

**MINUTES OF PUBLIC HEARING
Sawyer County Zoning Committee
September 19, 2025**

Zoning Committee Members

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

Zoning Administration

Jay Kozlowski, Zoning Administrator
Kathy Marks, Deputy Zoning Administrator
Rebecca Roeker, Legal Counsel

PRELIMINARY MATTERS

a) Call to Order and Roll Call

Shuman 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: Shuman, Wilson, Kariainen and Savitski. Buckholtz is absent. From the Zoning Office: Kozlowski and Marks. Rebecca Roeker as legal counsel for Sawyer County is 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 September 3rd & 10th, 2025.

d) Approval of August 15th, 2025 minutes. Motion by Wilson to approve the August 15th, 2025 minutes, second by Savitski. All in favor. Motion carries.

f) Public Comment: Adam Bodenschatz, Hayward resident speaks of the camping cabin issues. Linda Zillmer, Edgewater property owner and Village of Birchwood resident speaks of the function of the Zoning Committee, County Administrator and Zoning Department. Steve Bodenschatz Town of Hunter resident speaks of the 30% restriction for park models.

REZONES

a) None.

CONDITIONAL USE APPLICATIONS

a) A Public Hearing in the Town of Draper. CUP #25-045. Owner: Sawyer County Forest Crop. Agent: Edge Consulting Engineers. The S ½ of the SE ¼; S06, T39N, R03W; Tax ID#5831; Parcel #006-339-06-4301; 78.94 total acres; Zoned Forestry One (F-1). Permit desired for: a proposed 250ft self-supported tower and compound with access drive connecting to State Hwy 70 East. Kozlowski reads the application and staff report. Town

did not return recommendation paperwork. No returned opinion letters. Motion by Kariainen to open the public hearing portion of the application, second by Savitski. All in favor. Gary Pelletier, Vice President of Gen-Comm speaks in favor of the application. Discussion with Committee. No other comments. Motion to close the public Hearing portion of the application by Wilson, second by Savitski. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held. Motion by Wilson to approve the application with conditions of 1) Land Use Permit for telecommunication facility is required. 2) A permit bond amount unless the County is to remain owner of the Tower and would be exempt from financial assurance aspects. 3) All other Town, County, State and Federal Laws are followed. 4) A fire number must be applied for the tower site location. 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. 6) Recognize the needs of agricultural, forestry, industry and business in future growth. Second by Savitski. Roll call finds: Magnuson – yes, Wilson – yes, Shuman – yes, Savitski – yes, Kariainen – yes. All in favor.

b) A Public Hearing in the Town of Bass Lake. CUP #25-047. Owner: John Nordstrand Trust. Agent: Hill Construction. Part of Government Lot 2, Lot 1 CSM 7/355 #1510; Tax ID#3598; Parcel #002-940-23-5211; 2.69 total acres; Zoned Forestry One (F-1 and Residential/Recreational One (RR-1). Permit desired for the construction of a 40' x 60' accessory building on vacant property. Per Sawyer County Code of Ordinance-Appendix D-Section 4.26 (1) with automatic conditions. Kozlowski reads the application, staff report, Town recommendation, and one (1) opinion letter returned. Motion to open the public hearing portion of the application by Savitski, second by Wilson. All in favor. Jeremy Hill, contractor for Nordstrand speaks in favor of the application. No other comments. Motion by Wilson to close the public hearing portion of the application, second by Kariainen. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held. Motion by Savitski to approve the application with conditions of 1) Land Use Permit is required within 12 months of CUP approval for accessory structure (pole shed). 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 Town, County, State & Federal Laws. 4) Size of accessory structure not to exceed 2400 sq ft. and may not contain habitable living area. Also, Town conditions of 1) The land cannot be sold if the house/dwelling has not been constructed or a permit pulled for construction within three (3) years. 2) The building must be constructed within four (4) years. 3) Drainage mitigation must be done because of the size of the building and proximity of the lake. 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) Protect the beauty and amenities of landscape and man-made developments. 4) Provide healthy surroundings for family life. Roll call finds: Magnuson – yes, Wilson – yes, Savitski – yes, Kariainen – yes, Shuman – yes. All in favor.

