

**MINUTES OF PUBLIC HEARING
Sawyer County Zoning Committee
January 15, 2021**

Zoning Committee Members

Ron Buckholtz, Chairman
Bruce Paulsen
Dawn Petit
Jesse Boettcher
Tweed Shuman

Zoning Administration

Jay Kozlowski, Zoning & Conservation Administrator
Kathy Marks, Deputy Zoning & Conservation Administrator
Pat Brown, Assistant Zoning & conservation Administrator

PRELIMINARY MATTERS

1) Call to Order and Roll Call

Buckholtz called the Public Hearing before the Sawyer County Zoning Committee to order at 8:30AM in the Sawyer County Courthouse, 10610 Main St. Hayward, Wisconsin. Roll Call finds present: Shuman, Boettcher and Buckholtz. Paulsen and Petit virtual. From the Zoning Office Kozlowski, Brown and Marks. Rebecca Roeker of von Briesen & Roper, s.c.as legal counsel for Sawyer County.

2) Pledge of Allegiance.

3) 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.

4) Approval of December 18, 2020 minutes. Motion by Petit to approve the December 18, 2020 minutes, second by Paulsen. All in favor.

5) Public Comment. Jerry Eytcheson speaks of Todd's Redimix case. Kozlowski stops him and explains that this portion of the agenda is for general comments and not regarding the cases on the agenda, and that there will be public comment at each case hearing.

REZONE APPLICATIONS

1) A Public Hearing in the Town of Hunter RZN #20-010. Owners: Pinewood Properties LLC. Part of the SE ¼ of the NW ¼; S14, T40N, R07W; Parcel #012-740-14-2407; 1.45 Total Acres; Zoned Residential/Recreational One (RR-1). Part of the SE ¼ of the NW ¼; S14, T40N, R07W; Parcel #012-741-14-2404; 2.86 Total Acres; Zoned Residential/Recreational Once (RR-1). Part of the SE ¼ of the NW ¼, Part of the NW ¼ of the SE ¼, Lot 1 CSM 36/43 #8376; S14, T40N, R07W; 10.94 Total Acres: Zoned Residential/Recreational One (RR-1). Part of the NW ¼ of the SE ¼, Lot 2 CSM 36/43 #8376; S14, T40N, R07W; Parcel #012-740-14-4204; .99 Total Acres; Zoned Residential/Recreational One (RR-1). Part of the SE ¼ of the NW ¼. Part of the SW ¼ of the NE ¼, Part of the NE ¼ of the SW 1/4, Lot 2 CSM 36/280 #8476; S14, T40N, R07W; Parcel #012-740-14-2418; 20.56 total acres excepting 5.5 total acres under Lady Lake leaving a total of 15.06 total

acres per the request; Zoned Residential/Recreational One (RR-1). Purpose of request is to rezone all of the approximate 31.3 acres from RR-1 to RR-2. With granting of a rezone to RR-2 the owners would then apply for a conditional use permit for a Resort and Campground expansion. Kozlowski reads the application and owner's request to postpone until March. He will also pay additional publishing fees. Motion by Shuman to approve the owner's request to postpone the case until March and pay the Publication fees. Second by Boettcher. All in favor.

2) A Public Hearing in the Town of Lenroot RZN #20-011. Owners: Todd's Redimix Concrete LLC. The SE ¼ of the NE ¼; S10, T41N, R09W; Parcel #014-941-10-1401; 40 Total Acres; Zoned Residential/Recreational One (RR-1). Purpose of request is to change zone district from Residential/Recreational One (RR-1) to Forestry One (F-1) so a Conditional Use permit can be authorized for a non-metallic mineral extraction operation including rock crusher for Todd's Redimix Concrete LLC. Kozlowski reads the application, staff report, Town approve and opinion letters. Kozlowski also reads the Town letter regarding a reconsideration of the case in February. Roeker comments that the previous Town approval still stands and that the Committee can make a decision today on this case. Kozlowski advises that the Committee should continue meeting and make a decision. Discussion by Committee held. Committee will proceed. Motion by Shuman to open the public hearing by Shuman, second by Boettcher. All in favor. Jerry Thompson, agent speaks in favor of the application. Jerry Eytcheson, Nick Eytcheson, Randy Eytcheson and Dennis Erickson speaks against the Rezone. Motion to come out of the public hearing portion by Shuman, second by Petit. All in favor. Discussion held by Committee. Candy Anderson, geologist for Todd's Redimix speaks of the ground water level and the location of the plant, wildlife, and tree planting. Motion by Boettcher to approve the rezone, second by Petit. Roll call finds: Buckholtz – no, Shuman – no, Petit – yes, Boettcher – yes, Paulsen – no. Two to Three. Motion fails. Discussion by Committee continues. Motion by Shuman to postpone the discussion/action portion the rezone until the Town Board reconsiders, second by Buckholtz. Roll call finds: Shuman – yes, Paulsen – yes, Petit – no, Buckholtz – yes, Boettcher –yes. Four to One. Motion carried.

