

**MINUTES OF PUBLIC HEARING
Sawyer County Zoning Committee
June 16, 2023**

Zoning Committee Members

Ronald Buckholtz, Chairman
Stacey Hessel, Vice Chairman
Tweed Shuman
Kay Wilson
John Righeimer
Michael Maestri

Zoning Administration

Jay Kozlowski, Zoning Administrator
Kathy Marks, Deputy Zoning Administrator

PRELIMINARY MATTERS

1) Call to Order and Roll Call

Buckholtz called the Public Hearing before the Sawyer County Zoning Committee to order at 8:30 AM. In the Sawyer County Courthouse, 10610 Main St., Hayward, Wisconsin. Roll was called finding present: Ron Buckholtz, Tweed Shuman, Kay Wilson, Michael Maestri – virtual. Stacey Hessel and John Righeimer absent. From the Zoning Office Kozlowski and Marks. Legal Counsel Rebecca Roeker – virtual.

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 the Sawyer County Gazette.

4) Approval of May 19, 2023 minutes. Motion to approve by Wilson, second by Shuman. All in favor. Motion carries.

5) Public Comment. None.

REZONE APPLICATION

a) A Public Hearing in the Town of Winter. RZN #23-002. Owner: Gregory Alcoe. Part of the NE ¼ of the NE ¼; S27, T39N, R05W; Parcel #032-539-27-1102; Tax ID#35382; 3.22 total acres; Zoned Residential/Recreational One. Purpose of request is to rezone from Residential/Recreational One (RR-1) to Agricultural One (A-1) for livestock. Kozlowski reads the application, staff report, Town opinion, no neighbor comments and DNR letter. Motion to open the public hearing portion of the application by Wilson, second by Shuman. All in favor. Brad Alcoe, owner speaks in favor of the application. Discussion with committee 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. Motion by Shuman to approve the application with findings of fact: 1) It would not be damaging to the rights of others or property values. 2) It would not be detrimental to ecology, wild life, wetlands or shorelands. 3) It would not create an air quality, water supply, or pollution problem.

4.)It would not create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal. 5) It would not create traffic or highway access problems. 6). It would not destroy prime agricultural lands. 7) It would be compatible with

the surrounding uses and the area. 8) It would be consistent with the Town and/or County Comprehensive Plan. 9) It would not create an objectionable view. Second by Buckholtz. No Discussion held. Roll call finds: Buckholtz – yes, Wilson – yes, Shuman – yes, Maestri – yes. All in favor. Motion carries.

CONDITIONAL USE APPLICATION

a) A Public Hearing in the Town of Round Lake. CUP #23-015. Owner: Jeremy & Heidi Laures. Part of Government Lot 2, Lot 1 CSM 12/4 #2540; S34, T41N, R07W; Parcel #024-741-34-5205; Tax ID #26338; 2.50 total acres; Zoned Residential/Recreational One. Permit desired for an accessory building 40' x 80' subject to Section 4.26 (1) to allow on a vacant parcel with conditions and Section 4.26 (2) to build the accessory building on the adjacent parcel divided by a public roadway with conditions. Primary dwelling to be built on the lake side. Kozlowski reads the application, staff report, Town opinion, one neighbor opinion with objection. Motion by Wilson to open the public hearing portion of the application, second by Shuman. All in favor. Jeremy Laures, owner peaks in favor of the application. Discussion with Committee held. No other comments. Motion to close the public hearing portion of the application by Shuman, second by Buckholtz. All in favor. Kozlowski reads the discussion/action of the application. Discussion by Committee. Roeker suggests that the owner, Jeremy Laures agree to the conditions. Motion by Wilson to approve the application with conditions of 1) Land Use Permit is required & applies for the accessory structure(s) within 1 year from the date of the Zoning Committee decision & built within permit timeframes. 2) Land Use Permit is required & applied for principal structure within 3 years from the date of Zoning Committee decision & built within permit timeframe. Failure to apply & build 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 & complaint with all other State & Federal Laws. 4) Size of proposed structure not to exceed 40' x 80'. 5) Must have a natural buffer surrounding property. Second by Shuman. Jeremy Laures, owner agrees to the conditions. Discussion by Committee held. Findings of Fact: 1) It would not be damaging to the rights of others or property values.

2) It would not be detrimental to ecology, wild life, wetlands or shorelands. 3) It would not create an air quality, water supply, or pollution problem. 4) It would not create topographical problems such as run off, drainage, erosion, flooding, or vegetative cover removal. 5) It would not create traffic or highway access problems. 6) It would not destroy prime agricultural lands. 7) It would be compatible with the surrounding uses and the area. 8) It would be consistent with the Town and/or County Comprehensive Plan.

9) It would not create an objectionable view. Roll call finds: Wilson – yes, Shuman – yes, Buckholtz – yes, Maestri – yes. All in favor. Motion carries.

PRELIMINARY PLAT REVIEW

a) 1st Addition to Hatchery Creek Subdivision (Preliminary Plat Review Process)
Kozlowski explains the preliminary map for 1st addition to Hatchery Creek Subdivision. That the final map will need approval at the July meeting. Discussion by Committee. Motion by Shuman to approve the Plat Map, second by Wilson. All in favor.

NEW BUSINESS

a) Ordinance amendment for Multi-Dwelling Development and related definitions. Kozlowski explains that there is no new information for the amendment. Discussion with members held.

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

ADJOURNMENT

Adjourned by Ronald Buckholtz, Chairman at 9:04am

**/s/Ronald Buckholtz,
Chairman
Sawyer County Zoning Committee
Sawyer County Zoning & Conservation Administration
10610 Main Street, Suite
#49
Hayward, WI 54843**

Minutes prepared by Kathy Marks, Deputy Zoning & Conservation Administrator