



Sawyer County
Zoning Committee Meeting
Friday, January 16, 2026 @ 8:30 AM
Sawyer County Board Room

AGENDA

1. ZOOM INFORMATION:

- a. To view or participate in the virtual meeting from a computer, iPad, or Android device please go to <https://zoom.us/j/99413118485>. You can also use the dial in number for listening only at 1-312-626-6799 with the Webinar ID: 994 1311 8485. If additional assistance is needed please contact the Zoning & Conservation Department at 715-634-8288 prior to the meeting.

2. PRELIMINARY MATTERS

- a. Roll Call
- b. Pledge of Allegiance
- c. State of Committee and Hearing Procedure & Statement of Hearing Notice
- d. Approval of Previous Meeting Minutes
- e. Public Comment
Please note comment time is intended for general public comments, not comments relating to a specific application before this Committee. Each Agenda item requiring a public hearing will have its public hearing conducted just prior to the application being considered by this Committee. If you wish to speak on a specific Agenda item, we encourage you to hold your comments until that specific public hearing. Comments should be directed to the Committee as a whole and should not be directed to individual Committee Members or Staff.

3. REZONE APPLICATIONS

- a. A Public Hearing in the Town of Meadowbrook. RZN #26-001. Owner: Carter Land & Cayden Thompson. Part of the NWSW ¼, Lot 1 CSM 39-231 #8897' S03, T37N, R06W; Tax ID #45485; Parcel #016-637-03-3204; 5.72 total acres; Zoned Forestry One (F-1). Purpose of Request is to rezone from Forestry One (F-1) parcel to Agricultural One (A-1) to be able to have a couple beef cattle on the property along with chickens.
- b. Discussion/Action in the Town of Meadowbrook. RZN #26-001. Owner: Carter Land & Cayden Thompson. Part of the NWSW ¼, Lot 1 CSM 39-231 #8897' S03, T37N, R06W; Tax ID #45485; Parcel #016-637-03-3204; 5.72 total acres; Zoned Forestry One (F-1). Purpose of Request is to rezone from Forestry One (F-1) parcel to Agricultural One (A-1) to be able to have a couple beef cattle on the

property along with chickens.

- c. A Public Hearing in the Town of Hunter. RZN #26-002. Owner: Thomas & Jean Carr. Part of the N ½ of the NW; S09, T40N, R06W; Tax ID #13857; Parcel #012-640-09-2103; 3.5 total acres; Zoned Residential/Recreational One (RR-1). Purpose of Request is to rezone from Residential/Recreational One (RR-1) to Commercial One (C-1) to be able to have storage units. Discussion/Action.
- d. Discussion/Action in the Town of Hunter. RZN #26-002. Owner: Thomas & Jean Carr. Part of the N ½ of the NW; S09, T40N, R06W; Tax ID #13857; Parcel #012-640-09-2103; 3.5 total acres; Zoned Residential/Recreational One (RR-1). Purpose of Request is to rezone from Residential/Recreational One (RR-1) to Commercial One (C-1) to be able to have storage units. Discussion/Action.
- e. A Public Hearing in the Town of Round Lake. RZN #26-003. Owner: Nicholas Sokup & Mitch Sokup. Part of the SENW, Lot 2 CSM 30/32 #7508; S02, T41N, R07W; Tax ID #39750; Parcel #024-741-02-2408; .640 total acres; Zoned Commercial One (C-1). Purpose of request is to rezone from Commercial One (C-1) to Residential/Recreational One (RR-1) to make the existing structure into a habitable family cabin.
- f. Discussion/Action in the Town of Round Lake. RZN #26-003. Owner: Nicholas Sokup & Mitch Sokup. Part of the SENW, Lot 2 CSM 30/32 #7508; S02, T41N, R07W; Tax ID #39750; Parcel #024-741-02-2408; .640 total acres; Zoned Commercial One (C-1). Purpose of request is to rezone from Commercial One (C-1) to Residential/Recreational One (RR-1) to make the existing structure into a habitable family cabin.
- g. A Public Hearing in the Town of Meadowbrook. RZN #26-004. Owner: Stephen & Marisha Schletty. Part of the SWSW; S03, T37N, R06W; Tax ID #3987; Parcel #016-637-03-3303; 37.47 total acres; Zoned Forestry One (F-1). Purpose of request is to rezone from Forestry One (F-1) to Agricultural One (A-1) to conform with farm use, hay harvest and eventually to add livestock.
- h. Discussion/Action in the Town of Meadowbrook. RZN #26-004. Owner: Stephen & Marisha Schletty. Part of the SWSW; S03, T37N, R06W; Tax ID #3987; Parcel #016-637-03-3303; 37.47 total acres; Zoned Forestry One (F-1). Purpose of request is to rezone from Forestry One (F-1) to Agricultural One (A-1) to conform with farm use, hay harvest and eventually to add livestock.
- i. A Public Hearing in the Town of Bass Lake. RZN #26-005. Owner: Matthew Winters & Justine Abel. Part of the W ½ of the NW ¼; S04, T40N, R09W; Tax ID #2764; Parcel #002-940-04-2201; 15.928 total acres; Zoned Residential/Recreational Two (RR-2). Purpose of request is to rezone approximately 8.32 acres of that land north of Spring Lake Creek from Residential/Recreational Two (RR-2) to Industrial One (I-1) to construct a storage and distribution building with rental suites and storage/distribution area for an operational tool/truck storage and distribution for a Snap-On Tool business.

