

**MINUTES OF PUBLIC HEARING
Sawyer County Zoning Committee
September 15, 2023**

Zoning Committee Members

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

Zoning Administration

Jay Kozlowski, Zoning Administrator
Kathy Marks, Deputy Zoning 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, Shuman, Wilson, Maestri, Righeimer. Hessel is absent. From the Zoning Office: Kozlowski and Marks. Rebecca Roeker as legal counsel for Sawyer County is virtual.

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

c) Pledge of Allegiance.

d) Approval of August 25th, 2023 minutes. Motion by Buckholtz to approve the August 25, 2023 minutes, second by Wilson. All in favor. Motion carries.

f) Public Comment: Linda Zillmer, Edgewater property owner speaks.

REZONES

a) A Public Hearing in the Town of Edgewater, RZN #23-007. Owner: Patricia Paul Trust. Part of the SW ¼ of the NW ¼: S29, T37N, R09W; Parcel #008-937-29-2301; Tax ID #8996; 32.53 total acres; Zoned Agricultural One (A-1). Total lot size subject to the rezone is 9.09 total acres. Purpose of request is to change the zone district of Agricultural One (A-1) to Residential/Recreational One (RR-1) to allow processing of CSM that would not meet dimensional requirements within an Agricultural One (A-1) zone district and to build a new dwelling on the new lot. Motion by Shuman, second by Righeimer to open the public hearing portion of the application. All in favor. Kozlowski reads the application, staff report and Town opinion. No neighbor opinions returned. Adam Rogers, Birchwood, WI speaks in favor of the application. Discussion with Committee held. Linda Zillmer, Edgewater property owner speaks against the application. No other comments. Motion to close the public hearing portion of the application by Shuman, second by Righeimer, All in favor. Kozlowski reads the

discussion/action portion of the application. Roeker advises the Committee. Discussion is held by Committee. Motion by Shuman to approve the application with findings of facts 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 Righeimer. Discussion by Committee. Roeker advises. Roll call finds: Buckholtz – yes, Wilson – yes, Shuman – yes, Maestri – yes, Righeimer – yes. All in favor. Motion carries.

b) A Public Hearing in the Town of Sand Lake. RZN #23-008. Owner: Jeffery Dejewski. Village of Stone Lake Outlots. Outlot 6; S19, T39N, R09W, Parcel #026-194-00-0600; Tax ID #27260; 11.91 total acres; Zoned Agricultural One (A-1), Commercial One (C-1) and Residential One (R-1). Purpose of request is to change the Residential One (R-1) to Commercial One (C-1) to build an equipment and materials storage building. Approximately 1.23 acres is subject to the rezone request. Kozlowski reads the application, staff report and Town opinion. No neighbor opinions returned. Motion by Shuman to open the public hearing portion of the application, second by Wilson. All in favor. Jeffery Dejewski, owner speaks in favor of the application. No questions by Committee. No comments from audience. Motion to come out of the public hearing portion of the application by Wilson, second by Shuman. All in favor. Kozlowski reads the discussion/Action portion of the application. Motion by Righeimer to approve the application by Righeimer with findings of facts 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 Shuman. No other discussion held. Roll call finds: Wilson – yes, Shuman – yes, Buckholtz – yes, Maestri – yes, Righeimer – yes. All in favor. Motion carries.

CONDITIONAL USE APPLICATIONS

a) A Public Hearing in the Town of Lenroot. CUP #23-022. Owner: Dreej Properties LLC. Part of the NW ¼ of the NE ¼ ; S33, T42N, R09W; Parcel #014-942-33-1200; Tax ID #18575; 3.20 total acres; Zoned Residential/Recreational One (RR-1). Permit desired for an accessory structure across a public roadway. Size of proposed structure not to exceed 36' x 48' x 24' high or 1728 square feet. Per section 4.26(3) of the Sawyer County Zoning Ordinance. Building will be used for personal boat storage and storage related to existing resort property. Kozlowski reads the application, staff report and Town opinion. No neighbor opinions returned. Robert Mittelsdorf, owner of Nelson Resort and Trustee of Dreej Properties LLC speaks in favor of the application. No comments made. Motion to close the public hearing portion of the application by Righeimer, second by Shuman. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held. Motion by Shuman to approve the application with conditions of 1) No habitable area is allowed in the structure. 2) No commercial use or operation allowed in structure. Personal storage and resort use only. 3) Size of proposed accessory structure

not to exceed 36' x 48' x 24' in height. 4) All lighting to be downward facing lighting. 5) Must follow all other Town, County, State and Federal regulations/laws/conditions. 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 Righeimer. No discussion held. Roll call finds Wilson – yes, Maestri – yes, Shuman – yes, Righeimer – yes, Buckholtz – yes. All in favor. Motion carries.

PRELIMINARY PLAT REVIEW

a) Preliminary County Subdivision Plat, Hardwood Hills West. Town of Hayward. Kozlowski explains that this is a preliminary map and the final plat will be going to the Town next month for approval and will be heard next month at the Zoning Committee level for approval. Motion by Shuman to approve the preliminary plat and to move it forward to the Town, second by Buckholtz. All in favor. Motion carries.

b) Preliminary County Subdivision Plat, Larson Family Trust. Town of Lenroot. Kozlowski explains that this is a preliminary map and the final plat will be going to the Town next month for approval and will be heard next month at the Zoning Committee level for approval. Motion by Buckholtz to approve the preliminary plat and to move it forward to the Town, second by Shuman. All in favor. Motion carries.

NEW BUSINESS

a) Ordinance Amendment for Multi-Dwelling Development. Kozlowski updates the Committee regarding the issues that need to be figured out. Discussion held. Roeker advises Committee. Kozlowski recaps the next steps.

b) Kozlowski hands out proposed 2024 meeting dates to the Committee for next month decision of any changes.

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

Meeting adjourned at 9:45am by Buckholtz.

Minutes prepared by Kathy Marks, Deputy Zoning Administrator

For more information please contact the Zoning office