

**MINUTES OF PUBLIC HEARING  
Sawyer County Zoning Committee  
June 18, 2021**

**Zoning Committee Members**

Ronald Buckholtz, Chairman  
Bruce Paulsen, Vice Chairman  
Dawn Petit  
Jesse Boettcher  
Tweed Shuman  
Tracey Hessel, Alternate Member

**Zoning Administration**

Jay Kozlowski, Zoning Administrator  
Kathy Marks, Deputy Zoning Administrator  
Rebecca Roeker, Legal Council

**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: Buckholtz, Paulsen, Petit-virtual, Boettcher-virtual, and Shuman. Hessel sits in as alternate. From the Zoning Office Jay Kozlowski and Kathy Marks. Legal Counsel Rebecca Roeker.
- 2) 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.
- 3) Pledge of Allegiance. Statement of Hearing Notice.
- 4) Approval of May 21, 2021 minutes. Motion to approve by Paulsen, second by Petit. All in favor. Motion carried.
- 5) Public Comment. Linda Zillmer, Edgewater property owner speaks of the County Board meeting and the new Camping Ordinance. Asks if this can be addressed under new business.

**REZONE APPLICATION**

None

**CONDITIONAL USE APPLICATIONS**

- 1) A Public Hearing in the Town of Couderay. CUP #21-014. Owner: Paul Manka. Part of Government Lots 2 & 3, Lot 3 CSM 36/128 #8450; S08, T39N, R08W; Parcel #004-839-08-5314;

1.40 total acres; Zoned Residential/Recreational Two (RR-2). Permit desired for a 32' x 54' pole shed (Accessory structure) height of 18', on the other side of a Town road (Jonans Road) subject to section 4.26 (2) of the Sawyer County Zoning Ordinance. Kozlowski reads the application, staff report, Town opinion, there were no neighbor opinion letters returned. Motion to open the public hearing portion of the application by Petit, **second by**. All in favor. Paul Manka, owner speaks in favor of the application. Discussion with Committee held. Motion to come out of public hearing by Petit, second by Paulsen. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held by Kozlowski, Roeker and Committee. Motion to approve the application by Boettcher, with conditions of 1) No habitable area is allowed in this structure. 2) No commercial use or operation allowed in structure. 3) Size of proposed accessory structure not to exceed 32'x56'. 4) All lighting to be downward facing lighting. 5) Must follow all other Town, County, State, Federal regulations/laws/conditions. Second by Petit. Roll call finds: Paulsen - yes, Petit – yes, Boettcher – yes, Shuman – yes. All in favor 5 to 0. 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 destroy prime agricultural lands. 4) It would not create an objectionable view.

2) A Public Hearing in the Town of Winter. CUP #21-016. Owner: Mark & Bonnie Schroeder. Part of Government Lot 5; S02, T39N, R05W; Parcel #032-539-02-5510; 1.14 total acres; Zoned Residential/Recreational One (RR-1). Permit desired for a 30' x 40' accessory structure, height of 17', on the other side of a Town road (Fender Road) subject to section 4.26 (2) of the Sawyer County Zoning Ordinance. Kozlowski reads the application, staff report, Town opinion and Neighbor opinion letters. Motion to open the public hearing portion of the application by Shuman, second by Petit. All in favor. Mark Schroeder, owner speaks in favor of the application. Discussion held with Schroeder and Committee. No other audience comments. Motion to come out of public hearing by Petit, second by Paulsen. All in favor. Kozlowski reads the discussion/action portion of the application. Motion by Petit 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. 3) Size of proposed accessory structure not to exceed 30'x40'. 4) All lighting to be downward facing lighting. 5) Must follow all other Town, County, State and Federal regulations/laws/conditions. Second by Paulsen. No other discussion held. Roll call finds: Petit- yes, Boettcher – yes, Shuman – yes, Buckholtz – yes, Paulsen – yes. All in favor. 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 vegetation 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 not create an objectionable view.

### **NEW BUSINESS**

1) Nystrom's Resort LLC Certified Survey Map review that crosses the exterior boundary of a recorded plat. Requires Zoning Committee acceptance, conditional acceptance, or rejection. Jay informs the Committee that approval is needed for the Nystrom Survey map. Discussion held. Motion to approve the Nystrom Survey Map by Paulsen, second by Shuman. All in favor.

2) Kozlowski discusses the July publication with the Committee for changing the layout.

3) Buckholtz calls on Linda Zillmer, Edgewater property owner to state her concerns of the Camping Ordinance enforcement. Discussion is held with Committee, Roeker, Kozlowski and Zillmer.

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

**ADJOURNMENT**

Adjourned by Ronald Buckholtz, Chairman at 9:45am.

**/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