

**MINUTES OF PUBLIC HEARING
Sawyer County Zoning Committee
November 18, 2025, 8:30 am**

Zoning Committee Members

Ronald Buckholtz, Chairman
Tweed Shuman, Vice Chair
Kay Wilson
Marshal Savitski
Steve Kariainen
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 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-absent, Wilson-virtual, Magnuson-virtual, Savitski-absent, and Kariainen-present. From the Zoning Office Kozlowski and Marks. Rebecca Roeker legal counsel for Sawyer County – 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. Published on November 5th & 12th, 2025.

d) Approval of October 17, 2025 Minutes. Motion by Kariainen to approve the October 17, 2025 minutes as presented. Second by Wilson. All in favor.

e) Public Comment. Linda Zillmer, Edgewater property owner, Birchwood resident. Steve Beining, Town of Draper.

REZONE APPLICATIONS

a) A Public Hearing in the Town of Couderay. RZN #25-009. Owners: Gerald & Deborah Bures. The NE ¼ of the SE ¼; S28, T38N, R08W; Tax ID #5071; Parcel #004-838-28-4101; 40.06 total acres; Zoned Residential/Recreational Two (RR-2). Purpose of request is to rezone from Residential/Recreational Two (RR-2) to Agricultural One (A-1) for a Hobby Farm to raise 2 steer and milk goat every year for own consumption. Kozlowski reads the application, staff report and Town recommendation. No opinion letters were returned. Motion by Kariainen to open the public hearing portion of the application, second by Wilson. All in favor. Gerald Bures, owner speaks in favor of the application.

Shuman attends meeting at 9:45 am.

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 Kariainen to approve application with 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. 4) Encourage uses of land and other natural resources which are in accordance with their character and adaptability. 5) Protect the beauty and amenities of landscape and man-made developments. 6) Provide healthy surroundings for family life. Roll call finds: Buckholtz – yes, Magnuson – yes, Wilson – yes, Shuman – yes, Kariainen – yes. All in favor.

CONDITIONAL USE APPLICATION

a) A Public Hearing in the Town of Bass Lake. CUP #25-051. Owner: WTTC Land Management CO LLC. Part of Government Lot 1; S33, T40N, R09W; Tax ID #3939 and Tax ID #3913; Parcel #002-940-33-5102 and #002-940-33-1201. 19.237 and 33.157 for a total of 52.394 acres; Both Zoned Agricultural One (A-1). Permit desired for the 5-year renewal of CUP #21-023 for the location/operation of a non-metallic mineral extraction including rock crusher, and temporary hot-mix asphalt plant. The CUP was originally approved May 19, 1995 and most recently renewed October 15, 2021 for the NMM extraction and rock crusher; the addition of a temporary hot-mix asphalt plant is new for this CUP renewal. Additional information is included in the attached Nonmetallic Mining Operation Plan/Public Hearing Checklist. This pit is known as the Skille Pit. Kozlowski reads the application, staff report and Town recommendation. There were 51 letters in objection returned and incorporated into the record. Motion by Shuman to open the public hearing portion of the application, second by Kariainen. All in favor. Jeff Johnson representative of WTTC introduces and explains what they are proposing, speaking in favor of the application. Triston Gardner, Mathy Construction, speaks in favor of the plant. Thomas Gangnon, Monarch Paving speak in favor of the application. Discussion continues. Speaking in Opposition is: Danial Shannon, Town of Bass Lake, Tracey Yackel, Town of Bass Lake, Mark Rosen, Town of Bass Lake, Deanne Persson – Town of Bass Lake, Mike Persson – Town of Bass Lake, Hazel Jonjak -Town of Bass Lake, Barbara Pjevach – Town of Bass Lake, Linda Zillmer – Town of Edgewater property owner, Marilyn Concord – Town of Bass Lake, Erica Yackel-Dale – Town of Bass Lake Property Owner, Matt McBride – Town of Bass Lake. John Tyk – Town of Bass Lake, Natasha Coulman – Town of Bass Lake. Replying Tristen Gardner Mathy Construction speaks. Motion to close the public hearing portion of the application by Magnuson, second by Wilson. All in favor. Kozlowski reads the discussion/action portion of the application. Rebecca Roeker, legal counsel advises. Discussion continues with Committee and Rebecca Roeker, legal counsel. Motion by Wilson to approve the 5-year renewal of the location/operation non-metallic extraction including rock crusher (part A) of the pit and that would have conditions of: 1) Maintain compliance with NR 135 (including amending reclamation plan). 2) Maintain compliance with Plan of Operation including specified hours of operation for normal use and crushing hours. 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) exclude asphalt plant and to vote separately

