



Sawyer County
Zoning Committee Meeting
Friday, July 18, 2025 @ 8:30 AM
Sawyer County Board Room

AGENDA

1. ZOOM INFORMATION (AGENDA AMENDED ON JULY 16, 2025 AT 9:50AM)

- 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. Call to Order and Roll Call
Buckholtz requests that all cell phones be silenced along with all other electronic devices and out of respect of the Committee and Public. Please note that the signs prohibiting members of the public approaching the Committee table. If you have information to share with the Committee, please fill out an "Appearance Slip" and put them in the tray. They will be picked up and presented to the Chairman. You may also email Committee members additional information.
- b. Pledge of Allegiance
- c. State of Committee and Hearing Procedure & Statement of Hearing Notice. Public Hearing was published as a Class 2 Notice in accordance with Chapter 985 of the Wisconsin State Statutes in the Sawyer County Record & Sawyer County Gazette on July 2nd and 9th, 2025.
 - i) Statement of Committee Hearing Procedure & Hearing Notice
- d. Approval of the June 20, 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 Edgewater. CUP #25-043, Owners: Paul & Magdelene Suarez. Agent: Lee Larson for Cloud 1 Service, LLC. The NE ¼ of the NE 1/3; S15, T37N, R09W; Parcel #008-937-15-1101; Tax ID #8450; 39.18 total acres; Zoned Agricultural One (A-1). Permit desired for construction of a 250' tall with a 4' Foot Lightning Rod. The self-support communication tower is (named – Edgewater). This site will host Bug Tussel Wireless fixed wireless broadband equipment. Bug Tussel intends to build as part of its effort in Sawyer County to expand rural broadband access. The tower will be owned by Cloud 1 Services, LLC. Per Sawyer County Code of Ordinance – Appendix D-Section 17.8 (B) (10) Telecommunication Ordinance.
- b. Discussion/Action in the Town of Edgewater. CUP #25-043, Owners: Paul & Magdelene Suarez. Agent: Lee Larson for Cloud 1 Service, LLC. The NE ¼ of the NE 1/3; S15, T37N, R09W; Parcel #008-937-15-1101; Tax ID #8450; 39.18 total acres; Zoned Agricultural One (A-1). Permit desired for construction of a 250' tall with a 4' Foot Lightning Rod. The self-support communication tower is (named – Edgewater). This site will host Bug Tussel Wireless fixed wireless broadband equipment. Bug Tussel intends to build as part of its effort in Sawyer County to expand rural broadband access. The tower will be owned by Cloud 1 Services, LLC. Per Sawyer County Code of Ordinance – Appendix D-Section 17.8 (B) (10) Telecommunication Ordinance.
- c. A Public Hearing in the Town of Hayward. (Tabled from June Zoning Committee Hearing) CUP #25-039. Owner: WheyPro, LLC. Part of the NW ¼ of the NW ¼, Part of the SW ¼ of the SW ¼, Lot 1 CSM 31/175 #7724; and Part of the NW ¼ of the NW ¼; 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 licensed rentals to rent the golf facility. Per Sawyer County Code of Ordinances – Appendix D – Section 17.5(B)(20).
- d. Discussion/Action in the Town of Hayward. (Tabled from June Zoning Committee Hearing) CUP #25-039. Owner: WheyPro, LLC. Part of the NW ¼ of the NW ¼, Part of the SW ¼ of the SW ¼, Lot 1 CSM 31/175 #7724; and Part of the NW ¼ of the NW ¼; 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 licensed rentals to rent the golf facility. Per Sawyer County Code of Ordinances – Appendix D – Section 17.5(B)(20).

5. PRELIMINARY PLAT REVIEW

- a. A Public Hearing in the Town of Bass Lake. This is for “Sugar Bush Phase 2”. Preliminary Subdivision Plat of “Sugar Bush Phase 2”. Owner: Trace Mullen. Phase 2 is proposed for Four (4) lots. The Four (4) lot split comes from 2 original lots as approved in the Sugar Bush Phase 1 which was originally approved for a seven (7) lot subdivision. This requires Zoning Committee acceptance, conditional acceptance or rejection. Please call or stop at the Zoning Office for more information.
- b. Discussion/Action in the Town of Bass Lake. This is for “Sugar Bush Phase 2”. Preliminary Subdivision Plat of “Sugar Bush Phase 2”. Owner: Trace Mullen. Phase 2 is proposed for Four (4) lots. The Four (4) lot split comes from 2 original lots as approved in the Sugar Bush Phase 1 which was originally approved for a seven (7) lot subdivision. This requires Zoning Committee acceptance, conditional acceptance or rejection. Please call or stop at the Zoning Office for more information.

6. FINAL PLAT REVIEW

- a. A Public Hearing in the Town of Round Lake. This is for the Final County Subdivision Plat of “The Preserve – Phase 3”. Owner: The Preserve MBF, LLC c/o Jeremy Hill. Phase 3 is for a nineteen (19) lot proposal including 5 out-lots. This requires Zoning Committee acceptance, conditional acceptance or rejection. Please call or stop at the Zoning Office for more information.

Wetland delineation

link: <https://drive.google.com/file/d/16Wskn5KyT3X8ncpKblcMdecfhtlVPPZG/view>

- b. Discussion/Action in the Town of Round Lake. This is for the Final County Subdivision Plat of “The Preserve – Phase 3”. Owner: The Preserve MBF, LLC c/o Jeremy Hill. Phase 3 is for a nineteen (19) lot proposal including 5 out-lots. This requires Zoning Committee acceptance, conditional acceptance or rejection. Please call or stop at the Zoning Office for more information.
- c. A Public Hearing Public Hearing in the Town of Round Lake for the Final County Subdivision Plat of “The Preserve – Phase 4”. Owner: The Preserve at MBF, LLC c/o Jeremy Hill. Phase 4 is for a Seven (7) lot proposal including 3 out-lots. The main 7 lots will all be larger than 5 acres. This requires Zoning Committee acceptance, conditional acceptance or rejection. Please call or stop in at the Zoning Office for more information.
- d. Discussion/Action Hearing in the Town of Round Lake for the Final County Subdivision Plat of “The Preserve – Phase 4”. Owner: The Preserve at MBF, LLC c/o Jeremy Hill. Phase 4 is for a Seven (7) lot proposal including 3 out-lots. The main 7 lots will all be larger than 5 acres. This requires Zoning Committee acceptance, conditional acceptance or rejection. Please call or stop in at the Zoning Office for more information.

7. SOLAR/BATTERY ENERGY STORAGE SYSTEM FACILITY MORITORIUM ORDINANCE

- a. A Public Hearing for a proposed ordinance for temporary moratorium, pursuant to Wis. Stat. § 59.69(4)(f) and Wis. Stat. § 59.69(4)(L), on the consideration and/or issuance of permits for solar energy systems and battery energy storage systems for a period of six (6) months to allow for research, development and drafting of a new Sawyer County Code of Ordinance Appendix addressing regulation of solar energy systems and battery energy storage systems.
- b. Discussion/Action for a proposed ordinance for temporary moratorium, pursuant to Wis. Stat. § 59.69(4)(f) and Wis. Stat. § 59.69(4)(L), on the consideration and/or issuance of permits for solar energy systems and battery energy storage systems for a period of six (6) months to allow for research, development and drafting of a new Sawyer County Code of Ordinance Appendix addressing regulation of solar energy systems and battery energy storage systems.

8. NEW BUSINESS

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

9. 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.