

**MINUTES OF PUBLIC HEARING  
Sawyer County Zoning Committee  
July 16, 2021**

**Zoning Committee Members**

Ron Buckholtz, Chairman  
Bruce Paulsen, Vice Chairman  
Dawn Petit  
Jesse Boettcher  
Tweed Shuman  
Stacey Hessel, Alternate Member

**Zoning & Conservation Administration**

Jay Kozlowski, Zoning Administrator  
Kathy Marks, Deputy Zoning & Conservation 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 call finding present: Ron Buckholtz, Bruce Paulsen, Dawn Petit - absent, Jesse Boettcher - virtual, Tweed Shuman, and Stacey Hessel. From the Zoning Office: Kozlowski and Marks. Legal Counsel Rebecca Roeker.
- 2) Pledge of Allegiance.
- 3) Statement of Committee and Hearing Procedure and Statement of Hearing Notice.
- 4) 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
- 5) Approval of the July 16, 2021 Agenda. Motion by Paulsen to approve the agenda, second by Hessel. All in favor. Motion carried.
- 6) Approval of June 18, 2021 minutes. Motion to approve the minutes by Paulsen, second by Hessel. All in favor. Motion carried.
- 7) Public Comment. Linda Zillmer, Edgewater property owner requests legal answer regarding the Camping Ordinance, New deck size only if acreage density and setbacks are met, Campground applications. Also the County Comprehensive Plan. James Paine, Town of Bass Lake resident Speaks of concerns of the Stone Hill road Gravel Pit.

**REZONE APPLICATION**

a) A Public Hearing in the Town of Hayward. RZN #21-006. Owner: AB Land, LLC. Part of the NE ¼ of the NW ¼, Lot 1 CSM 12/160 #2929. S26, T41N, R09W; Parcel #010-941-26-2119; 1.04 total acres; Zoned Residential One (R-1). Purpose of request is to have a non-retail Commercial Construction building as per Section 17.6 (A) (2). Kozlowski reads the application, Staff report, Town and City opinions and Neighbor opinion letters. Motion to open the public hearing portion of the application by Shuman, second by Hessel. All in favor. Owner is absent, No audience comment. Motion to close the public hearing portion of the application by Paulsen, second by Hessel. All in favor. Kozlowski reads the Discussion /Action portion of the

application. Discussion by Committee and Kozlowski held. Motion by Boettcher to approve the application as stated, second by Paulsen. No further discussion held. Roll call finds Paulsen – yes, Boettcher – yes, Shuman – yes, Hessel – yes, Buckholtz – yes. All in favor. Findings of Fact: It would not be damaging to the rights of others or property values. It would not be detrimental to ecology, wild life, wetlands or shorelands. It would not destroy prime agricultural lands.

b) A Public Hearing in the Town of Hayward. RZN #21-008. Owner: Raleigh & Jeanette Britton. Part of the NW ¼ of the NW ¼ and the SW 1.4 of the NW ¼, Lot 1 CSM 37/117 #8554; S35, T41N, R08W; Parcel #010-841-35-2212; 24.19 total acres; Zoned Residential/Recreational One. Purpose of the request is to rezone to Agricultural Two (A-2) per Section 17-5(b) for a small hobby farm so we can be self-sustainable. Kozlowski reads the application, Staff report, Town opinion and Neighbor opinions. Motion to open the public hearing portion of the application by Hessel, second by Shuman. All in favor. Jeanette Britton, owner speaks in favor of the application. No other audience comments. Motion to come out of the public hearing portion of the application by Shuman, second by Hessel. All in favor. Kozlowski reads the discussion/action portion of the application. Motion by Hessel to approve the application, second by Shuman. Discussion held by Committee. Roll call finds Boettcher – yes, Shuman – yes, Hessel – yes, Buckholtz – yes, Paulsen – yes. All in favor. Findings of Fact: It would not be damaging to the rights of others or property values.

#### **CONDITIONAL USE APPLICATIONS**

a) A Public Hearing in the Town of Edgewater. CUP #21-003. Owner: Bear Paw Resort LLC. Part of Government Lot 2; S04, T37N, R09W; Parcel #008-937-04-5207; 4.0 Total Acres; Zoned Residential/Recreational Two (RR-2). Permit desired for expansion of 8 of the 10 sites for 2021-2022 expansion. That total would bring the number of sites to 84 from the existing 76 sites. Kozlowski reads the application, staff report, Town opinion and Neighbor opinions. Motion by Shuman to open the public hearing portion of the application, second by Paulsen. All in favor. Will Wallus, owner of Bear Paw LLC speaks in favor of the application. Linda Zillmer, Edgewater property owner gives information on history and site visits. Discussion held with Committee regarding which Ordinance to use. Roeker states that they need to use the old Ordinance that was in effect at the time the application was submitted. No other audience comment. Motion to come out of the public hearing portion by Shuman, second by Paulsen. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion held with Committee, Roeker and Kozlowski. Motion to deny the application by Shuman, no second. Motion fails. Motion to approve the application by Hessel, subject to the conditions read into record. Second by Boettcher. Roll call finds Boettcher – yes, Shuman – no, Hessel – yes, Buckholtz – yes, Paulsen – yes. Four to One in favor. Conditions of:

