

**MINUTES OF PUBLIC HEARING
Sawyer County Zoning Committee
June 20, 2025**

ZONING COMIMITEE MEMBERS

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

ZONING ADMINISTRATION

Jay Kozlowski, Zoning Administrator
Kathy Marks, Deputy Zoning Administrator

PRELIMINARY MATTERS

1) Call to Order and Roll Call

Buckholtz called the Public Hearing before the Sawyer County Zoning Committee to order at 8:35 AM. In the Sawyer County Courthouse, 10610 Main St., Hayward, Wisconsin. 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 your slips and put them in the tray, they will be picked up and presented to the Chairman. You may also email Committee members additional information. Roll was called finding present: Ronald Buckholtz, Tweed Shuman-absent, Kay Wilson, Dale Magnuson, Marshal Savitski and Steven Kariainen. From the Zoning Office Jay Kozlowski and Kathy Marks. Legal Counsel Rebecca Roeker.

2) Pledge of Allegiance.

3) 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 the Sawyer County Gazette. Published on June 4th and 11th, 2025.

4) Approval of May 16, 2025 minutes. Motion to approve by Kariainen, second by Savitski. All in favor. Motion carries.

5) Public Comment: Linda Zillmer, resident of Village of Edgewater and property owner in the Town of Edgewater comments. Tanya Eitsenhoefer Township of Hayward, comments.

REZONE APPLICATION

None

CONDITIONAL USE APPLICATION

a) A Public Hearing in the Town of Lenroot. CUP #25-038. Owner: Town of Lenroot. Part 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.

Kozlowski reads the application, staff report, and Town recommendation. No other opinion letters were submitted. Motion to open the public hearing portion of the application by Savitski, second by Wilson. All in favor. Gordon Christians, Chairman for the Township of Lenroot speaks in favor of the application. No other comments. Motion to close the public hearing portion of the application by Wilson, second by Magnuson. All in favor. Kozlowski reads the discussion/action portion of the application. Motion by Savitski to approve with conditions of: 1) No habitable area is allowed in this structure including bed, bedrooms, or kitchen facilities. 2) No commercial use or operation allowed in structure. 3) Size of proposed structure not to exceed 1000 sq. ft. and 1 story.

(additional square footage added outside of requested amount to provide additional flexibility to the Town). 4) Must follow all other Town, County, State, Federal regulations/laws/conditions. 5) A Sawyer County Land Use Permit is required prior to construction or placement of the building. 6) A Site Address is required for the property. 7) The approved use of a public park, playground or water sports includes approval to construct said building for additional Nelson Lake Association storage and use. Findings of Fact: 1) Promote the public health, safety, convenience and general welfare. Along with lake safety. 2) Encourage planned and orderly land use development. 4) Ensure adequate highway, utility, health, educational and recreational facilities. 13) Provide healthy surroundings for family like. Second by Magnuson. Rebecca Roeker, legal counsel advises. Discussion held. Roll call finds: Buckholtz – yes, Magnuson – yes, Wilson – yes, Savitski – yes, Kariainen – yes. All in favor. Motion carries.

b) A Public Hearing in the Town of Hayward. 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 rentals to license the golf facility. Per Sawyer County Code of Ordinances – Appendix D – Section 17.5(B)(20). Kozlowski reads the application, staff report, Town recommendation, 1 opinion letter submitted and was sent to the Committee members, all acknowledge they read. Motion to open the public hearing portion of the application by Savitski, second by Magnuson. All in favor. Devon Doller, representative of WheyPro speaks in favor of the application. Linda Zillmer, Edgewater property owner, resident of Village of Birchwood speaks. Paul Peterman, Town of Hayward resident speaks against the application. No other comments. Motion by Kariainen to close the public hearing portion of the application, second by Savitski. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held. Rebecca Roeker, legal counsel advises.

Discussion held. Motion by Magnuson to Table until the Town of Hayward has a chance to review and make a decision. Second by Wilson. Discussion held. Rebecca Roeker, legal counsel advises. Date certain for Zoning Committee on July 18, 2025. Roll call finds: Magnuson – yes, Wilson – yes, Savitski – yes, Buckholtz – yes, Kariainen – yes. All in favor. Motion carries.

c) 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. Kozlowski reads the application, staff report, Town recommendation, no opinion letters submitted. Motion to open the public hearing portion of the application by Savitski, second by Magnuson. All in favor. Charles & Mary Markham, owners speak in favor of the application. Discussion with Committee held. Linda Zillmer property owner of Edgewater, Village of Birchwood resident speaks. Motion to close the public hearing portion of the application by Savitski, second by Magnuson. All in favor. Kozlowski reads the discussion/action portion of the application. Motion by Kay Wilson to approve the application with the conditions of: 1) No habitable area is allowed in this structure including beds, bedrooms, or kitchen facilities. 2) No commercial use or operation allowed in structure. 3) Size of proposed accessory structure not to exceed 1,600 sq ft and less than 19' in height. 4) Must follow all other Town, County, State, Federal regulations/laws/conditions including an additional Town Driveway Permit and applicable Sanitation requirements if pressurized water or plumbing fixture are installed within the proposed accessory structure. 5) A Sawyer County Land Use Permit is required prior to construction of the garage. 6) CUP goes with the property. And 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) Provide adequate light and air, including access to sunlight for solar collectors and to wind and wind energy systems. Second by Magnuson. No discussion held. Wilson – yes, Savitski – yes, Magnuson – yes, Kariainen – yes, Buckholtz – yes. All in favor. Motion carries.

