



Sawyer County
Zoning Committee Meeting
Friday, April 25, 2025 @ 8:30 AM
Sawyer County Board Room

AGENDA

1. ZOOM INFORMATION (AGENDA AMENDED 3:44PM 4/22/25)

- a. To view or participate in the virtual meeting from a computer, iPad, or Android device please go to <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.

2. PRELIMINARY MATTERS

- a. Roll Call
- b. Pledge of Allegiance
- c. State of Committee and Hearing Procedure & Statement of Hearing Notice
- d. Approval of Previous Meeting Minutes
- 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. None

4. CONDITIONAL USE APPLICATIONS

- a. A Public Hearing in the Town of Edgewater. CUP #25-017, Nancy Sirinek. The SE ¼ of the SW ¼, S10, T37N, R09W; Parcel #008-937-10-3401; Tax ID #8309; 40 total acres; Zoned Agricultural One (A-1); Known as the Sirinek Pit. Permit desired for the 5-year renewal of CUP #19-025. Last renewed on May 17, 2019 for the location/operation of a non-metallic mineral extraction including rock crusher and possible hot mix plant. 20 allowable acres of the 40 total acres of the parcel. The CUP was originally approved at public hearing on April 19, 2002.

- b. Discusison/Action in the Town of Edgewater. CUP #25-017, Nancy Sirinek. The SE ¼ of the SW ¼, S10, T37N, R09W; Parcel #008-937-10-3401; Tax ID #8309; 40 total acres; Zoned Agricultural One (A-1); Known as the Sirinek Pit. Permit desired for the 5-year renewal of CUP #19-025. Last renewed on May 17, 2019 for the location/operation of a non-metallic mineral extraction including rock crusher and possible hot mix plant. 20 allowable acres of the 40 total acres of the parcel. The CUP was originally approved at public hearing on April 19, 2002.
- c. A Public Hearing in the Town of Sand Lake. CUP #25-025; Darryl & Ruth Ann Mast. The SW ¼ of the SW ¼ and the SE ¼ of the SW ¼; All in Section 09, T39N, R09W; Parcel #'s 026-939-09-3301 & 026-939-09-3401; Tax ID #'s 28106 & 28107; 40 total acres & 39.87 total acres; Total of both 79.87 acres. All zoned Agricultural One (A-1). Known as the Old 27 Road Pit. Permit is desired for the 5-year renewal of CUP #18-006 for the location/operation of a non-metallic mineral extraction. The CUP was originally approved at public hearing on May 18, 2018. Allowable acres of pit are 5 acres.
- d. Discussion/Action in the Town of Sand Lake. CUP #25-025; Darryl & Ruth Ann Mast. The SW ¼ of the SW ¼ and the SE ¼ of the SW ¼; All in Section 09, T39N, R09W; Parcel #'s 026-939-09-3301 & 026-939-09-3401; Tax ID #'s 28106 & 28107; 40 total acres & 39.87 total acres; Total of both 79.87 acres. All zoned Agricultural One (A-1). Known as the Old 27 Road Pit. Permit is desired for the 5-year renewal of CUP #18-006 for the location/operation of a non-metallic mineral extraction. The CUP was originally approved at public hearing on May 18, 2018. Allowable acres of pit are 5 acres.
- e. A Public Hearing in the Town of Radisson. Reclamation Plan for CUP #25-029. Marvin Mullet Jr. Agent: Select Materials LLC. – Darryl Mast. The NE ¼ of the NW ¼; S20, T39N, R06W; Parcel #022-638-20-2101; Tax ID #21791; 40 total acres; Zoned Agricultural One (A-1). 24 total acres to be mined out of the 40 total acres. Permit desired for the Sawyer County NR 135 Reclamation Issuance for location/operation of a non-metallic mineral open pit limited to 24 acres of actual mine site.
- f. Discussion/Action in the Town of Radisson. Reclamation Plan for CUP #25-029. Marvin Mullet Jr. Agent: Select Materials LLC. – Darryl Mast. The NE ¼ of the NW ¼; S20, T39N, R06W; Parcel #022-638-20-2101; Tax ID #21791; 40 total acres; Zoned Agricultural One (A-1). 24 total acres to be mined out of the 40 total acres. Permit desired for the Sawyer County NR 135 Reclamation Issuance for location/operation of a non-metallic mineral open pit limited to 24 acres of actual mine site.
- g. A Public Hearing in the Town of Radisson. Location/Operation for CUP #25-029. Marvin Mullet Jr. Agent: Select Materials LLC. – Darryl Mast. The NE ¼ of the NW ¼; S20, T39N, R06W; Parcel #022-638-20-2101; Tax ID #21791; 40 total acres; Zoned Agricultural One (A-1). 24 total acres to be mined out of the 40 total acres. Permit desired for the non-metallic mineral extraction including rock crusher. Known as the Old Hwy 70 Pit.

