

**MINUTES OF PUBLIC HEARING
Sawyer County Zoning Committee
October 17, 2025, 8:30 am**

Zoning Committee Members

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

Zoning Administration

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

Buckholtz requests that all cell phones be silenced along with all other electronic devices, out of respect for the Committee and Public. Please note the signs prohibiting members of the public from approaching, the Committee table. If you have information to share with the Committee, please fill out an "Appearance Slip" and put it in the tray, they will be picked up and presented to the Chairman. You may also email Committee members additional information.

PRELIMINARY MATTERS

a) Call to Order and Roll Call

Buckholtz called 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 called finding present: Buckholtz, Shuman, Wilson, Savitski-absent and Kariainen. From the Zoning Office Kozlowski and Marks. Rebecca Roeker legal counsel 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 on October 1st & 8th, 2025.

d) Approval of September 19, 2025 Minutes. Motion by Wilson to approve the September 19, 2025 minutes as presented, second by Shuman. All in favor.

e) Public Comment: Dave Toczek, Town of Hunter property owner. Linda Zillmer, Edgewater property owner. Rebecca Roeker legal counsel advises.

REZONE APPLICATION

None

CONDITIONAL USE APPLICATION

a) A Public Hearing in the Town of Sand Lake. CUP #25-046. Owner: D&J Antczak. Operator: Glacier Rock Supply Inc. Part of the NW ¼ of the NW ¼ and part of the NW of the NW ¼; Both in S15, T38N, R09W; Tax ID's #27935 and 2734; Parcel's #026-938-15-2204 and 026-938-15-2203; 10 acres and 5.00 acres for 15 total acres; Both Zoned Agricultural One (A-1). Permit desired for the 5-year renewal of CUP #20-025 that was originally approved on December 18, 2020 for the location operation of a non-metallic mineral extraction including rock crusher. The CUP was approved at public hearing on December 18, 2015, with 15 total acres and 12 allowable acres to be mined and 7 acres currently being mined. Kozlowski reads the application, staff report, Town recommendation, no opinion letters returned. Motion to open the public hearing portion of the application by Shuman, second by Kariainen. All in favor. Dan Aztczak, owner speaks in favor of the application. Discussion held. No other comments. Motion to close the public hearing portion of the application by Kariainen, second by Shuman. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held by Committee. Motion by Shuman to approve the application with Conditions of: 1) Maintain compliance with NR 135 (reclamation plan including financial assurance renewals). 2) Maintain compliance with Plan of Operation including current hours of operation from 6 AM to 6 PM, Monday – Saturday, April-November with crushing to occur 6AM-9PM, Monday-Saturday (no Holidays), not to exceed 4 weeks per calendar year. 3) Maintain compliance with Department of Natural Resources Chapter 30. 4) All other Town, County, State, Federal Laws are followed. 5) CUP goes with the property. If property changes hand before next renewal the new owner must complete a “Non-Metallic Mine Transfer Form” with Sawyer County to acknowledge compliance of current plan of operation, conditions, and reclamation plan. 6) Return signed agreement letter from neighbor approving less than the 1000' minimum closer to the pit. 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) Encourage uses of land and other natural resources which are in accordance with their character and adaptability. 5) Encourage the protection of groundwater resources. 6) Preserve wetlands. 7) Conserve soil, water and forest resources. 8) Protect the beauty and amenities of landscape and man-made developments. Roll call finds: Buckholtz – yes, Magnuson – yes, Wilson – yes, Shuman – yes, Kariainen – yes. All in favor.

b) A Public Hearing in the Town of Bass Lake. CUP #25-049. Owners: Paul Munson. Agent: Terri Walsh. Part of Government Lot 6, Lot 1 CSM 19/180 #5656; Tax ID #3783. Parcel #002-940-27-5410. 6.29 total acres; Zoned Residential/Recreational One (RR-1). Permit desired for a home salon business. Servicing clients and selling retail items. As per Sawyer County code of Ordinances-appendix D-section 17.2(B)(4). Kozlowski reads the application, staff report, Town

recommendation and opinion letters. Motion by Wilson to open the public hearing portion of the application, second by Kariainen. All in favor. Teri Walsh, owner speaks in favor of the application, agrees to the conditions and no parking on the easement road. Rebecca Roeker, Legal counsel advises. Mark Rosen, neighbor speaks of concerns. No other comments. Motion by Shuman to close the public hearing portion of the application, second by Kariainen. Kozlowski reads the discussion/action portion of the application. Rebecca Roeker, legal counsel advises. Discussion continues. Motion by Magnuson to approve the application with conditions of: 1) Hours of operation by appointment only, Tuesday – Friday between 9AM – 5PM. 2) Owner to register business with Wisconsin Department of Financial Institutions, obtain license(s) through Department of Safety & Professional Services, register for taxes with Wisconsin Department of Revenue, and acquire business insurance. These potential conditions are requirements through other State Agencies. The business use is not to be conducted until documentation is provided to the Sawyer County Zoning & Conservation Department supporting these requirements are met. Failure to provide information and conducting business use may result in revocation of Conditional Use Permit. 3) Must meet all Sign Ordinance requirements as specified in the Sawyer County Zoning Ordinance if additional signage is to be added. 4) Sanitary “County Permit” required for change of use to “salon use”. 5) CUP to go with current owner of the property. 6) All other Town, County, State, Federal Laws are followed. 7) Parking shall apply to applicable laws. All parking on owner’s property. 8) 1 chair allowed in salon. Findings of Fact: 1) Promote the public health, safety, convenience and general welfare. 2) Encourage planned and orderly land use development. 3) Encourage uses of land and other natural resources which are in accordance with their character and adaptability. Roll call finds: Magnuson – yes, Wilson – yes, Buckholtz – yes, Kariainen – yes, Shuman – yes. All in favor.

