

**MINUTES OF PUBLIC HEARING
Sawyer County Zoning Committee
January 17, 2025**

Zoning Committee Members

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

Zoning Administration

Jay Kozlowski, Zoning & Conservation Administrator
Kathy Marks, Deputy Zoning & Conservation Administrator

Preliminary Matters

a) Call to Order and Roll Call

Buckholtz called the Public Hearing before the Sawyer County Zoning Committee to order at 8:30AM in the Sawyer County Courthouse, 10610 Main St. Hayward, Wisconsin. Roll Call finds: Buckholtz, Shuman, Wilson, Savitski and Kariainen. From the Zoning Office: Kozlowski and Marks. Legal counsel, Rebecca Roeker legal counsel for Sawyer County – virtual.

b) Pledge of Allegiance.

c) 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. The Public 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.

d) Approval of December 20, 2024 minutes. Motion by Kariainen to approve the December 20, 2024 Zoning Committee minutes. Second by Savitski. All in favor.

e) Public Comment. Linda Zillmer, Village of Birchwood resident, Town of Edgewater property owner comments.

REZONE APPLICATION

a) A Public Hearing in the Town of Hayward. RZN #25-001. Owner: Longtine Trust. Part of the NE ¼ of the NE ¼, Lot 1 CSM 6/200 #1224; S21, T41N, R09W; Tax ID#12319; Parcel #010-941-21-1106; 0.45 total acres; Zoned Residential One (R-1). Owner: J Anderson Enterprises LLC. Part of the NE ¼ of the NE ¼, Lot 2 CSM 6/200 #1224; S21, T41N, R09W; Tax ID#12315; Parcel #010-941-21-1101; 0.57 total acres; Zoned Commercial One (C-1) Purpose of request is to rezone Tax ID# 12319 approximately 1299 square feet to Commercial One (C-1) and rezone Tax ID #12315 approximately 1572 square feet to Residential One (R-1) to allow the lot lines to be changed for land swap. Kozlowski reads the application, staff report, Town opinion and 1 opinion letter with no objection. Motion to open the public hearing portion of the application by Shuman, second by Savitski. All in favor. Owner: Steve Longtine speaks in favor of the application, discussion with Committee held. 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 Shuman to 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. 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. Second by Wilson. Roll call finds: Buckholtz – yes, Wilson – yes, Shuman – yes, Savitski – yes, Kariainen -yes. All in favor.

b) A Public Hearing in the Town of Hayward. RZN #25-003. Owner: William & Ashley Strabel. Part of the SE ¼ of the SW ¼, Lot 1 CSM 15/312 #3982; S33, T41N, R09W; Tax ID#13278; Parcel #010-941-33-3408; 1.25 total acres; Zoned Residential One (R-1). Purpose of request is to rezone from Residential One (R-1) to Commercial One (C-1) to have an equipment repair business. Kozlowski reads the application, staff report, Town opinion. Two opinion letters returned, Committee was emailed and acknowledge that have read them. Motion to open the public hearing portion of the application by Shuman, second by Savitski. All in favor. Owners: William & Ashley Strabel speak in favor of the application. Discussion with Committee, Owner & Kozlowski held. Ben Kurtzweil, not for or against, and Town of Hayward Chairman explains why the Town denied the application. Speaking against the application was neighbor Scott Schultz and Linda Zillmer, Village of Birchwood resident & Town of Edgewater property owner. 2 additional public comment sheets from Dorothy Sharon & Ann Sharon read into record. 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. Rebecca Roeker, legal counsel advises the Committee and Discussion is held. Motion by Savitski to approve the application and send to the County Board with Findings of Fact: 1) Promote the public health, safety, convenience and general welfare. 2) Encourage planned and orderly land use development. 3) Recognize the needs of agriculture, forestry, industry and business in future growth. 4) Preserve wetlands. 5) Conserve soil, water and forest resources. Also, to include the entire packet for the record. Second by Kariainen. Rebecca Roeker legal counsel for Sawyer County advises. Roll call finds: Wilson – yes, Savitski – yes, Buckholtz – no, Kariainen – yes, Shuman – no. 3 to 2 for approval of the application.

CONDITIONAL USE APPLICATIONS

a) A Public Hearing in the Town of Bass Lake. CUP #25-002. Owner: Timothy & Sonia Miller. Abendpost Beach, Lot 13, & Lots 10-12 all in Blk 2. S30, T40N, R08W; Tax ID's #41119 & #13; Parcel #'s 002-103-02-1001 & 002-103-02-1300; 0.202 & 0.069 total acres; Both Zoned Residential/Recreational One (RR-1). Permit desired for construction of a 1200 sq. ft. garage, maximum height of 18' in a platted subdivision across public roadway (Poplar Lane) from where primary dwelling is located. As per the Sawyer County Code of Ordinance-Appendix D Section 4.26 (2). Kozlowski reads the

application, staff report, Town opinion. Two opinion letters returned, One with objections and one with no objections. Motion by Savitski to open the public hearing portion of the application, second by Shuman. All in favor. Owners Tim & Sonia Miller 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 Shuman to approve the application with conditions of: 1) No habitable area is allowed in the structure. 2) No commercial use or operation allowed in the structure. 3) Size of proposed accessory structure not to exceed 1200 square feet and less than 18' in height. 4) A deed restriction or restrictive covenants must be recorded with the Register of Deeds Office so that parcels may not be sold separately. (already recorded as of 10/11/24). 5. Must follow all other Town, County, State, Federal regulations/laws/conditions including an additional Town Driveway Permit. 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. Second by Savitski. Roll call finds: Wilson – yes, Savitski – yes, Shuman – yes, Kariainen – yes, Buckholtz – yes. All in favor.