- h. Discussion/Action in the Town of Radisson. Location/Operation for CUP #25-029. Marvin Mullet Jr. Agent: Select Materials LLC. – Darryl Mast. The NE ¼ of the NW ¼; S20, T39N, R06W; Parcel #022-638-20-2101; Tax ID #21791; 40 total acres; Zoned Agricultural One (A-1). 24 total acres to be mined out of the 40 total acres. Permit desired for the non-metallic mineral extraction including rock crusher. Known as the Old Hwy 70 Pit.
- i. A Public Hearing in the Town of Hayward. CUP #25-030. Hayward Demo LLC & Select Land Holdings LLC. Agent: Darryl Mast. 1) E ½ of the NE ¼ of the NE ¼; 2) The SE ¼ of the NE ¼; Both in S31, T41N, R09W; Parcels # 010-941-31-1102 & 010-941-31-1401 (Parcel #1 & 2); Tax ID's #13057 & 13059; 20 acres & 40 acres for a total of 60 acres; Both Zoned Industrial One (I-1); Part of the NW ¼ of the SW ¼, Lot 1-4 CSM 6/77 # 1154; S32, T41N, R09W' Parcel #010-941-32-3204; Tax ID #13118; 19.0 total acres; Zoned Forestry One (F-1) & Industrial One (I-1). All proposed containers would be located within the Industrial-One Zone District. Permit desired for 8'x40' storage containers on property. Parcels 1 & 2 would house 4 containers of non-hazardous material and 8 containers of hazardous material (placed & regulated per ATF guidelines) to make a total of 12 containers stored in a remote section of the property. Parcel #3 would house 8 containers of non-hazardous material; containers would also serve as a barrier between the customer service area and the active sand mine. Per Sawyer County Code of Ordinances – Appendix D – Section 2 (93) and 17.7(B)(4&5)
- j. Discussion/Action in the Town of Hayward. CUP #25-030. Hayward Demo LLC & Select Land Holdings LLC. Agent: Darryl Mast. 1) E ½ of the NE ¼ of the NE ¼; 2) The SE ¼ of the NE ¼; Both in S31, T41N, R09W; Parcels # 010-941-31-1102 & 010-941-31-1401 (Parcel #1 & 2); Tax ID's #13057 & 13059; 20 acres & 40 acres for a total of 60 acres; Both Zoned Industrial One (I-1); Part of the NW ¼ of the SW ¼, Lot 1-4 CSM 6/77 # 1154; S32, T41N, R09W' Parcel #010-941-32-3204; Tax ID #13118; 19.0 total acres; Zoned Forestry One (F-1) & Industrial One (I-1). All proposed containers would be located within the Industrial-One Zone District. Permit desired for 8'x40' storage containers on property. Parcels 1 & 2 would house 4 containers of non-hazardous material and 8 containers of hazardous material (placed & regulated per ATF guidelines) to make a total of 12 containers stored in a remote section of the property. Parcel #3 would house 8 containers of non-hazardous material; containers would also serve as a barrier between the customer service area and the active sand mine. Per Sawyer County Code of Ordinances – Appendix D – Section 2 (93) and 17.7(B)(4&5)
- k. A Public Hearing in the Town of Winter. CUP #25-027, Tod & Amy Torgerson Trust. Part of the SW ¼ of the SW ¼; S12, T39N, R05W; Parcel #032-539-12-3301; Tax ID #35012; 34.02 total acres; Zoned Agricultural One (A-1). Known as the Heath Pit. Permit desired for the 5-year renewal of CUP #19-034. Last renewed July 19, 2019 for location/operation of a non-metallic mineral extraction including rock crusher. 18 allowable acres of the 34 total acres. The CUP was originally approved at public hearing on July 17, 1998.
- l. Discussion/Action in the Town of Winter. CUP #25-027, Tod & Amy Torgerson Trust. Part of the SW ¼ of the SW ¼; S12, T39N, R05W; Parcel #032-539-12-