- j. Discussion/Action in the Town of Bass Lake. RZN #26-005. Owner: Matthew Winters & Justine Abel. Part of the W ½ of the NW ¼; S04, T40N, R09W; Tax ID #2764; Parcel #002-940-04-2201; 15.928 total acres; Zoned Residential/Recreational Two (RR-2). Purpose of request is to rezone approximately 8.32 acres of that land north of Spring Lake Creek from Residential/Recreational Two (RR-2) to Industrial One (I-1) to construct a storage and distribution building with rental suites and storage/distribution area for an operational tool/truck storage and distribution for a Snap-On Tool business.

4. CONDITIONAL USE APPLICATIONS

- a. A Public Hearing in the Town of Bass Lake. CUP #26-001. Owner: Alan Janechek. Village of Reserve, Amended Plat Lot 1 Block 13; S05, T39N, R08W; Tax ID #1749; Parcel #002-184-13-0100; .920 total acres; Zoned Residential/Recreational One (RR-1). Permit desired for a 30' x 40' (32' x 42' with eaves) and 20' in height accessory structure (garage). As per Sawyer County Code of Ordinances Section 4.26 (1) with automatic conditions as the request will be for an accessory structure on vacant land being granted a 3-year time frame to build a primary dwelling and proposed accessory structure will be located on the same parcel.
- b. Discussion/Action in the Town of Bass Lake. CUP #26-001. Owner: Alan Janechek. Village of Reserve, Amended Plat Lot 1 Block 13; S05, T39N, R08W; Tax ID #1749; Parcel #002-184-13-0100; .920 total acres; Zoned Residential/Recreational One (RR-1). Permit desired for a 30' x 40' (32' x 42' with eaves) and 20' in height accessory structure (garage). As per Sawyer County Code of Ordinances Section 4.26 (1) with automatic conditions as the request will be for an accessory structure on vacant land being granted a 3-year time frame to build a primary dwelling and proposed accessory structure will be located on the same parcel.
- c. A Public Hearing in the Town of Round Lake. CUP #26-002. Owner: Chad & Robyn Steffens. Part of the SWSE, Lot 7 CSM 18/101 #5427; S11, T41N, R08W; Tax ID #26567; Parcel #024-841-11-4307; 5.714 total acres; Zoned Residential/Recreational One (RR-1). Purpose of request is for a 10' x 16' accessory structure (shed) on vacant lot. (The shed is existing on the property and was purchased this way by the current owner). As per Sawyer County Code of Ordinances Section 4.26 (1) with automatic conditions as the request will be for an accessory structure on vacant land being granted a 3-year time frame to build a primary dwelling.
- d. Discussion/Action in the Town of Round Lake. CUP #26-002. Owner: Chad & Robyn Steffens. Part of the SWSE, Lot 7 CSM 18/101 #5427; S11, T41N, R08W; Tax ID #26567; Parcel #024-841-11-4307; 5.714 total acres; Zoned Residential/Recreational One (RR-1). Purpose of request is for a 10' x 16' accessory structure (shed) on vacant lot. (The shed is existing on the property and was purchased this way by the current owner). As per Sawyer County Code of Ordinances Section 4.26 (1) with

automatic conditions as the request will be for an accessory structure on vacant land being granted a 3-year time frame to build a primary dwelling.

5. PLAT REVIEW

- a. Joseph Larson Certified Survey Map over existing County Plat. Requires Zoning Committee acceptance, conditional acceptance or rejection. (Discussion/Action)

6. NEW BUSINESS

- a. Anton Pfendt (tabled from December Zoning Committee to now be heard on February 20, 2026 as Town has not met on the matter) (no additional action needed).
- b. Solar & Battery Energy System Ordinance. (Discussion/Action)
- c. Draft Amendment for “Apartment Complexes” within the C-1 Zone District as a Conditional Use Permit and “Bakery” within the A-1 and A-2 Zone Districts as a Conditional Use Permit. Town recommendations review (Discussion/Action)
- d. Any other business that may come before the Committee for discussion.