b) A Public Hearing in the Town of Hunter. CUP #25-001. Owner: Chip Camp LLC. Part of the SE ¼ of the SE ¼ Section 14 & Part of the SW ¼ of the SW ¼ Section 13, Lot 1 CSM 33/225 #8027; S14, T40N, R07W; Tax ID #41979; Parcel #012-740-14-4404; 6.05 total acres; Zoned Forestry One (F-1). Part of the NE ¼ of the NE ¼ & SE ¼ of the NE ¼; S23, T40N, R07W; Tax ID's #15458 & 15464; Parcel #'s 012-740-23-1103 & 012-740-23-1403; 17.55 & 1.165 total acres; All Zoned Forestry One (F-1). Part of the NE ¼ of the NW ¼, Part of the NW ¼ of the NW ¼, Part of the SW ¼ of the NW ¼, Part of the SE ¼ of the NW ¼, Part of the NE ¼ of the SW ¼, Part of the NW ¼ of the SW ¼; All in S24, T40N, R07W; Tax ID's #15499, 15501, 15502, 15506, 15510, & 15512; Parcel #'s 012-740-24-2102, #012-740-24-2202, #012-740-24-2301, #012-740-24-2402, #012-740-24-3104 & 012-740-24-3204; 2.52, 26.48, 28.72, 3.56, 0.730, 0.870 total acres; all zoned Residential/Recreational Two (RR-2). Combined total of all land is approximately 87.5 acres. Permit requested for 11 additional camping sites on Tax ID #41979, Parcel #012-740-14-4404 and Tax ID #15458, Parcel #012-740-23-1103 for a total of 240 sites per Sawyer County Code of Ordinance appendix D, Section 17.8 (B) (3). Kozlowski reads the application, staff report, Town opinion, there were no returned opinion letters. Motion to open the public hearing portion of the application by Shuman, second by Savitski. All in favor. Owner Don Robinson speaks in favor of the application and agrees to 1-11 of the conditions listed in the staff report. Discussion with Committee held. Speaking in favor of the application is Adam Bodenschatz and Steve Bodenschatz owners of Sisko's Campground. Linda Zillmer, Village of Birchwood resident and Town of Edgewater property owner speaks neither for or against the application. No other comments. Motion to close the public hearing portion of the application by Shuman, second by Kariainen. All in favor. Kozlowski reads the discussion/action portion of the application and clarifies

staff conditions. Motion by Shuman to approve the application with conditions of: 1) Campground will comply with all requirements of Wis. Admin. Code § ATPC 79, Campgrounds and Wis. Stat. § 97, Food, Lodging and Recreation. 2) All other Federal, State, County, Town, and other local rules/laws must be followed. This would include Sawyer County Zoning & Conservation setback requirements from wetland areas, floodplain zoning, and navigable water setbacks. 3) All permits, fees, campground plan approval, and inspections required by the State of Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) must be obtained. 4) Maximum number of sites in campground limited to two hundred forty (240). 5) Set-Backs: Any site, including but not limited to camper, park model, trailer, tent, or seasonal must be a minimum of 50' to any adjacent property line. 6) No "Mobile Homes" allowed: only "Recreational" accommodations including but not limited to: travel trailers, park models, campers, tents and other approved "camping cabins". 7) All "Waste Water and Septic" systems must comply with State of Wisconsin and Sawyer County regulations. Currently all proposed campsites with this CUP request would be on "portable transfer tanks" which are approved by ATPC within licensed campgrounds. 8) Sites can only be "Operational to Public" from April 1st until December 1st. 9) A "Manager or Designee" must be available twenty-four (24) hours per day. 10) "Quiet Hours" are to be from eleven (11) pm to eight (8) am every day. 11) No "Fireworks" or "discharging of firearms" allowed. For safety use only. 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) Ensure adequate highway, utility, health, educational and recreational facilities. 5) Recognize the needs of agriculture, forestry, industry and business in future growth. 6) Encourage uses of land and other natural resources which are in accordance with their character and adaptability. 7) Provide adequate light and air, including access to sunlight for solar collectors and to wind for wind energy systems. 8) Encourage the protection of groundwater resources. 9) Preserve wetlands. 10) Conserve soil, water and forest resources. 11) Protect the beauty and amenities of landscape and man-made developments. 12) Provide healthy surroundings for family life. Roll call finds: Shuman – yes, Buckholtz – yes, Kariainen – yes, Savitski – yes, Wilson – yes. All in favor.

NEW BUSINESS

a) Zoning Department Year End Updates. Kozlowski informs the members of issuance and other updates.

b) Draft Ordinance Language for "camping cabins" amendments within licensed campgrounds per Section 6.610 Sawyer County Code of Ordinances-Appendix D. Kozlowski goes over the changes. Public comments by Adam Bodenschatz – Hayward, Linda Zillmer – Village of Birchwood resident and Town of Edgewater property owner, Ben Kurtzweil – Hayward, Steve Bodenschatz – Hayward and Don Robinson – Hayward. Committee asks Kozlowski to bring a draft for the next meeting to be voted on.

c) Pinewood Property – Letter received from Town of Hunter of issues to be addressed. Kozlowski explains. He will keep the Committee updated.

d) Kozlowski addresses the processes of Special Use (Town approval) for Forestry One & Agricultural One. Processing, Timelines and Ordinance.

e) Any other business that may come before the Committee for discussion.

Buckholtz adjourned meeting at 10:35am

Minutes prepared by: Kathy Marks, Deputy Zoning Administrator.