regarding the asphalt plant in a separate motion. Findings of Fact: 1) Recognize the needs of agriculture, forestry, industry and business in future growth. 2) Encourage uses of land and other natural resources which are in accordance with their character and adaptability. Second by Magnuson. Rebecca Roeker advises. Wilson gives Substantial Evidence 1) The pit has been in existence since 1995. There were no objections to the pit renewal. It is an important aspect for Sawyer County and the that is realized from this pit. Magnuson adds that it would benefit everyone in the area. Kariainen adds Mineral extraction and rock crushing is compatible with the adjacent pits and operations. Shuman feels the Town Board should have addressed at their meeting because there are so many people against this. Rebecca Roeker advises. Discussion with Committee held. Roll call finds: Magnuson – yes, Wilson – yes, Buckholtz – yes, Kariainen – yes, Shuman – no. 4 to 1 approval of the location/operation of the pit. Motion by Wilson to deny the (hot mix) asphalt plant (part B) based on information Wilson has regarding substantial evidence from the National Institute of Health and also The Blue Ridge Environmental Defense League that would affect the air quality, it leads to at least a minimum of 11% decrease of housing values. Wilson has experience with the Mrotek pit on Hwy 77, and residence on Hildreth Road complaining of particulate matter all over their cars, windows, and their siding, the Mrotek pit is also under all these standards. Small asphalt plants contribute to produce thousands of tons of asphalt a year also which release up to 50 tons of toxic fugitive emissions in the air. Also 40% toxins of asphalt plants meet air quality standard but the other 60% emissions the State of North Carolina said it lacks sufficient data to determine safe levels, so based on that Wilson would like to deny the (hot mix) asphalt plant because it does not promote public health safety, convenience of general welfare, Conserve soil, water and forest resources, Protect the beauty and amenities of landscape and man-made developments, and provide healthy surroundings for family life. It does not protect property values and the property tax base. Second by Shuman. Rebecca Roeker advises. Magnuson adds that Mathy Construction follows all the laws and the NR 135, they hire independent testing of their portable plants. Kariainen adds sees the need for the product, sensitive to the needs of the neighborhood. Shuman agrees with Wilson's findings of facts for denial. Jeff Johnson speaks of the air quality and that the DNR is in charge of the State of Wisconsin. Roll call finds: Magnuson – no, Wilson – yes, Buckholtz – yes, Kariainen – no, Shuman – yes. 3 to 2 to deny.

Buckholtz calls for break at 10:30am. Buckholtz calls meeting back to order at 10:35am.

b) A Public Hearing in the Town of Winter. Reclamation Plan for CUP #25-053. Owner: R & P Earth & Forest. Part of the SE ¼ of the SE ¼; S18, T38N, R05W; Tax ID#34182; Parcel #032-538-18-4401; 39.0 total acre; Zoned Agricultural One (A-1). Permit desired for the Sawyer County NR 135 Reclamation Issuance for location/operation of a non-metallic mineral open pit limited to 25 acres of actual mine site. Kozlowski reads the application, staff report, and Town recommendation. No opinion letters returned. Motion by Kariainen to open the public hearing portion of the application, second by Shuman. All in favor. Randy Dennis, owner speaks in favor of the application. Discussion held. No other comments. Motion to close the public hearing portion of the application by Shuman, second by Wilson. All in favor. Kozlowski reads the discussion/action portion of the application. No discussion. Motion by Shuman to approve the application as presented, second by Magnuson. Findings of Fact: Follows general compliance requirements of NR135. Roll call finds: 1) Wilson – yes, Shuman – yes, Magnuson – yes, Kariainen – yes, Buckholtz – yes. All in favor.