7. ADJOURNMENT

**SAWYER COUNTY ZONING COMMITTEE
STATEMENT OF COMMITTEE HEARING AND PROCEDURE AND STATEMENT OF
HEARING NOTICE**

This Sawyer County Zoning Committee ("Zoning Committee") meeting is being held this day and will be called to order at approximately 8:30 a.m. in the Sawyer County Courthouse, 10610 Main Street, Hayward, Wisconsin.

This Statement of Committee Hearing and Procedure and Statement of Hearing Notice is for the public's reference and supplements on the statements on the record under Agenda Item No. 1, "Preliminary Matters." This Statement of Committee Hearing and Procedure and Statement of Hearing Notice is incorporated into the record of today's Zoning Committee meeting.

Nothing in this Statement of Committee Hearing and Procedure and Statement of Hearing Notice modifies or otherwise limits the provisions set forth in the Wisconsin Statutes and other applicable law.

Any persons requiring assistance with this may contact the Sawyer County Zoning Administrator or request assistance at the Zoning Committee meeting during public comments.

STATEMENT OF COMMITTEE HEARING AND PROCEDURE

Individual Public Hearing: Generally, each application requiring a public hearing shall have an individual public hearing conducted just prior to the Agenda item in which the Zoning Committee may take action.

Public Hearing Process: Each public hearing conducted at this Zoning Committee meeting will follow this order: (1) presentation of a summary of the petition set forth in the application or request; (2) submission of a file to the Zoning Committee; and (3) the applicant's statements (or the applicant's representative's statements) and presentation of evidence; (4) public testimony by persons desiring to give pertinent testimony (a "Speaker") in support of the application; (5) public testimony by Speakers in objection to the application; and (6) any rebuttal as permitted by the Zoning Committee Chair. Once the Zoning Committee has the pertinent information, the public hearing will be closed and thereafter the Zoning Committee may deliberate, discuss, pose questions to the Sawyer County staff, legal counsel or the applicant, and take action on the application within the Zoning Committee's discretion.

Hearing Appearance Slip: For all hearings to be conducted at today's Zoning Committee meeting, any Speaker desiring to give pertinent testimony will be afforded the opportunity to do so. A Speaker must complete a Hearing Appearance Slip, which is provided at this meeting next to the meeting Agenda. After completion, the Speaker shall deliver the Hearing Appearance Slip to the Zoning Committee Chair prior to the commencement of the Zoning Committee meeting.

Process and Guidelines for Testimony by Speakers: Prior to speaking, the Speaker must be recognized by the Zoning Committee Chair in order to speak. Once recognized by the Zoning Committee Chair, the Speaker must state their full name and address before

giving testimony. The Speaker should also state whether the Speaker represents a client, group, or other association, whether the Speaker is in favor or opposes the proposal on which the testimony is being given, and other pertinent information. Speakers should confine their testimony to the facets and matters presented. Speakers should avoid repetitive testimony, and Speakers are encouraged to state that they agree or disagree with other comments to avoid repetitive testimony. A Speaker's testimony will be limited to three (3) minutes, unless additional time is provided for by the Zoning Committee Chair. Orderly procedures require that each Speaker proceeds without interruption by others. All testimony will be addressed to the Zoning Committee and there will be no questions or arguments between individuals. The Zoning Committee is under no obligation to answer questions posed by the Speaker during the public hearing.

Applications for Rezoning: On applications for a change in zoning designation of property, the decision of the Zoning Committee is a recommendation to the Sawyer County Board of Supervisors for final determination and action. This provision does not modify or otherwise limit the provisions set forth in Wis. Stat. § 59.69 or any other applicable law.

Appeal of Certain Decisions: Any person aggrieved by a decision regarding a conditional use or any other decision in which the County Zoning Committee is the decision making body, a person may commence an action with the Sawyer County Board of Appeals to review the Zoning Committee's decision in whole or in part, within 30 days of the date following the committee's decision letter. This provision does not modify or otherwise limit the provisions set forth in Wis. Stat. § 59.694.

STATEMENT OF HEARING NOTICE

Each public hearing conducted at this Zoning Committee meeting has been published as a Class 2 notice in accordance with Wisconsin Statutes Ch. 985 in the Sawyer County Record and the Sawyer County Gazette, and publically posted within the Sawyer County Courthouse.

QUESTIONS

Please contact the Sawyer County Zoning Administrator should you have any questions regarding this Statement of Committee Hearing and Procedure and Statement of Hearing.