- 3301; Tax ID #35012; 34.02 total acres; Zoned Agricultural One (A-1). Known as the Heath Pit. Permit desired for the 5-year renewal of CUP #19-034. Last renewed July 19, 2019 for location/operation of a non-metallic mineral extraction including rock crusher. 18 allowable acres of the 34 total acres. The CUP was originally approved at public hearing on July 17, 1998.
- m. A Public Hearing in the Town of Winter. CUP #25-028. Daniel Johnson. The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ & the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$; All in S17, T38N, R03W; Parcel #'s 032-338-17-1101 & 032-338-17-1402; Tax ID's #32837 & 32847; 40 acres each for a total of 80 acres; Both zoned Forestry One (F-1). Known as the Johnson Pit. Permit desired for the 5-year renewal of CUP #19-016. Last renewed March 20, 2019 for the location/operation of a non-metallic mineral extraction including rock crusher. The CUP was originally approved at public hearing on August 15, 2004.
 - n. Discussion/Action in the Town of Winter. CUP #25-028. Daniel Johnson. The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ & the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$; All in S17, T38N, R03W; Parcel #'s 032-338-17-1101 & 032-338-17-1402; Tax ID's #32837 & 32847; 40 acres each for a total of 80 acres; Both zoned Forestry One (F-1). Known as the Johnson Pit. Permit desired for the 5-year renewal of CUP #19-016. Last renewed March 20, 2019 for the location/operation of a non-metallic mineral extraction including rock crusher. The CUP was originally approved at public hearing on August 15, 2004.
 - o. (Recommendation to postpone to May Zoning Committee Meeting) A Public Hearing in the Town of Weirgor. CUP #25-031. H & S Excavating LLC. Part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ & the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$; both in S23, T37N, R07W; Parcel #'s 030-737-23-3101 & 030-737-23-3201; Tax ID's #32070 & 32072; 17.1 & 14.34 for a total of 31.44 acres; Both zoned Agricultural One (A-1); Known as the Blomberg Pit. Permit desired for the 5-year renewal of CUP #19-046. Last renewed November 15, 2019 for the location/operation of a non-metallic mineral extraction including rock crusher. The CUP was originally approved at public hearing on December 20, 2003.
 - p. Discussion/Action in the Town of Weirgor. CUP #25-031. H & S Excavating LLC. Part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ & the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$; both in S23, T37N, R07W; Parcel #'s 030-737-23-3101 & 030-737-23-3201; Tax ID's #32070 & 32072; 17.1 & 14.34 for a total of 31.44 acres; Both zoned Agricultural One (A-1); Known as the Blomberg Pit. Permit desired for the 5-year renewal of CUP #19-046. Last renewed November 15, 2019 for the location/operation of a non-metallic mineral extraction including rock crusher. The CUP was originally approved at public hearing on December 20, 2003.
 - q. A Public Hearing in the Town of Sand Lake. CUP #25-032. Kenton & Ami Slabaugh. Part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$; S08, T39N, R09W; Parcel #026-939-08-4404; Tax ID #45310; 31.13 total acres; Zoned Agricultural One (A-1). Known as the J&D Pit. Permit desired for the 5-year renewal of CUP #20-007 for the location/operation of a non-metallic mineral extraction. The CUP was originally approved at public hearing on May 15, 2020.
 - r. Discussion/Action in the Town of Sand Lake. CUP #25-032. Kenton & Ami

