

NOTICE OF MEETING  
IRON COUNTY COMPREHENSIVE PLANNING/LAND & ZONING COMMITTEE

Tuesday, April 23, 2024

AMENDED AGENDA

The Iron County Comprehensive Planning/Land & Zoning Committee will meet on Tuesday, April 23, 2024, at 3:00 p.m. in the County Board Room at the Courthouse in the City of Hurley, Wisconsin. The meeting is open to the public according to Chapter 19, Section V, Wisconsin Statutes (Open Meeting Law).

1. Call meeting to order.
2. Public meeting notice acknowledgement.
3. Election of officers.
4. Approval of 3/19/2024 minutes.
5. Conditional Use Hearing: Allow the construction of a 2,160 square foot accessory building in an RR-1 (Residential-Recreation) zoned District, located in part of the NE ¼ of the NW ¼, Section 33, Township 43 North, Range 3 East, Town of Mercer (site address is 3911W County FF). Douglas Westenberger, owner. Postponed at previous meeting.
6. Conditional Use Hearing: Allow the construction of a 1,512 square foot accessory building in an RR-1 (Residential-Recreation) zoned District, located in part of GV Lot 2, Lot 5 of Turtle Rapids Subdivision, Section 27, Township 43 North, Range 3 East, Town of Mercer (site address is 3451W Turtle Rapids Lane). Eric Snow, owner. Postponed at previous meeting.
7. Rezone Hearing: Rezone from an I-1 (Industrial) District to a C-1 (Commercial) District, part of the SW ¼ of the SW ¼, Section 5, Township 42 North, Range 4 East, Town of Mercer, in accordance with the Asset Based Community Development plan. (Site address is 4553N US Highway 51). Matthew Peter, owner. Postponed at previous meeting.
8. Rezone Hearing: Rezone from an RR-1 (Recreation Residential) District to an R-3 (Rural Residential) District, part of the SW ¼ of the SW ¼, Lot 7 of the Delich Addition, Section 6, Township 42 North, Range 3 East, Town of Mercer, in accordance with the Asset Based Community Development plan. (Site address is 4597N Wallace Road). Justin and Cody Fields, owners. Postponed at previous meeting.
9. Rezone Hearing: Rezone from an A-1 (Agriculture) District to a RR-1 (Recreation-Residential) District, part of the SE ¼ of the NE ¼, Section 9, Township 46 North, Range 2 East, Town of Kimball, in accordance with the Asset Based Community Development plan. (Site address is 13939N Defer Road). Ronald & Stephanie Rhenlund, owners. Postponed at previous meeting.

10. Conditional Use Hearing: Allow the operation of an asphalt plant for the duration of ten years in an F-1 (Forestry) zoned District, located in part of the E ½ of the SE ¼, Section 1, Township 46 North, Range 1 East, Town of Kimball (site address is 7355W US Hwy 2). Mathy Construction Company, owner.
  - Open public comment
  - Close public comment
  - Discussion, then decision by the Zoning Committee
11. Conditional Use Hearing: Allow the construction of a 384 square foot accessory building in an F-1 (Forestry) zoned District, located in part of the SE ¼ of the NW ¼, Section 17, Township 44 North, Range 4 East, Town of Oma (site address is 8353N Desperation Road). Thomas Misgen, owner.
  - Open public comment
  - Close public comment
  - Discussion, then decision by the Zoning Committee
12. Conditional Use Hearing: Allow the construction of a 1,500 square foot accessory building in an RR-1 (Residential Recreation) zoned District, located in part of GV Lot 1, Section 17, Township 44 North, Range 4 East, Town of Oma (site address is 8493N Oak Lake Road). Jason & Jeannine Nosko, owners.
  - Open public comment
  - Close public comment
  - Discussion, then decision by the Zoning Committee
13. Conditional Use Hearing: Allow the construction of a 2,268 square foot accessory building in an RR-1 (Residential Recreation) zoned District, located in part of GV Lots 4&5 and part of the SE ¼ of the SW ¼ lying North and West of Wilson Lake Road, Section 15, Township 42 North, Range 3 East, Town of Mercer (site address is 3783N Wilson Lake Road). Michael & Colleen Risik, owners.
  - Open public comment
  - Close public comment
  - Discussion, then decision by the Zoning Committee
14. Conditional Use Hearing: Allow the construction of a 2,400 square foot accessory building in an RR-1 (Residential Recreation) zoned District, located in part of the SE ¼ of the SW ¼, Lot 9 Block 1 of Forest Hills, Section 20, Township 43 North, Range 3 East, Town of Mercer (site address is 4410W Timberline Road). Christopher Leffler, owner.
  - Open public comment
  - Close public comment
  - Discussion, then decision by the Zoning Committee
15. Conditional Use Hearing: Allow an annual RV permit in an R-3 (Rural Residential) zoned District, located in part of the SE ¼ of the NE ¼, Section 36, Township 44 North, Range 1 East, Town of Knight (site address is 7596N Gerry Road). Kyle & Katherine Zastrow, owners.
  - Open public comment
  - Close public comment
  - Discussion, then decision by the Zoning Committee