c) A Public Hearing in the Town of Couderay. CUP #25-050. Owners: Simma Living Trust. Shaun & Mary Simma Trustees. Part of Government Lot 2, Lot 19, CSM 36/299 #8484; Tax ID #23923; Parcel #004-938-08-5216; 1.70 total acres; Zoned Residential/Recreational One (RR-1). Permit desired for a Garage 24’ x 26’ x 10’ sidewalls; 16’ in height. As per Sawyer County Code of Ordinances Section 4.26 (1)(3) with automatic conditions as the request will be for an accessory structure on vacant land being granted a 3-year time frame to build primary dwelling and proposed accessory structure will be located on the opposite site of a Town Road from where the primary dwelling is to be located. Kozlowski reads the application, staff report, Town recommendation, no opinion letters returned. Motion by Kariainen to open the public hearing portion of the application, second by Shuman. All in favor. Shaun Simma, owner speaks in favor of the application. No other comments. Motion to close the public hearing portion of the application by Wilson, second by Shuman. All in favor. Motion by Wilson 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 624 sq ft, less than 18' in height, and may not contain habitable living area. 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. 7) Encourage uses of land and other natural resources which are in accordance with their character and adaptability. Roll call finds: Wilson – yes, Shuman – yes, Magnuson – yes, Kariainen – yes, Buckholtz – yes. All in favor.

FINAL PLAT REVIEW

a) A Public Hearing for “Sugar Bush Phase #2” Final County Subdivision Plat for 4 lot proposal. Located in the Town of Bass Lake. Owner: Trace Mullen. This requires Zoning Committee acceptance, conditional acceptance or rejection. Please call or stop in at the Zoning Office for more information. Kozlowski reads the application, staff report, Town recommendation, no opinion letters returned. Motion to open the public hearing application by Shuman, second by Kariainen. All in favor. Trace Mullen, owner speaks in favor of the application. Discussion held. Ginny Chabek, Town of Round Lake speaks of a plat within a plat. Rebecca Roeker, legal counsel advises. Motion by Shuman to close the public hearing portion of the Plat. Second by Kariainen. All in favor. Kozlowski reads the discussion/action portion of the Plat. Motion by Shuman to approve the Plat, second by Magnuson. No discussion held. Roll call finds: Shuman – yes, Magnuson – yes, Buckholtz – yes, Kariainen – yes, Wilson – yes. All in favor.

Buckholtz calls for 5-minute break. Buckholtz calls meeting back to order at 9:50am.

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. The proposed ordinance amendment changes can be found on the Sawyer County Zoning & Conservation Website. Kozlowski reads and goes over the Township Poll results. Motion to open the public hearing portion of the Amendment by Shuman, second by Kariainen. All in favor. Ginny Chabek, Town of Round Lake speaks of concerns, Don Robinson, Owner of Chip Camp speaks of wanting to get this done. Jill Robinson, speaks of wanting to get this done. Dave Toczek’s neighbor from the Town of Hunter, in favor of Toczak. No other comments. Motion to close the public hearing portion of the Amendment by Wilson, second by Shuman. All in favor. Kozlowski reads the discussion/action portion of the Amendment. Discussion held. Kozlowski reads the Town comments. Discussion continues. Motion by Magnuson to send to the County Board with the 30% as presented, second by Shuman. Rebecca Roeker, legal counsel advises. Mike Markgren, Sawyer County Administration speaks of

definitions. Kozlowski explains. Rebecca Roeker, legal counsel advises. No other comments. Roll call finds: Buckholtz – yes, Wilson – yes, Magnuson – yes, Shuman – yes, Kariainen – yes. All in favor.

NEW BUSINESS

a) 2026 Zoning Committee meeting dates. Kozlowski explains that the dates have not changed for 2025. Discussion held. Motion by Kariainen to approve the 2026 meeting dates. Second by Shuman. All in favor.

b) Citation Ordinance Amendment. Kozlowski explains the changes to the Citation Ordinance. Discussion held. Motion by Shuman to approve as presented and send to the Townships and hold public hearing next month. Second by Kariainen. Discussion held. All in favor.

c) Apartments in Commercial Districts. Kozlowski explains requests coming in office regarding apartments. Discussion held. Rebecca Roeker, legal counsel advises. Discussion continues. Kozlowski asks if the Committee wants Draft language regard this. Committee would like to see this as a Conditional Use and Draft language next month.

d) Multi-Dwelling Development Ad-Hoc Committee and Assembly Bill 449 updates. Kozlowski gives update of the Multi-Dwelling Development and the Assembly Bill 449. Discussion held. Rebecca Roeker, legal counsel advises. No other comments.

e) Any other business that may come before the Committee. Buckholtz would like SUP put on next month agenda. Linda Zillmer, Edgewater property owner concerns. Add to agenda next month for discussion only (Storage building condos). 2026 Budget to rewrite the Zoning Ordinance(s). Discussion continues. Toczak is advised to make an appointment with Kozlowski, Buckholtz, Markgren and Roeker. Rebecca Roeker, advises the Committee.

ADJOURNMENT

Buckholtz adjourns the meeting at 11:05am.

Minutes prepared by Kathy Marks, Deputy Zoning & Conservation Administrator.

See our website for audio regarding the meeting.