d) 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. Kozlowski reads the application, staff report, Town recommendation, no opinions were submitted. Motion by Wilson to open the public hearing, second by Savitski. All in favor. Perry Nelson, owner speaks in favor of the application. Discussion with Committee held. Motion by Savitski to close the public hearing portion of the application, second by Magnuson. All in favor. Kozlowski reads the discussion/action portion of the application. Rebecca Roeker, legal counsel advises. Motion by Savitski to approve the application with conditions of: 1) No habitable area is allowed in this structure including beds, bedrooms, or kitchen facilities. 2) No commercial use or operation allowed in structure. 3) Size of proposed accessory structure not to exceed 3,600 sq ft and not to exceed 1 story (no loft). 4) Must follow all other Town, County, State, Federal regulations/laws/conditions including an additional Town Driveway Permit and applicable Sanitation requirements if pressurized water or

plumbing fixture are installed within the proposed accessory structure. 5) A Sawyer County Land Use Permit is required prior to construction of the garage. 6) CUP goes with the property. 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. Provide adequate light and air, including access to sunlight for solar collectors and to wind and wind energy systems. Second by Magnuson. No other comments. Roll call finds: Magnuson – yes, Buckholtz – yes, Kariainen – yes, Savitski – yes, Wilson – yes. All in favor Motion carries.

e) A Public Hearing in the Town of 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). Kozlowski reads the application, staff report, Town & City of Hayward recommendation, no opinion letters were submitted. Rebecca Roeker, legal counsel advises. Motion to open the public hearing portion of the application by Savitski, second by Magnuson. All in favor. David Farley, owner speak in favor of the application. Discussion held. Linda Zillmer, Edgewater property owner and Village of Birchwood resident speaks neither for or against the application. No other comments. Motion to close the public hearing portion of the application by Savitski, second by Magnuson. Discussion held. Rebecca Roeker, legal counsel advises. Motion to approve the application by Magnuson with conditions of: 1) Sawyer County Land Use Permit is required as a “new business” (in existing structure) with appropriate fees. 2) Property not to contain more than 48 vehicles offered for sale at any given time. 3) All other Town, County, State, Federal Laws are followed including WisDOT regulations, rules, and hours of operation. 4) All vehicles are to be stored, parked, or offered for display specifically at this property location including no vehicle parking within the State Hwy Right-Of-Way. 5) CUP is to go with the property. Any changes to these conditions would require additional CUP approval. 6) Town of Hayward approval needed. 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. Second by Savitski. Owner, Dave Farley agrees to the conditions. No discussion. Rebecca Roeker advises. Roll call finds: Savitski – yes, Buckholtz – no, Wilson – yes, Magnuson – yes, Kariainen – yes. 4 to 1 in favor. Motion carries.

10:00am Buckholtz breaks for 5- minute recess. Buckholtz calls meeting back to order at 10:05am

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 – “Option F”. The proposed ordinance amendment changes can be found on the Sawyer County Zoning & Conservation Website. Kozlowski reads and explains the proposed amendment, Town recommendations and comments. Discussion held. Motion to open the public hearing portion of the application by Savitski, second by Kariainen. All in favor. Kozlowski reads Linda Zillmer Edgewater property owner and resident of the Village of Birchwood’s opposed comments. No other comments. Linda Zillmer, Edgewater property owner and Village of Birchwood resident appears virtual

with comments. No other comments. Motion by Savitski to close the public hearing portion of the Amendment, second by Magnuson. Discussion held. Rebecca Roeker advises. Motion to approve by Magnuson with removing the 30%, that the campground is allowed to provide a slab, second by Kariainen. Discussion held. Rebecca Roeker advises. Kariainen withdraws his second motion. No second Motion. Motion fails. Discussion held. Motion by Savitski to approve Option "F" with prohibiting a concrete slab on park models, and send to County Board. Second by Wilson. Discussion held. Roll call finds: Buckholtz – yes, Wilson – yes, Magnuson – no, Savitski – yes, Kariainen – yes. 4 to 1 in favor. Motion carries.

CLOSED SESSION

a) Closed session starts at 10:35am. Motion to open the closed session of the meeting by Savitski, second by Magnuson. All in favor. Motion to close the closed session by Savitski, second by Wilson. All in favor. 11:30am

NEW BUSINESS

- a) Solar Moratorium. Kozlowski explains solar power, reads a letter that was submitted to the Zoning office. Roeker advises. Discussion held.
- b) Any other business that may come before the Committee. None

ADJOURNMENT

Adjourned by Ronald Buckholtz, Chairman at 11:35am

/s/Ronald Buckholtz,
Chairman
Sawyer County Zoning Committee
Sawyer County Zoning & Conservation Administration
10610 Main Street, Suite 49
Hayward, WI 54843

Minutes prepared by Kathy Marks, Deputy Zoning & Conservation Administrator