

MINUTES OF PUBLIC HEARING
Sawyer County Zoning Committee
July 18, 2025

ZONING COMMITTEE MEMBERS

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

ZONING & CONSERVATION ADMINISTRATION

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

PRELIMINARY MATTERS

a) Call to Order and Roll Call

Buckholtz calls the Public Hearing before the Sawyer County Zoning Committee to order at 8:30 am in the Sawyer County Courthouse, 10610 Main St., Hayward, Wisconsin. Roll call finding present: Ronald Buckholtz, Tweed Shuman, Kay Wilson, Marshal Savitski and Steve Kariainen. Dale Magnuson-absent. From the Zoning Office: Kozlowski and Marks. Legal Counsel, Rebecca Roeker-virtual.

b) Pledge of Allegiance.

c) Statement of Committee and Hearing Procedure and Statement of Hearing Notice.

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 on July 2nd and 9th, 2025.

e) Approval of the June 20, 2025 Minutes. Motion by Savitski to approve the June 20, 2025 minutes, second by Kariainen. All in favor.

6) Public Comment. Linda Zillmer, Edgewater property owner comments. No other comments.

REZONE APPLICATION

None

CONDITIONAL USE APPLICATION

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 1/4; 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) & Sawyer County Telecommunication Ordinance

Kozlowski reads the application, staff report, Town denial, and opinion letters into record. Motion by Shuman to open the public hearing process, second by Kariainen. All in favor. Lee Larson, agent for Cloud 1 speaks in favor of the application. Discussion with Committee held. Linda Zillmer, Edgewater property owner comments. John Dalton, Stone Lake, WI 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. Rebecca Roeker, counsel advises. Discussion held. Motion by Kariainen to deny the application, based on the Town had denied, and the location of the proposed tower and existing tower, second by Shuman. Roeker advises. Findings of Fact: 1) The Town denial as substantial evidence. 2) Denial based on the failure to that has the existing tower in the search ring. Applicant's refusal for the existing tower colocation. concerns of light pollution. And to wave the One (1) year refiling of an application, Motion by Kariainen to use the findings of fact as substantial evidence, second by Shuman. Discussion continues. Roll Call finds: Buckholtz – yes, Wilson – yes, Shuman – 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 tabled the June Committee meeting. Motion by Shuman to open the public hearing portion of the application, second by Savitski. All in favor. Devon Doler, agent speaks in favor of the application. Discussion with Committee held. Agent agrees to the conditions. Rebecca Roeker, counsel advises. Linda Zillmer, Edgewater property owner comments. 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. Discussion with Committee and Kozlowski. Rebecca Roeker advises. Motion by Savitski to approve the application with Findings of Facts: 1) Promote the public health, safety, convenience and general welfare. 2) Protect property values and property base. 3) Protect the beauty and amenities of landscape and man-made developments. Conditions of 1) No public use of the golf course facility other then TRH rentals and owners. 2) CUP goes with the current owner of the property and allows for up to 4 TRH properties access to the golf course facility. Any change to this condition would require an amendment to the CUP, a list of these will be kept in the Zoning Department files. 3) Must follow all other Town, County State, Federal regulations/laws/conditions. 4) Daylight hours only. 5) Security cameras to monitor number of people on the golf course at any given time. Second by Shuman. Roll call finds: Wilson – yes, Savitski yes-, Buckholtz – yes, Kariainen yes, Shuman – yes. All in favor. Motion carries.

Break called by Buckholtz at 9:55am. Buckholtz calls the meeting back to order at 10:00am

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 in the Zoning Office for more information. Kozlowski reads the application, staff report, Town approval, no opinion letters returned. Motion by Savitski to open the public hearing portion of the application, second by Shuman. All in favor. Discussion by Committee. Todd Gould, agent speaks in favor of the application. No other comments. Motion by Shuman to close the public hearing portion of the application, second by Savitski. All in favor. Kozlowski reads the discussion/action portion of the application. Motion by Savitski to approve the Preliminary Plat for Sugar Bush Phase #2 Plat. Second by Wilson. No discussion held. Roll call finds: Wilson – yes, Savitski – yes, Shuman – yes, Kariainen – yes, Buckholtz – yes. All in favor. Motion carries.

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. Kozlowski reads the application, staff report, Town recommendation, no opinions returned. Motion to open the public hearing portion of the application by Kariainen, second by Shuman. All in favor. Jeremy Hill, owner speaks in favor of the Final Plat. Discussion held, with the Committee, Kozlowski and Hill. Motion by Kariainen to close the public hearing portion of the application, second by Shuman. No other comments. Kozlowski reads the discussion/action portion of the application. Motion by Wilson to approve the Final Preserve Phase #3 Plat with conditions of: 1) Conditionally approve the final plat pending approval of Storm Water Management Plan. (Administrator will not sign off on the Plat and record until Storm Water Plan is approved. 2) Have the covenants recorded on the property, (same as Phase #1 and #2 attached in packet 3) Wetland Delineation. Second by Shuman. Roll call finds: Shuman – yes, Buckholtz – yes, Kariainen – yes, Savitski – yes, Wilson – yes. All in favor. Motion carries.

b) 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. Kozlowski reads the application, staff report, Town recommendation. No opinion letters returned. Motion by Savitski to open the public hearing portion of the application, second by Wilson. All in favor. Jeremy Hill, owner speaks in favor. Agrees to letter to potential owners regarding the gravel pits. 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. Discussion held. Motion by Wilson to approve the Final Plat Phase #4 with conditions of: 1) Conditionally approve the Final plat pending approval of Storm Water Management Plan. (Zoning Administrator would not sign off on Plat and Record until Storm Water Plan is approved). 2) Have the covenants recorded on the property (same as Phase #1 and #2 attached in packet 3) Wetland Delineation. attached in packet). Notification letter to potential owners regarding the gravel pits Second by Shuman. Roll call finds: Savitski – yes, Buckholtz – yes, Wilson – yes, Shuman – yes, Kariainen – yes. All in favor. Motion carries.

**PROPOSED ORDINANCE FOR TEMPORARY MORATORIUM ON THE
CONSIDERATION AND/OR ISSUANCE OF PERMITS FOR SOLAR ENERGY
SYSTEMS AND BATTERY ENERGY STORAGE SYSTEMS**

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. Kozlowski reads and explains the Solar Moratorium Ordinance. Rebecca Roeker, counsel advises. Discussion held with Committees, Roeker and Kozlowski. Linda Zillmer, Edgewater property owner comments. Rebecca Roeker advises. Motion to close the public hearing portion by Shuman, second by Savitski. All in favor. No discussion. Kozlowski reads the discussion/action portion of the Ordinance change. Motion by Kariainen to approve and change the Moratorium to nine (9) months instead of the six (6) months for enough time to finish the process of the new Solar Moratorium Ordinance. Second by Savitski. No discussion held. Roll call finds: Buckholtz – yes, Wilson – yes, Shuman – yes, Savitski – yes, Kariainen – yes. All in favor Motion carries.

NEW BUSINESS

a) Any new business that may come before the committee for discussion only. None

ADJOURNMENT

Adjournment by Buckholtz at 10:45am

Minutes prepared by Kathy Marks, Deputy Zoning & Conservation Administrator