

MINUTES

The Iron County Comprehensive Planning/Land & Zoning Committee met at the Courthouse on Tuesday, July 12, 2011. The meeting was called to order at 3:00 p.m. by Chairman Kichak. Proper publication of the meeting was established.

Present: Committee Members Kichak, Lambert, Innes, Luke & Smith. Also present Zoning Admn Tom Bergman.

Motion by Innes/Lambert to approve the minutes from the 6/14/11 meeting; carried 5-0.

Conditional Use Hearing – Liberty Land Inc, owner/Pitlik & Wick Inc, applicant - Allow the operation of a non-metallic mining pit (gravel quarry) on the NE-SW, SE-SW, NW-SE & SW-SE, Sec. 18, T41N, R3E, Town of Sherman. Zoning Admn Bergman stated that thirty minutes before the meeting, he received a letter from Pitlik & Wick stating their intention to officially withdraw their conditional use application, so no action was necessary by the Committee. However, the Committee agreed that given the short notice by Pitlik & Wick to withdraw their application, and the fact that this item was on the published agenda, the Committee needed to act on the agenda as it was published. Gerald Luke stated that the Sherman Planning Commission & the Sherman Town Board both denied this application. The following reasons were given for denial of the application: the application is inconsistent with many of the goals and objectives of the Town of Sherman Comprehensive Plan; proximity to State of Wisconsin listed "Legacy Place"; property drains to the Turtle Flambeau Flowage; next to listed sensitive resources; adjacent to an orw (outstanding resource water); groundwater contamination susceptibility is high at this location; inconsistent with comprehensive plan development vision; inconsistent with future land use; inconsistent with the Turtle Flambeau Flowage Master Plan; poor location; proximity to Turtle Flambeau Flowage Scenic Waters Area; residential areas within close distance and conflicts with noise, erosion & dust; little benefit to town or public; air & water quality concerns; & much public opposition. Correspondence was also received by the Zoning Office from residents of the Town of Sherman stating that over 70 citizens appeared at the Town of Sherman Board Meeting on 6/28/11, all urgently opposing the gravel pit. Gerald Luke stated that the County Zoning Committee has always followed the recommendations of the Towns, and made a motion to deny the application based on the aforementioned reasons stated by the Sherman Town Board & Planning Commission; said motion was seconded by Innes, carried 5-0.

Conditional Use Hearing – Tom Thorp – Allow the construction of a 30' x 40' accessory building on lands located in the SW-SE, Sec. 16, T45N, R2E, Town of Pence. Town Board approval was received. Motion by Lambert/Innes to approve; carried 5-0.

Conditional Use Hearing – Clifford Dibelius – Allow the construction of a 30' x 50' accessory building on Lot 9, County Plat of Parkside Heights, located in Sec. 25, T43N, R3E, Town of Mercer. Town Board approval has not been received. Motion by Lambert/Luke to table this item until the Town of Mercer makes a determination; carried 5-0.

Conditional Use Hearing – David Klimek – Allow the construction of a seasonal dwelling in an F-1 (Forestry) District on lands described as the East ½ of the SW1/4, Sec. 32, T45N, R3E, Town of Oma. Town Board approval has not been received yet. Motion by Smith/Innes to approve, pending Town Board approval; carried 5-0.

Conditional Use Hearing – Christopher Holmstrom & Micki Pierce – Allow the construction of a 30' x 60' storage building on lands located in part of Gov't Lot 6, Sec. 24, T42N, R2E, Town of Mercer (site address is 3451N Popko Circle West). Town Board approval was received, with the stipulation that the building not be used for a commercial business or for human habitation without proper permitting and inspection. Motion by Lambert/Luke to approve; carried 5-0.

Rezone Hearing – Mark Martin - Rezone from an F-1 (Forestry) District to an RR-1 (Residential Recreation) District, the NW-NW, Sec. 19, T47N, R1E, Town of Saxon, to bring an existing property into compliance with the future land use plan. Town Board approval has not been received. Motion by Innes/Luke to approve, pending Town Board approval; carried 5-0.

Rezone Hearing – Ronald & Joe Zacharias – Rezone from an F-1 (Forestry) District to an RR-1 (Residential Recreation) District, part of the SW-NW, Sec. 20, T46N, R1E, Town of Saxon, to allow the construction of a 36' x 48' pole barn. Town Board approval has not been received yet. Motion by Innes/Smith to approve, pending Town Board approval; carried 5-0.

Certified Survey Map – David Cullnan – The Committee reviewed a three lot certified survey map by Nelson Surveying covering lands in part of Gov't Lot 2, Sec. 16, T42N, R3E, Town of Mercer. Motion by Lambert/Smith to approve; carried 5-0.

Public Comment – Joe Morman thanked the Committee; Jim McComas thanked the Committee for their decision on the Pitlik & Wick application; & Patricia Matula inquired if the Committee will go back to their regular meeting date of the third Tuesday of each month, as the regular meeting date. Chairman Kichak stated that the Committee will go back to the regular meeting date of the third Tuesday of each month beginning in August.

Bills – Motion by Innes/Smith to pay the bills; carried 5-0.

Next Meeting Date – Tuesday, August 16, 2011 at 3:00 p.m.

Motion by Innes/Lambert to adjourn; carried 5-0.