



Sawyer County
Zoning Committee Meeting
Friday, June 20, 2025 @ 8:30 AM
Sawyer County Board Room

AGENDA

1. ZOOM INFORMATION (AGENDA AMENDED 10:19AM 6/11/2025)

- 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 May 16, 2025 Meeting 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. None

4. CONDITIONAL USE APPLICATIONS

- a. A Public Hearing in the Town of Lenroot. CUP #25-038. Owner: Town of Lenroot. Part of the SW ¼ of the NW ¼; S36, T42N, R09W; Parcel #014-942-36-2305 & 014-942-36-2312; Tax ID's #18837 & #18844; 8.484 total both acres; Zoned (RR-1) Residential/Recreational One. Permit desired for: The construction of a 24' x 36' single story storage building with a cement floor. This structure is to be located on the 1-acre parcel near the existing outhouse and to be used to house the pontoon

boat and buoys used to regulate boat traffic on Nelson Lake. (In the future it could also house equipment used on a potential park to be developed on the 7-acre parcel and boat washing equipment should that be needed if invasive species are found in Nelson Lake). The building would be owned by the Town of Lenroot but be constructed by the Nelson Lake Association with financial support from the Town and the Nelson Lake Resort Association. Per Sawyer County Code of Ordinance-Appendix D-Section 17.2(B)(16) as storage area in conjunction with public park, playground and water sports area.

- b. Discussion/Action in the Town of Lenroot. CUP #25-038. Owner: Town of Lenroot. Part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$; S36, T42N, R09W; Parcel #014-942-36-2305 & 014-942-36-2312; Tax ID's #18837 & #18844; 8.484 total both acres; Zoned (RR-1) Residential/Recreational One. Permit desired for: The construction of a 24' x 36' single story storage building with a cement floor. This structure is to be located on the 1-acre parcel near the existing outhouse and to be used to house the pontoon boat and buoys used to regulate boat traffic on Nelson Lake. (In the future it could also house equipment used on a potential park to be developed on the 7-acre parcel and boat washing equipment should that be needed if invasive species are found in Nelson Lake). The building would be owned by the Town of Lenroot but be constructed by the Nelson Lake Association with financial support from the Town and the Nelson Lake Resort Association. Per Sawyer County Code of Ordinance-Appendix D-Section 17.2(B)(16) as storage area in conjunction with public park, playground and water sports area.
- c. A Public Hearing in the Town of Hayward. CUP #25-039. Owner: WheyPro, LLC. Part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Lot 1 CSM 31/175 #7724; and Part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$; Parcel #'s 010-841-35-2204, 010-841-35-2208 and 010-841-35-2211; Tax ID's #11740, 40822, and 40825; 11.74 total acres; All Zone (A-2) Agricultural Two. Permit desired for Amendment of CUP #18-002 for new owner and also to allow TRH guest of owner's rental properties, not to exceed 8 rentals to license the golf facility. Per Sawyer County Code of Ordinances – Appendix D – Section 17.5(B)(20).
- d. Discussion/Action in the Town of Hayward. CUP #25-039. Owner: WheyPro, LLC. Part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Lot 1 CSM 31/175 #7724; and Part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$; Parcel #'s 010-841-35-2204, 010-841-35-2208 and 010-841-35-2211; Tax ID's #11740, 40822, and 40825; 11.74 total acres; All Zone (A-2) Agricultural Two. Permit desired for Amendment of CUP #18-002 for new owner and also to allow TRH guest of owner's rental properties, not to exceed 8 rentals to license the golf facility. Per Sawyer County Code of Ordinances – Appendix D – Section 17.5(B)(20).
- e. A Public Hearing in the Town of Sand Lake. CUP #25-040. Owner: Charles & Mary Markham. Part of Government Lot 8, Lot 2 CSM 1/136 #107; S06, T38N, R09W; Parcel #026-938-06-5802; Tax ID #27668; 1.66 total acres; Zoned (RR-1) Residential/Recreational One & (F-1) Forestry One. Permit desired for a 40' x 40' Storage building, 19' in height with a concrete slab as per Sawyer County Code of Ordinances – Appendix D – Section 4.26(2)&(3) with conditions. This is located across a Town Road (Sissabagama Road) from the dwelling on one parcel.