- 1) Must comply with Chapter ATCP 79 for Campground Regulations and all other applicable local, state or federal laws.
- 2) No mobile homes allowed.
- 3) All lighting must be downed lighting.
- 4) Must follow all other requirements of Sawyer County Zoning Ordinance 6.6 at the time of application.
- 5) A permanent manager or designee available 24 hours per day.

- 6) No fireworks allowed.
- 7) Quiet hours from 22pm to 8am every day
- 8) Must follow all DNR "pier planner" requirements for dock/pier placement.
- 9) No further campground expansion allowed on currently owned land. Condition may be waived if additional land purchases.
- 10) Comply with all Town requirements and conditions.
- 11) Buffer of fencing or trees to a depth of 50' around the Juelf's property on the north and west side.
- 12) An accessory building with fencing or trees the length of the glass property.
- 13) Campsite layout as per applicant handout on page 7 with 2 additional sites further to the South
- 14) Decks to be 75' from the setbacks.
- 15) Electrical pedestal relocated out of the Town Right-a-way no later than 12 months, unless demonstrated good measure.

No other discussion held. Findings of Fact: It would not be damaging to the rights of others or property values. It would no destroy prime agricultural lands.

b) A Public Hearing in the Town of Round Lake. CUP #21-019. Owner: David Stark. Buyer: David Wegener. Part of the NW ¼ of the NE ¼; S28, T41N, R07W; Parcel #024-741-28-1201; 15 total acres; Zoned Residential/Recreational One (RR-1). Permit desired for a 40' x 48' accessory building on vacant property per Section 4.26(1) of the Sawyer County Zoning Ordinance. Kozlowski reads the application, staff report, Town opinion and Neighbor opinion letters. Motion by Shuman to open the public hearing portion of the application, second by Paulsen. All in favor. David Wegener, owner speaks in favor of the application. No audience comment. Motion to close the public hearing portion of the application by Shuman, second by Paulsen. All in favor. Kozlowski reads the discussion/action portion of the application. Motion to approve the application by Shuman, second by Paulsen. With conditions of Land Use Permit is required and applied for accessory structure within 1 year from the date of Zoning Committee decision. Land Use Permit is required and applied for principle structure within 3 years from the date of Zoning Committee decision. Failure to apply will result in citation with potential order for removal of accessory building. Proposed accessory structure must met all other Sawyer County Zoning & Conservation requirements and compliant with all other State & Federal Laws. Size of proposed (pole shed) no to exceed 40' x 48'. Roll call finds Shuman – yes, Hessel – yes, Buckholtz – yes Paulsen – yes, Boettcher yes. All in favor. Findings of Fact: It would not be damaging to the rights of others or property values. It would not destroy prime agricultural lands. It would not create an objectionable view.

#### **REZONE & CONDITIONAL USE APPLICATIONS**

a) A Public Hearing in the Town of Draper. RZN #21-007. Owner: Wilderness Products & Services, Inc., Agent: Linda Dezotell. Part of the NW ¼ of the SW ¼ & Part of the SW ¼ of the SW ¼; S23, T39N, R04W; Parcel #006-439-23-3203; 5 total acres; Zoned Forestry One (F-1). Purpose of request is to rezone from Forestry One (F-1) to Residential/Recreational Two (RR-2) to open a Seed & Feed Store in a new building. Kozlowski reads the application, staff report, Town opinion and Neighbor opinion letters. Motion by Paulsen to open the public hearing portion of the application, second by Hessel. All in favor. Linda Dezotell, owner speaks in favor of the application. No audience comment. Motion to close the public hearing portion of the

application by Shuman, second by Hessel. All in favor. Kozlowski reads the discussion/action portion of the application. Motion by Paulsen to approve the application, second by Hessel. No discussion held. Roll call finds Hessel – yes, Buckholtz – yes, Paulsen – yes, Boettcher – yes, Shuman – yes. All in favor. Findings of Fact: It would not be damaging to the rights of others or property values. It would be a good economic addition to this section of the County.