CONDITIONAL USE APPLICATIONS

1) A Public Hearing in the Town of Winter, CUP #21-001. Owner: Larry & Sally Meyer. Part of Government Lot 3, Lot 1 CSM 34/210 #8158; S35, T40N, R05W; Parcel #032-540-35-5314; 3.310 Total Acres; Zoned Residential One (R-1). Permit desired for an accessory building, 10' x 16' in size for an after-the-fact placement. Sawyer County Ordinance section 4.26 (1) construction of accessory building on vacant property with conditions for approval for the following: a) that within three (3) years a Land Use Permit for a principal dwelling be applied for, and b) the principal dwelling to be built within the permit time frame on the same parcel, and c) that failure to build principle structure will result in citation and order for removal of accessory structure, and d) approval by Town and Zoning Committee. Kozlowski reads the application, staff report, Town approval, Opinion letters. He reminds the Committee that this is an After-the-fact application. Kozlowski reads a letter from the owners, Larry and Sally Meyer, as they were unable to attend today. Motion by Petit to open the public hearing portion of the application, second by Boettcher. All in favor. No audience comment. Motion to come out of the public hearing portion by Paulsen, second by Petit. All in favor. Discussion/Action. Jay reads application. Discussion by Committee and Kozlowski. Motion by Paulsen to approve the application with conditions of: 1. Land Use Permit for the after-the-fact placement of the accessory building be applied for within three months from the date of Zoning Committee decision and subject to double permit fees. 2. Land Use Permit applied for principal structure

within three years from the 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 compliant with all other State & Federal Laws. 4. Size of shed not to exceed 10'x16' in size. Second by Shuman. Roll call finds: Paulsen – yes, Shuman – yes, Buckholtz – yes, Boettcher – yes, Petit – yes. All in favor. Findings of Fact: Will bring it into compliance with Statues and Ordinance.

2) A Public Hearing in the Town of Hunter CUP #20-022. Owners: Pinewood Properties LLC. Part of the SE ¼ of the NW ¼; S14, T40N, R07W; Parcel #012-740-14-2407; 1.45 Total Acres; Zoned Residential/Recreational One (RR-1). Part of the SE ¼ of the NW ¼; S14, T40N, R07W; Parcel #012-741-14-2404; 2.86 Total Acres; Zoned Residential/Recreational Once (RR-1). Part of the SE ¼ of the NW ¼, Part of the NW ¼ of the SE ¼, Lot 1 CSM 36/43 #8376; S14, T40N, R07W; 10.94 Total Acres: Zoned Residential/Recreational One (RR-1). Part of the NW ¼ of the SE ¼, Lot 2 CSM 36/43 #8376; S14, T40N, R07W; Parcel #012-740-14-4204; .99 Total Acres; Zoned Residential/Recreational One (RR-1). Part of the SE ¼ of the NW ¼. Part of the SW ¼ of the NE ¼, Part of the NE ¼ of the SW 1.4, Lot 2 CSM 36/280 #8476; S14, T40N, R07W; Parcel #012-740-14-2418; 20.56 Total Acres; Zoned Residential/Recreational One (RR-1). Total land area of approximately 31.3 acres which is also subject to RZN #20-010 from RR-1 to RR-2. Permit is requested for a 116-site campground expansion for a total of 150 sites. (Owner requests to postpone until February or March meeting). Kozlowski reads application and letter from owner requesting postponement until the March meeting. Motion by Buckholtz to approve the postponement until the March Zoning Committee meeting, second by Paulsen. All in favor. Motion carried.

3) A Public Hearing in the Town of Lenroot for CUP #20-023 for the Reclamation Plan of Todd's Redimix Concrete LLC, the Inerchan Pit. Owner: Todd's Redimix Concrete LLC. The SE ¼ of the NE ¼; S10, T41N, R09W; Parcel #014-941-10-1401; 40 Total Acres; Zoned Residential/Recreational One (RR-1). Permit is desired for the Sawyer County NR 135 Reclamation Issuance for location/operation of a non-metallic mineral open pit. Kozlowski informs the Committee that this case request is contingent on the RZN #20-001 approval and that case has been postponed until the February Zoning meeting. Motion by Shuman to postpone CUP #20-023 Reclamation Plan until the February Zoning Committee meeting. Second by Boettcher. All in favor.

4) A Public Hearing in the Town of Lenroot for CUP #20-023. Owner: Todd's Redimix Concrete LLC. The SE ¼ of the NE ¼; S10, T41N, R09W; Parcel #014-941-10-1401; 40 Total Acres; Zoned Residential/Recreational One (RR-1). Permit requested for a (5) year term of a conditional use permit for the location of a non-metallic mineral extraction operation including rock crusher for Todd's Redimix Concrete LLC. Kozlowski informs the Committee that this case request is contingent on the RZN #20-001 approval and that case has been postponed until the February Zoning meeting. Motion by Shuman to postpone CUP #20-023. Second by Petit. All in favor.

NEW BUSINESS

1) Camping Ordinance Amendment. Kozlowski explains the process and changes that are being made. Discussion with Committee held. Motion by Paulsen to send to the Towns for approval with changes to 6.62, second by Shuman. All in favor.

2) County Administered UDC. Kozlowski informs the Committee that he and Paulsen are still working on this and that he will put it on next month's agenda with additional information.

3) Any other business that may come before the Committee for discussion. None.

Buckholtz adjourned meeting at 10:23am.

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