

**MINUTES OF PUBLIC HEARING
Sawyer County Zoning Committee
August 15, 2025**

Zoning Committee Members

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

Zoning Administration

Jay Kozlowski, Zoning & Conservation 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 at the Sawyer County Courthouse, 10610 Main St., Hayward, Wisconsin. Roll is called finding present: Buckholtz, Shuman, Wilson, and Kariainen. Absent are Savitski and Magnuson. Attending from the Zoning Office: Kozlowski and Marks Mike Markgren, Sawyer County Administrator And Rebecca Roeker, legal counsel for Sawyer County is virtual.

b) 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.

c) Pledge of Allegiance. 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 30th and August 6th, 2025.

d) Approval of July 18, 2025 minutes. Motion by Kariainen to approve the July 18, 2025 minutes, second by Wilson. All in favor. A copy of the audio recording of this meeting and video may be found at sawyercountygov.org for more information.

e) Public Comment. Kim Foster, St. Paul, MN speaks against a rezone. Ginny Chabek, Round Lake property owner speaks of processes. Linda Zillmer, Edgewater property owner speaks of processes.

REZONE APPLICATIONS

a) A Public Hearing in the Town of Round Lake. RZN #25-006. Owner: Duffy Development LLC. Part of the SW ¼ SW ¼; Tax ID #25-020. Parcel #024-741-07-3302; .998 total acres; Zoned Agricultural One (A-1). Purpose of request is to rezone to Residential/Recreational One (RR-1) to be able to build a residential dwelling. Kozlowski

reads the application, staff report, Town recommendation, there were no opinions returned. Kariainen recuses himself from the application. Motion by Shuman to open the public hearing portion of the application, second by Wilson. All in favor. The applicant is not in attendance. Linda Zillmer, Village of Birchwood, Edgewater property owner speaks against the application. Motion by Wilson to close the public hearing portion of the application, second by Shuman. All in favor. Kozlowski reads the discussion/action portion of the application. Rebecca Roeker, legal counsel advises. Motion by Wilson to approve the application with findings of facts: 1) Encourage planned and orderly land use development. 2) Protect property values and the property tax base. 3) Provide healthy surroundings for family life. Second by Shuman. Discussion held. Roll call finds: Buckholtz – yes, Wilson – yes. Shuman - yes. All in favor.

b) A Public Hearing in the Town of Draper. RNZ #25-007, Matthew Stefanski. Part of the SE ¼ of the SW ¼; S06, T39N, R03W; Tax ID #5825; Parcel #006-339-06-3401; 39.86 total acres; Zoned Forestry One (F-1). Purpose of request is to rezone 39.86 total acres from Forestry One (F-1) to Agricultural Two (A-2), for (4) beef cattle and horses. Less than 15,000 lbs. of animal. Kozlowski reads the application, staff report, Town recommendation, there were no opinions returned. Savitski joins meeting virtually. Motion by Shuman to open the public hearing portion of the application, second by Kariainen. All in favor. Owner, Matthew Stefanski speaks in favor of 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. Motion by Shuman to approve the application with 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. 8) Preserve wetlands. 9) Conserve soil, water and forest resources. 10) Protect the beauty and amenities of landscape and man-made developments. 11) Provide healthy surroundings for family life. Second by Kariainen. Roll call finds: Wilson – yes, Savitski – yes, Buckholtz – yes, Kariainen – yes, Shuman – yes. All in favor.

c) A Public Hearing in the Town of Hayward. RZN #25-008. Owner: Troy & Vickie DeWitt. Part of Government Lot 2; S22, T40N; R08W; Tax ID #25-008; Parcel #010-840-22-5201; 18.2 total Acres; Zoned Forestry One (F-1). Purpose of request is to rezone entire parcel to Residential/Recreational-One (RR-1) to split and create one additional lakeshore lot for a new dwelling and 2 lots on West side of Indian Lake Road. Kozlowski explains that Troy & Vicki DeWitt have withdrawn their application for Rezone #25-008. Motion by Shuman to accept the withdraw from rezoning #25-008, DeWitt's property. Second by Kariainen. No discussion held. Roll call finds: Wilson – no, Savitski – no, Shuman – yes, Kariainen – yes, Buckholtz –yes. 3 to 2 to approve the withdrawal.

