Sawyer County Zoning Administrator or request assistance at the Zoning Committee meeting during public comments.

STATEMENT OF COMMITTEE HEARING AND PROCEDURE

Individual Public Hearing: Generally, each application requiring a public hearing shall have an individual public hearing conducted just prior to the Agenda item in which the Zoning Committee may take action.

Public Hearing Process: Each public hearing conducted at this Zoning Committee meeting will follow this order: (1) presentation of a summary of the petition set forth in the application or request; (2) submission of a file to the Zoning Committee; and (3) the applicant's statements (or the applicant's representative's statements) and presentation of evidence; (4) public testimony by persons desiring to give pertinent testimony (a "Speaker") in support of the application; (5) public testimony by Speakers in objection to the application; and (6) any rebuttal as permitted by the Zoning Committee Chair. Once the Zoning Committee has the pertinent information, the public hearing will be closed and thereafter the Zoning Committee may deliberate, discuss, pose questions to the Sawyer County staff, legal counsel or the applicant, and take action on the application within the Zoning Committee's discretion.

Hearing Appearance Slip: For all hearings to be conducted at today's Zoning Committee meeting, any Speaker desiring to give pertinent testimony will be afforded the opportunity to do so. A Speaker must complete a Hearing Appearance Slip, which is provided at this meeting next to the meeting Agenda. After completion, the Speaker shall deliver the Hearing Appearance Slip to the Zoning Committee Chair prior to the commencement of the Zoning Committee meeting.

Process and Guidelines for Testimony by Speakers: Prior to speaking, the Speaker must be recognized by the Zoning Committee Chair in order to speak. Once recognized by the Zoning Committee Chair, the Speaker must state their full name and address before

giving testimony. The Speaker should also state whether the Speaker represents a client, group, or other association, whether the Speaker is in favor or opposes the proposal on which the testimony is being given, and other pertinent information. Speakers should confine their testimony to the facets and matters presented. Speakers should avoid repetitive testimony, and Speakers are encouraged to state that they agree or disagree with other comments to avoid repetitive testimony. A Speaker's testimony will be limited to three (3) minutes, unless additional time is provided for by the Zoning Committee Chair. Orderly procedures require that each Speaker proceeds without interruption by others. All testimony will be addressed to the Zoning Committee and there will be no questions or arguments between individuals. The Zoning Committee is under no obligation to answer questions posed by the Speaker during the public hearing.

Applications for Rezoning: On applications for a change in zoning designation of property, the decision of the Zoning Committee is a recommendation to the Sawyer County Board of Supervisors for final determination and action. This provision does not modify or otherwise limit the provisions set forth in Wis. Stat. § 59.69 or any other applicable law.

Appeal of Certain Decisions: Any person aggrieved by a decision regarding a conditional use or any other decision in which the County Zoning Committee is the decision making body, a person may commence an action with the Sawyer County Board of Appeals to review the Zoning Committee's decision in whole or in part, within 30 days of the date following the committee's decision letter. This provision does not modify or otherwise limit the provisions set forth in Wis. Stat. § 59.694.

STATEMENT OF HEARING NOTICE

Each public hearing conducted at this Zoning Committee meeting has been published as a Class 2 notice in accordance with Wisconsin Statutes Ch. 985 in the Sawyer County Record and the Sawyer County Gazette, and publically posted within the Sawyer County Courthouse.

QUESTIONS

Please contact the Sawyer County Zoning Administrator should you have any questions regarding this Statement of Committee Hearing and Procedure and Statement of Hearing.