16. Conditional Use Hearing: Allow the construction of a 1,728 square foot accessory building in an RR-1 (Recreation Residential) zoned District, located in part of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  and GV Lot 1, Lot 3 of CSM #478 Section 31, Township 44 North, Range 3 East, Town of Oma (site address is 4535N Island Lake Road). Alan & Karen Mertes, owners.
- Open public comment
  - Close public comment
  - Discussion, then decision by the Zoning Committee
17. Conditional Use Hearing: Allow the construction of a 1,088 square foot accessory structure in an RR-1 (Residential Recreation) zoned District, located in part of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , Lot 33, Section 22, Township 43 North, Range 3 East, Town of Mercer (site address is 3452W Nathan Pass Road). Raymond Brumblay, owner; Timothy Brumblay, agent.
- Open public comment
  - Close public comment
  - Discussion, then decision by the Zoning Committee
18. Conditional Use Hearing: Allow the construction of a 720 square foot accessory building in an F-1 (Forestry) zoned District, located in part of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , Section 34, Township 41 North, Range 3 East, Town of Sherman (site address is 544N Springstead Road). Gari & Judith Spagnoletti, owner.
- Open public comment
  - Close public comment
  - Discussion, then decision by the Zoning Committee
19. Conditional Use Hearing: Allow the operation of a Federal Firearms Licensed business in a C-1 (Commercial) zoned District, located in part of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , Lot B of CSM #146, Section 31, Township 43 North, Range 3 East, Town of Mercer (site address is 5083N US Hwy 51). John and Amanda Morse, applicants.
- Open public comment
  - Close public comment
  - Discussion, then decision by the Zoning Committee
20. Rezone Hearing: Rezone from an F-1 (Forestry) District to a R-3 (Rural Residential) District, the N 528' and 132' of the N  $\frac{1}{2}$  and 80' of the S  $\frac{1}{2}$ , located in part of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , Section 18, Township 47 North, Range 1 East, Town of Saxon, in accordance with the Asset Based Community Development plan. (Site address is Highway 122). Mary & Ronald Clapero, owners.
- Open public comment
  - Close public comment
  - Discussion, then decision by the Zoning Committee
21. Review a 1-Lot certified survey map by Wilderness Surveying, Inc., covering Part of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , Section 7, Township 42N, Range 3 East; and part of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , Section 12, Township 42 North, Range 2 East, Town of Mercer. Site address is Wallace Road. On behalf of Donald Ziblis and Mark Henry.

22. Review a 1-Lot certified survey map by Wilderness Surveying, Inc., covering Part of the NE ¼ of the SE ¼, Section 12, Township 42N, Range 2 East, Town of Mercer. Site address is Wallace Road. On behalf of Mark Henry.
23. Discuss streamlining conditional use process and polling Towns for suggestions.
24. Administrators Report
25. Public Comment
26. Approval of Bills
27. Set next meeting date.
28. Adjourn

**Available for Zoom attendance by request. \*\* Quorum of full County Board may be present\*\***NOTICE TO: Iron County Miner, Ironwood Daily Globe, Radio Stations WHRY-WUPM, Radio Stations WIMI-WJMS and all Committee Members. Consistent with the Americans with Disabilities Act (ADA), persons who require materials in an alternate format or other accommodations need to contact the Iron County Zoning Office at 715-561-5414.