c) A Public Hearing in the Town of Winter. Location & Operation for CUP #25-053. Owner: R & P Earth & Forest. Part of the SE ¼ of the SE ¼; S18, T38N, R05W; Tax ID#34182; Parcel #032-538-18-4401; 39.0 total acre; Zoned Agricultural One (A-1). Permit desired a new non-metallic mineral extraction operation including rock crusher. This parcel consisted of an existing gravel pit which the new owner is wanting to continue operation. 25 total acres to be mined with 5 acres of existing open non-reclaimed pit area. New pit to be called R & P Pit. Kozlowski reads the application, staff report and Town recommendation. No opinion letters were returned. Motion to open the application by Shuman, second by Kariainen. All in favor. Randy Dennis, owner speaks in favor of the application. Discussion held. 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 Kariainen to approve the application with conditions of: 1) Obtain approval or conditional approval of reclamation plan per NR 135. 2) Hours of normal operations are to be 7AM-7PM, Monday-Saturday. 3) Crushing hours are to be from 7 AM to 7 PM, Monday – Saturday, not to exceed 3 weeks per calendar year. 4) A Fire # or Site Address is required for the property (applied for already). 5) Maintain compliance with Department of Natural Resources Chapter 30. 6) Comply with all other federal, state, and local regulations including approval of the “Reclamation Plan”. 7) CUP goes with the property. If property changes hand before 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. Findings of Fact: 1) Promote the public health, safety, convenience and general welfare. 2) Ensure adequate highway, utility, health, educational and recreational facilities. 3) Encourage uses of land and other natural resources which are in accordance with their character and adaptability. Second by Shuman. No other discussion held. Roll call finds: Shuman – yes, Magnuson – yes, Buckholtz – yes, Kariainen – yes, Wilson – yes. All in favor.

FINAL PLAT REVIEW

a) A Public Hearing in the Town of Couderay. This is for “Tuscobia Woods” Final 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. This requires Zoning Committee acceptance, conditional acceptance or rejection. Kozlowski reads the application, staff report and Town recommendation. No opinion letters returned. Motion by Kariainen to open the public hearing portion of the application, second by Shuman. All in favor.

Wilson leaves meeting at 10:55am

Daniel Stockert, Secluded Land Company speaks in favor of the application. Speaking in opposition: Jennifer Peterson, Town of Couderay, Linda Zillmer, Edgewater property owner. No other discussion held. Motion to close the public hearing portion by Shuman, second by Buckholtz. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held. Motion by Magnuson to approve the final plat for The Tuscobia Plat as presented. Rebecca Roeker, legal counsel advises. Second by Shuman to include the staff report. No other discussion held. Roll call finds: Buckholtz – yes, Wilson - yes, Magnuson – yes, Shuman – yes, Kariainen – yes. All in favor.

PROPOSED ORDINANCE AMENDMENT

a) A Public Hearing for Sawyer County Code of Ordinances-Chapter 1-Article 2-Section 9. (1-2-9.) Citations – Schedule of Deposits. The proposed ordinance amendment is in reference to updating section references for ordinance violations and increases in deposit amounts. The proposed ordinance amendment changes can be found on the Sawyer County Zoning & Conservation Website. Kozlowski explains the Citation Ordinance, changes and Town recommendations. Motion to open the public hearing portion of the Citation Ordinance changes, second by Kariainen. All in favor. Linda Zillmer, Edgewater property owner speaks, Steve Beining, Town of Draper resident speaks. Discussion continues. Motion to close the public hearing portion by Shuman, second by Kariainen. All in favor. Kozlowski reads the discussion/action portion. Motion by Shuman to approve the Citation Ordinance Amendments and send to County Board for ratification, recommending approval from the Zoning Committee. Second by Kariainen. No other discussion held. Roll call finds: Buckholtz – yes, Magnuson – yes, Shuman – yes, Kariainen – yes. All in favor.

NEW BUSINESS

a) Special Use Permit – process summary to Zoning Committee. Kozlowski explains history and the reason a Special Use was requested and needed. Linda Zillmer, Edgewater property owner speaks of concerns and the procedures.

b) Condo Storage Units. Explains that no habitable space in these storage containers and there is a condo declaration with them.

c) Proposed Draft Amendment for “Apartment Complexes” within the C-1 Zone District as Conditional Use Permit and “Bakery” within the A-1 & A-2 Zone District as Conditional Use Permit. Kozlowski explains that there is nothing in the Ordinance that addresses apartment complexes or a “Bakery” in A-1 & A-2 zone districts and why a new Zoning Ordinance rewrite is needed. Will have additional information next month.

d) Any other business that may come before the Committee. Laura Rusk, Town of Hunter speaks of the MDD AD-Hoc meetings. Hoping that the Zoning Committee hears what the AD-Hoc Committee work that they did. Will have ABB-449 update added to next month’s agenda, along with AD-HOC work that has been done.

ADJOURNMENT

Buckholtz adjourns meeting at 11:55am

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

***For more information, please contact our office or see our website at sawyercountygov.org