- Slabaugh. Part of the SE ¼ of the SE ¼; S08, T39N, R09W; Parcel #026-939-08-4404; Tax ID #45310; 31.13 total acres; Zoned Agricultural One (A-1). Known as the J&D Pit. Permit desired for the 5-year renewal of CUP #20-007 for the location/operation of a non-metallic mineral extraction. The CUP was originally approved at public hearing on May 15, 2020.
- s. A Public Hearing in the Town of Winter. CUP #25-033. Fund VIII Lake Newco, LLC. Agent: Steigerwaldt Land Services. The NE ¼ of the SW ¼; S24, T38N, R05W; Parcel #032-538-24-3101; Tax ID #34283; 40 total acres; Zoned Forestry One (F-1). Known as the ATP Pit. Permit desired for the 5-year renewal of CUP #19-012. Last renewed on May 15, 2020 for the location/operation of a non-metallic mineral extraction including rock crusher. The CUP was originally approved at public hearing on March 17, 2006
 - t. Discussion/Action in the Town of Winter. CUP #25-033. Fund VIII Lake Newco, LLC. Agent: Steigerwaldt Land Services. The NE ¼ of the SW ¼; S24, T38N, R05W; Parcel #032-538-24-3101; Tax ID #34283; 40 total acres; Zoned Forestry One (F-1). Known as the ATP Pit. Permit desired for the 5-year renewal of CUP #19-012. Last renewed on May 15, 2020 for the location/operation of a non-metallic mineral extraction including rock crusher. The CUP was originally approved at public hearing on March 17, 2006.
 - u. A Public Hearing in the Town of Ojibwa. CUP #25-034. WI Northern Highlands NMTC LLC. Agent: Steigerwaldt Land Services. The SE ¼ of the SE ¼; S08, T39N, R06W; Parcel #020-639-08-4401; Tax ID #21056; 40 total acres; Zoned Forestry One (F-1). Known as the Yankee Joe Pit. Permit desired for the 5-year renewal of CUP #19-015. Last renewed on March 15, 2019 for the location/operation of a non-metallic mineral extraction including rock crusher. The CUP was originally approved at public hearing on March 17, 2006.
 - v. Discussion/Action in the Town of Ojibwa. CUP #25-034. WI Northern Highlands NMTC LLC. Agent: Steigerwaldt Land Services. The SE ¼ of the SE ¼; S08, T39N, R06W; Parcel #020-639-08-4401; Tax ID #21056; 40 total acres; Zoned Forestry One (F-1). Known as the Yankee Joe Pit. Permit desired for the 5-year renewal of CUP #19-015. Last renewed on March 15, 2019 for the location/operation of a non-metallic mineral extraction including rock crusher. The CUP was originally approved at public hearing on March 17, 2006.
 - w. (Agent has requested withdrawal of application) A Public Hearing in the Town of Round Lake. CUP #25-035. Owner: Abel & Laura Channing. Agent: Dairyland Power Cooperative. Part of the NE ¼ of the NW ¼, Lot 2 CSM 28/146 #7236 & Part of the NW ¼ of the NE ¼, Part Lot 2 & OL 1 CSM 28/135 #7231; All in S29, T41N. R07W; Parcel #'s 024-741-29-2103 & 024-741-29-1201; Tax ID's 25898 zoned Agricultural One (A-1) & 25893 (zoned Agricultural One (A-1) & Residential/Recreational One (RR-1); 36.58 acres and 9.18 acres for a total of 45.76 total acres. Lease area of 20 acres. Permit desired for the development, Construction & Operation of a 2MW Solar Generation Facility Including Battery Storage at 1MW Capacity. Per Sawyer County Code of Ordinances-Appendix D-Section 17.4 (B).

- x. Discussion/Action in the Town of Round Lake. CUP #25-035. Owner: Abel & Laura Channing. Agent: Dairyland Power Cooperative. Part of the NE ¼ of the NW ¼, Lot 2 CSM 28/146 #7236 & Part of the NW ¼ of the NE ¼, Part Lot 2 & OL 1 CSM 28/135 #7231; All in S29, T41N. R07W; Parcel #'s 024-741-29-2103 & 024-741-29-1201; Tax ID's 25898 zoned Agricultural One (A-1) & 25893 (zoned Agricultural One (A-1) & Residential/Recreational One (RR-1); 36.58 acres and 9.18 acres for a total of 45.76 total acres. Lease area of 20 acres. Permit desired for the development, Construction & Operation of a 2MW Solar Generation Facility Including Battery Storage at 1MW Capacity. Per Sawyer County Code of Ordinance-Appendix D-Section 17.4 (B).

5. PROPOSED ORDINANCE AMENDMENT

- a. A Public Hearing for Sawyer County Code of Ordinances-Appendix D, amendment to Section 2.0-Definitions & Section 6.610(1) - Trailer Camps and Campgrounds. The proposed ordinance amendment is in reference to "Camping Cabins" within licensed campgrounds. The proposed ordinance amendment changes can be found on the Sawyer County Zoning & Conservation Website.
(Discussion/Possible Action to send to County Board of Supervisors)

6. NEW BUSINESS

- a. Any new business that may come before the board. (Discussion)

7. 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.