CONDITIONAL USE APPLICATIONS

a) A Public Hearing in the Town of Edgewater. CUP #25-044, Owner: Michael & Carrie Olson. Part of the SE ¼ of the SE ¼; S04, T37N, R09W; Tax ID#8123; Parcel #008-937-04-4403; 3.17 total acres; Zoned Residential/Recreational One (RR-1). Permit desired for the construction of a 12' x 24' x 16' high accessory building on vacant property. As per Sawyer County Code of Ordinance-Appendix D-Section 4.26 (1) with automatic conditions. LUP for dwelling will be taken out in (3) years. Soil evaluation, driveway and Fire # applied for. Kozlowski reads the application, staff report, Town recommendation, no opinions returned. Motion by Kariainen to open the public hearing, second by Shuman. All in favor. Owner Mike Olson appears virtual and speaks in favor of the application. Linda Zillmer, Edgewater property owner speaks against. Owner, Mike Olson explains. 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. Rebecca Roeker, legal counsel advises. Discussion held. Rebecca Roeker, legal counsel advises. Discussion held. Motion to approve the application by Wilson with conditions of: 1) Land Use Permit for accessory structure is required prior to shed being relocated and must be applied for within 1 year. 2) Land Use Permit is required and applied for **principal structure** within **3 years** from date of Zoning Committee decision. Failure to apply will result in citation with potential order for removal of accessory building. 3) Proposed accessory structure must meet all other Sawyer County Zoning & Conservation requirements including setbacks and also compliant with all other State & Federal Laws. 4) Size of accessory structure not to exceed 12' x 24' x 16' in height. 6) No habitable space allowed in shed, just storage use. Second by Kariainen. 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. Roll call finds: Shuman – yes, Buckholtz – yes, Kariainen – yes, Savitski – yes, Wilson – yes. All in favor.

Buckholtz calls for 5-minute recess at 9:35am. Buckholtz calls the meeting back to order at 9:40am.

FINAL PLAT REVIEW

a) A Public Hearing Public Hearing in the Town of Hayward for the Final County Subdivision Plat of "The Preserve – Phase 5". Owner: The Preserve at MBF, LLC c/o Jeremy Hill. Phase 5 is for a Twenty-one (21) lot proposal including 4 out-lots. The main lots will all be larger than 5 acres. Kozlowski reads the application, staff report, Town recommendation, no opinion letters returned, Kozlowski reads an opinion letter that was submitted when the Plat was being heard as a preliminary. Motion by Shuman to open the public hearing portion of the application, second by Wilson. All in favor. Jeremy Hill, owner speaks in favor of the application. Linda Zillmer, Edgewater property owner neither speaks for nor against the application. Motion by Kariainen to close the public hearing portion of the application, second by Shuman. All in favor. Kozlowski reads the discussion/action portion of the application. Motion to approve the application by Kariainen with conditions of: 1) Pending storm water plan. 2) Other conditions that were stated in the preliminary plat approval. Second by Shuman. No further discussion. Roll call finds: 1) Savitski – yes, Buckholtz – yes, Wilson – yes, Shuman – yes, Kariainen – yes. All in favor.

NEW BUSINESS

a) Citation Ordinance Amendment (discussion/action) to send to Towns. Kozlowski explains the Citation Ordinance. Discussion held. Linda Zillmer, Edgewater property owner speaks. Discussion held. Motion by Shuman to postpone for 1 month (September 19, 2025 meeting) for more information, second by Wilson. No other discussion held. All in favor.

b) Zoning Strategic Plan areas of focus. Mike Markgren, Sawyer County Administrator explains the plan needed and deadline to return to him. Markgren moves on to the Budget. Discussion held with Markgren, Kozlowski, Roeker and Committee. Kozlowski lets the Committee know of anticipated revenue in 2026 and expenses. Spoke of a full Ordinance rewrite. Discussion held. Rebecca Roeker, Legal counsel advises.

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

ADJOURNMENT

Buckholtz adjourns meeting at 10:23 am

Minutes prepared by Kathy Marks, Deputy Zoning & Conservation Administrator