

**MINUTES OF PUBLIC HEARING
Sawyer County Zoning Committee
August 25, 2023**

Zoning Committee Members

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

Zoning Administration

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

PRELIMINARY MATTERS

a) Call to Order and Roll Call

Buckholtz calls the Public Hearing before the Sawyer County Zoning Committee to order at 8:30 AM at the Sawyer County Courthouse, 10610 Main St., Hayward, Wisconsin. Roll is called finding present: Buckholtz, Hessel, Shuman, Maestri, Wilson and Righeimer. Attending from the Zoning Office: Kozlowski and Marks. Rebecca Roeker, legal counsel for Sawyer County is present.

b) Pledge of Allegiance.

c) Statement of Committee and Hearing Procedure and Statement of Hearing Notice.

d) Approval of July 21, 2023 minutes. Motion by Hessel to approve the July 21, 2023 minutes, second by Wilson. All in favor.

e) Public Comment. Linda Zillmer, Edgewater property owner speaks of the County Board, ethics, statues, and due process.

REZONE APPLICATIONS

a) POSTPONEMENT REQUESTED VIA APPLICANT UNTIL DECEMBER PUBLIC HEARING MEETING. A Public Hearing in the Town of Edgewater. RZN #23-005. Owner: Hathaway Lodge LLC/Steven Friendshuh. Property Description: Part of Government Lot 4; S20, T38N, R09W; Parcel #008-938-20-5402; Tax ID# 9231; 18.90 total acres, Zoned Forestry One (F-1). Purpose of request is to rezone 4.70 acres and then subdivide into 3 lots of the lakeshore parcel with 569 feet of shoreline on Little Sissabagama Lake. The 3 lots will be approximate 287 feet of shoreline, 136 feet of shoreline, 146 feet of shoreline. This 4.70 acre would be rezoned from Forestry One (F-1) to Residential/Recreational One (RR-1) and the remainder will stay Forestry One (F-1). Kozlowski reads the application into record and explains to the committee that the

applicant requested postponement until the December 2023 meeting and paid the appropriate fees as required due to health issues. Motion by Hessel to postpone the application until the December meeting, second by Wilson. Discussion held. All in favor.

b) A Public Hearing in the Town of Hayward. RZN #23-006, Gregory & Mandy Baune. Property Description: Part of the SW ¼ of the SW ¼, Lot 1 CSM 18/232 #5496; S28, T41N, R08W; Parcel # 010-841-28-3301; Tax ID #11466; 2.21 total acres; Purpose of request is rezone entire property from Residential/Recreational One (RR-1) to Commercial One (C-1) and then to build a 40' x 120' accessory structure to store personal belongings and boats for others as an approved commercial use. In the future, other commercial buildings may be added. Kozlowski reads the application, staff report, town opinion and opinion letter. Motion by Hessel to open the public hearing portion of the application, second by Shuman. All in favor. Mandy Baune, owner speaks in favor of the rezone. Rebecca Roeker advised the owner on the case. Phil Nies, Vice Chair of the Town of Hayward Planning Commission, speaks of the where the driveway would be and recommends approval of the rezone. No other comments. Motion by Hessel to close the public hearing portion of the application, second by Buckholtz. All in favor. Kozlowski reads the discussion/action portion of the application. Motion by Hessel to approve the application, second by Buckholtz. 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. Discussion held. Roll call finds: Hessel – yes, Wilson – yes, Shuman – yes, Buckholtz – yes, Maestri – yes. All in favor. Motion passes 5 to 0

CONDITIONAL USE APPLICATIONS

a) A Public Hearing in the Town of Sand Lake. CUP #23-020. Owner: Eric & Gina Kubnick. Village of Sand Lake, Original Plat, Lots 10-12, Block 16; S19, T39N, R09W; Parcel #026-188-16-1000; Tax ID# 27244; .455 total acres; Zoned Residential/Recreational Two (RR-2). Permit desired for broadband equipment shelter for Mosaic Technologies in the Stone Lake/Sand Lake area per section 17.3 (B) (2). Kozlowski reads the application, staff report, town opinion and opinion letter. The town has tabled the application but will be rehearing this in September. Motion by Hessel to open the public hearing portion, second by Shuman. All in favor. Preston Pearson, agent for Mosaic Tech speaks in favor of the application. Linda Zillmer, Village of Edgewater resident and Birchwood property owner speaks of letting the town be able to put conditions on the application in September. Jennie Clark, Stone Lake property owner speaks of concerns. Holly Schuck, Stone Lake property owner speaks of concerns and hands in a letter from a neighbor. Preston Pearson agent for Mosaic Tech answers the concerns of the property owners. Discussion held with Committee, Kozlowski and Pearson. Motion by Wilson to close the public hearing portion of the application, second by Hessel. All in favor. Kozlowski reads the discussion/action portion of the application. Motion by Hessel to approve the application with all conditions that Kozlowski has in the staff report, second by Buckholtz. Discussion held. Rebecca Roeker, counsel advised on

case. Motion amended by Hessel to include Town Board conditions after hearing in September. Second by Buckholtz. Conditions of: 1) Size of building not to exceed 9'x18'. 2) All other Town, County, State, Federal Laws are followed. Including Town Board approval & conditions.3) Compliant setback location. 4) This would be contingent with Town approval and Agent agrees to all conditions. 5) Conditional Use will go with the land. 6) Fencing around building. 7) Building to be placed on the W 1/3 portion of the property. 8) Additional CUP's needed if other buildings added. 9) Site address required. 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, Maestri – yes, Shuman – yes, Hessel – yes, Buckholtz – yes. All in favor. Motion passes 5 to 0

NEW BUSINESS

a) Any other business that may come before the Committee. Kozlowski asks Committee if they would like to have training. Everyone is in agreement. Kozlowski speaks of a client that is requesting an Island Development for youth/foster camp. Discussion held. Kozlowski informs the Committee he will be working on the Ordinance. Phil Nies, Add-Hoc for TRH informs that they are working on the resort definition. Discussion held. Rebecca Roeker, counsel advised.

ADJOURNMENT

Buckholtz adjourns meeting at 9:32am.

Minutes prepared by Kathy Marks, Deputy Zoning & Conservation Administrator