- f. Discussion/Action in the Town of Sand Lake. CUP #25-040. Owner: Charles & Mary Markham. Part of Government Lot 8, Lot 2 CSM 1/136 #107; S06, T38N, R09W; Parcel #026-938-06-5802; Tax ID #27668; 1.66 total acres; Zoned (RR-1) Residential/Recreational One & (F-1) Forestry One. Permit desired for a 40' x 40' Storage building, 19' in height with a concrete slab as per Sawyer County Code of Ordinances – Appendix D – Section 4.26(2)&(3) with conditions. This is located across a Town Road (Sissabagama Road) from the dwelling on one parcel.
- g. A Public Hearing in the Town of Lenroot. CUP #25-041. Owner: Perry Nelson. Part of the NE ¼ of the SE ¼; S34, T42N, R09W; Parcel #014-942-34-4106; Tax ID #18664; 1.39 total acres; Zoned (RR-1) Residential/Recreational One. Permit desired for a 1-story 40' x 80' storage shed. as per Sawyer County Code of Ordinances – Appendix D – Section 4.26(2)&(3), no plumbing. This is located across a Town Road (Ewig Road) from the dwelling on one parcel.
- h. Discussion/Action in the Town of Lenroot. CUP #25-041. Owner: Perry Nelson. Part of the NE ¼ of the SE ¼; S34, T42N, R09W; Parcel #014-942-34-4106; Tax ID #18664; 1.39 total acres; Zoned (RR-1) Residential/Recreational One. Permit desired for a 1-story 40' x 80' storage shed. as per Sawyer County Code of Ordinances – Appendix D – Section 4.26(2)&(3), no plumbing. This is located across a Town Road (Ewig Road) from the dwelling on one parcel.
- i. A Public Hearing in the Town of Hayward. CUP #25-042. Owner: SMM Properties LLC – David Farley. Part of the SW ¼ of the NE ¼ & the NW ¼ of the SE ¼; S28, T41N, R09W; Parcel #010-941-28-1311; Tax ID #12922; 1.149 total acres; Zoned (C-1) Commercial One. Permit desired for a New/Used car sales establishment. As per Sawyer County Code of Ordinances – Appendix – D – Section 17.6(B)(12).
- j. Discussion/Action in the Town of Hayward. CUP #25-042. Owner: SMM Properties LLC – David Farley. Part of the SW ¼ of the NE ¼ & the NW ¼ of the SE ¼; S28, T41N, R09W; Parcel #010-941-28-1311; Tax ID #12922; 1.149 total acres; Zoned (C-1) Commercial One. Permit desired for a New/Used car sales establishment. As per Sawyer County Code of Ordinances – Appendix – D – Section 17.6(B)(12).

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)&(2) - 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.
- i) Option F Proposed
- b. Discussion/Action to send to County Board for Sawyer County Code of Ordinances-Appendix D, amendment to Section 2.0-Definitions & Section 6.610(1)&(2) - 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.

6. CONSULTATION WITH LEGAL COUNSEL - VARIOUS APPEALS OF SAWYER COUNTY ZONING COMMITTEE DECISIONS, ADMINISTRATIVE APPEALS, AND OTHER LEGAL MATTERS.

a. CLOSED SESSION (Discussion and Possible Action)

Consultation of motion to convene in closed session pursuant to Wis. Stat. 19.85(1)(g), "conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is likely to become involved," to wit, rendering advice on strategy to adopt for litigation in which County is involved and likely to become involved regarding appeals of Sawyer County Zoning Committee decisions and administrative appeals.

The Committee will reconvene in open session immediately following the closed session, and may have discussion and take action on matters discussed in closed session.

b. OPEN SESSION (Discussion/Action)

7. NEW BUSINESS

a. Solar Moratorium (discussion only)

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

8. 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.