b) A Public Hearing in the Town of Draper. CUP #21-018. Owner: Wilderness Products & Services, Inc., Agent: Linda Dezotell. Part of the NW ¼ of the SW ¼ & Part of the SW ¼ of the SW ¼; S23, T39N, R04W; Parcel #006-439-23-3203; 5 total acres; Zoned Forestry One (F-1). Purpose of request is to open a Seed & Feed Store in a new building. This CUP is subject to RZN #21-007 from F-1 to RR-2. Kozlowski reads the application, staff report, Town opinion and Neighbor opinion letters. Motion by Hessel to open the public hearing portion of the application, second by Paulsen. All in favor. Linda Dezotell, owner speaks in favor of the application. No audience comment. Motion to close the public hearing portion of the application by Shuman, second by Paulsen. All in favor. Kozlowski reads the discussion/action portion of the application. No discussion held. Motion by Hessel to approve the application with conditions of Approval and final ratification of zone district change. All other Federal, State, County and Town regulations must be complied with. No vehicle parking is allowed on County Hwy M. Normal business hours would need to be maintained. Any signage would need to meet Sawyer County Zoning sign provisions. Second by Shuman. Roll call finds Paulsen – yes, Boettcher – yes, Shuman – yes, Hessel – yes, Buckholtz – yes. All in favor. Findings of Fact: It would not be damaging to the rights of others or property values. It is awesome people bring their economy to our County.

c) A Public Re-Hearing in the Town of Hayward. RZN #21-003. Owner: Sinkhole Investments LLC; Matthew Sink. Part of the SE ¼ of the SE ¼, Lot 2 CSM 35/86 #8246; S24, T41M, R09W; Parcel #010-941-24-4406; 18.82 Total Acres; Zoned Residential/Recreational One (RR-1); 14705W State Hwy 77 and The NE ¼ of the NE ¼; S25, T41N, R09W; Parcel #010-941-25-1101; 40 Total Acres; Zoned Agricultural One (A-1). Zone District change from Agricultural One (A-1) and Residential/Recreational One (RR-1) to Residential/Recreational Two (RR-2). Purpose of Rezone is to build a campground. With granting of the rezone to Residential/Recreational Two (RR-2), the owners would then apply for a conditional use permit for the campground. Kozlowski reads the application, staff report, Town opinion, Neighbor opinion letters. Motion to open the public hearing portion of the application by Shuman, second by Paulsen. All in favor. Matt Sink speaks in favor of the application. Seth Hahn Town of Hayward resident speaks in favor of the application. Kozlowski reads Ryan Hanson's letter resident of the Town of Hayward he opposes the application siting traffic problems. Discussion held. Motion by Paulsen 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 to approve the Rezone by Paulsen, second by Boettcher. Discussion held by Committee. Roll call finds Boettcher – yes, Shuman – yes, Hessel – yes, Buckholtz – yes, Paulsen – yes. All in favor. Findings of Fact: It would not destroy prime agricultural lands. It would be good for the economy.

d) A Public Hearing in the Town of Hayward. CUP #21-017. Owner: Sinkhole Investments LLC: Matthew Sink. Part of the SE ¼ of the SE ¼, Lot 2 CSM 35/86 #8246; S24, T41M, R09W; Parcel #010-941-24-4406; 18.82 Total Acres; Zoned Residential/Recreational One (RR-1); 14705W State Hwy 77 and The NE ¼ of the NE ¼; S25, T41N, R09W; Parcel #010-941-25-1101; 40 Total Acres;

Zoned Agricultural One (A-1). Permit desired to develop and operate a seasonal RV/small cabin campground tailored to the weekend tourist looking to explore the Hayward area hiking, biking and ATV.UTV trails in a fully wooded setting. This CUP is subject to RZN #21-003 from RR-1 and A-1 to RR-2. Kozlowski reads the application, staff report, Town opinion, Neighbor opinion letters. Motion by Paulsen – to open the public hearing portion of the application, second by Shuman. All in favor. Matt Sink, owner speaks in favor of the application. Discussion held with Committee. Linda Zillmer, Edgewater property owner speaks neither for nor against the application. Discussion continues. Derek Leslie, Hayward Aviation speaks in favor of the application. No other comments. Motion by Shuman to close the public hearing portion of the application, second by Paulsen. All in favor. Kozlowski reads the discussion/action portion of the application. Motion by Hessel to approve the application with Town conditions, conditions listed in the staff report. Second by Shuman. Discussion held. Hessel amends motion to require an easement be obtained to use the Sawyer County Forestry trail by the Sawyer County Forestry. Second by Shuman. No discussion held. Roll call finds Boettcher – yes, Shuman – yes, Hessel – yes, Buckholtz – yes, Paulsen – yes. All in favor. Findings of Fact: It would no destroy prime agricultural lands. It will help the County’s economy.

**NEW BUSINESS**

1) Any other business that may become before the committee for discussion only. None

**ADJOURNMENT**

Adjournment by Buckholtz at 11:50am.

Minutes prepared by Kathy Marks, Deputy Zoning & Conservation Administrator