c) A Public Hearing in the Town of Hayward. CUP #25-048. Owners: Stuart & Denise Sayre. Stonewood West Subdivision, Lot 6 Block 4; Tax ID#10092; Parcel #010-176-040-0600; 1.55 total acres; Zoned Residential One (R-1). Permit desired for an accessory building on vacant property not to exceed 28' x 44' and 23' in height to include storage trusses. All other setbacks to be met. Per Sawyer County Code of Ordinance-Appendix D-Section 4.26 (1) with automatic conditions. Kozlowski reads the application, staff report, Town recommendation and one (1) opinion letter. Motion to open the public hearing portion of the application by Savitski, second by Kariainen. All in favor. Stuart Sayre, owner speaks in favor of the application. No other comments. Motion to close the public hearing portion of the application by Kariainen, second by Wilson. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held. Motion by Kariainen to approve the application with conditions of: 1) Land Use Permit is required within 12 months of CUP approval for accessory structure. 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 Town, County, State & Federal Laws. 4) Size of accessory structure not to exceed 1232 sq ft. and may not contain habitable living area. 5) Fire number/Site Address required. Findings of Fact: 1) Encourage planned and orderly land use development. 2) Preserve wetlands. 3) Conserve soil, water and forest resources. 4) Protect the beauty and amenities of landscape and man-made developments. 5) Provide healthy surroundings for family life. Second by Magnuson. No other comments. Roll call finds: Wilson – yes, Savitski – yes, Shuman – yes, Magnuson – yes, Kariainen – yes. All in favor.

PRELIMINARY PLAT REVIEW

a) A Public Hearing in the Town of Couderay. This is for “Tuscobia Woods” Preliminary Subdivision Plat. Owner: Secluded Land Company LLC. NE ¼ of the SW ¼; Tax ID #4786; Parcel #004-838-15-3101; 40 total acres; Zoned Forestry One (F-1). Tuscobia Woods is proposed for (4) Lots for a total of (7) lots of the parent (40) acre parcel. Kozlowski reads the application, staff report, Town recommendation, two (2) opinions returned. Motion by Savitski to open the public hearing portion of the application, second by Kariainen. All in favor. Danial Stockert, Secluded Land Company agent speaks in favor of the application. Comments in objection: David Warner adjacent land owner speaks against the application. No other comments. Motion to close the public hearing portion of the application by Savitski, second by Kariainen. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held. Motion by Kariainen to approve the Preliminary Plat “Tuscobia Woods” second by Savitski. Discussion held.

NEW BUSINESS

a) Fee Schedule Amendment. Kozlowski explains changes and some deletions on the fee schedule for 2026. Motion by Savitski to approve the Fee Schedule, second by Magnuson. All in favor. No other discussion held. All in favor.

b) Citation Ordinance Amendment to send to Towns. Kozlowski asks if this item can be postponed until the October Zoning Committee meeting. Motion by Wilson to postpone the Citation Ordinance until October, second by Savitski. All in favor.

Shuman calls for break at 10:40am. Shuman calls back to order at 10:46am.

c) Proposed Ordinance Amendment for Trailer Camps & Campgrounds – Decision remanded back to Zoning Committee by the County Board of Supervisors. Kozlowski gives history on this proposed amendment. Rebecca Roeker, legal counsel advises. Discussion held. Rebecca Roeker, legal counsel advises. Discussion held for Town options. Rebecca Roeker, legal counsel advises. Motion by Magnuson to resend Option "F" to the Towns with 3 options of 30%, 65% and allow a cement slab to send to the Towns. No second. Motion fails. Motion by Savitski to propose 3 options: 30%, 50% and 100% for combined amount of park model trailers and camping cabins as per permitted number of sites. Second by Wilson. Discussion held. Rebecca Roeker, legal counsel advises. Discussion continues. Roll call finds: Kariainen – yes, Savitski – yes, Wilson – yes, Shuman – yes, Magnuson – no. 4 to 1 Motion approved.

d) Mobile Home Park, Can Mobile Home be replaced with park model or tiny home. Can they be used year-round? Steve Bodenschatz, Rebecca Roeker, legal counsel advises. Discussion continues. No definitive answer. Appears mobile homes are built to other specification as a park model or tiny house. May require ordinance amendments.

d) Any other business that may come before the Committee. None.

Meeting adjourned at 10:46am by Shuman.

Minutes prepared by Kathy Marks, Deputy Zoning Administrator

For more information, please contact the Zoning office