

MINUTES

The Iron County Comprehensive Planning/Land and Zoning Committee met on Tuesday August 19, 2014 at 6:30pm in the Haines Building in Mercer. The meeting was called to order at 6:35pm by Vice Chairman Ouimette. Proper publication was established.

Committee members present: Jim Kichak, Brad Matson, Vic Ouimette, and John Smith. Also present was Zoning Admn Bergman.

Motion by Matson/Smith to approve the minutes from 7/15/14; carried 3-0.

Conditional Use Hearing – George Wienold and Peggy Coburn – Allow the construction of a 27' x 40' addition to an accessory building in an RR-1 (Residential Recreation) zoned District located in part of GV Lot 6, Sec. 20, T41N, R3E, Town of Sherman (site address is 4103W Hwy 182). Town board approval was received. Motion by Smith/Matson to approve; carried 3-0.

Conditional Use Hearing – Darrell and Erin Marconi – Allow the construction of a 16' x 16' accessory building in an F-1 (Forestry) zoned District located in part of the SE ¼ of the SW ¼, Sec. 11, T45N, R2E, Town of Carey (site address is easement off of W. Island Lake Road). Town board approval was not received. Motion to table until Town approval is received by Smith/Matson; carried 3-0.

1-Lot CSM – Peter Gruenke – Review a 1 Lot CSM by Coleman Engineering Company covering lands in part of GV Lot 1, Sec. 31, T43N, R3E, Town of Mercer. Site address is 5223N West Lake Road. Bergman stated the CSM does meet requirements. Motion to approve by Smith/Matson to approve; carried 3-0.

2-Lot CSM – Dan Johnson – Review a 2 Lot CSM by Maki Land Surveying covering lands in part of the SE ¼ of the SW ¼ and part of the SW ¼ of the SW ¼, Sec. 18, T43N, R4E, Town of Mercer. Site address is just southwest of the Hwy H and Pine Forest Road intersection. Bergman stated that it meets requirements. Todd Maki presented that this map fixes the nonconforming lots that would have been created with the last presented CSM from 7/15/14. Motion by Matson/Smith to approve; carried 3-0.

4-Lot CSM – Dan Johnson – Review a 4 Lot CSM by Maki Land Surveying covering lands in part of the NE ¼ of the SW ¼, Sec. 18, T43N, R4E, Town of Mercer. Site address is 6224N Hwy H. Maki presented a new version of the CSM with a different easement location. Motion by Matson/Smith to approve the revised version; carried 4-0.

The meeting was turned over to Chairman Kichak.

2-Lot CSM – Frank Picard – Review a 2 Lot CSM by Maki Land Surveying covering lands in part of the SW ¼ of the SE ¼ and in part of the SE ¼ of the SE ¼, Sec. 10, T45N, R2E, Town of Pence. Site address is end of Maple Woods Road. Bergman stated it does meet requirements. Motion by Smith/Ouimette to approve; carried 4-0.

1-Lot CSM – Keith Bane – Review a 1 Lot CSM by Maki Land Surveying covering lands in part of the SE ¼ of the SE ¼, Sec. 8, T46N, R2E, Town of Kimball. Site address is 6578W Center Drive. Keith Bane, owner. Maki explained the reason behind this is to recombine two previously divided lots. Bergman stated that it meets requirements. Motion by Ouimette/Matson to approve; carried 4-0.

Discussion of VanEpern Driveway – Bergman explained that the driveway is located on County Hwy B. It was permitted to be 30 ft wide with a 30 ft culvert. The property owner made it 60ft wide with a 60ft culvert. Bergman stated that the highway department could handle this. Bergman stated that he would contact Michael Pope for direction in giving the Zoning Department's support to the Highway Department to take further steps in fixing this problem. Kichak stated that it was a good idea to contact Pope and suggested Bergman has the answers at the next Zoning Committee meeting in September so they can discuss it again.

Administrator's Report – Bergman explained that he expects to have a second revision of the mining ordinance soon and we are waiting on Jaekels. Bergman also let the committee know that the DNR did a gravel pit audit. The program needs some work and the DNR plans to work closely with the county to get the program where it should be. The biggest steps we need to make with the program are to update reclamation plans and have some pits get financial assurance. Bergman also brought up complaints that were made to Matson about a tourist rooming house in Sherman. Bergman explained that the permit can be revoked but there has to be a reason more than it just isn't liked or a welcomed use by the neighbors. The Town of Sherman is welcome to contact the Zoning Department about their concerns. Matson asked if there was anyone who monitored the number of guests at one time that were allowed with septic size and number of bedrooms. Bergman answered that the Health Department actually issues the permit, the Zoning Department just approves through the hearing process so that the town and county have the ability to put conditions on the tourist rooming house. Kichak stated that Sherman can go about issuing an annual town permit as a way to watch more closely, at least check in once a year.

Public Comment – A member of the public asked if two lots under the same owner in the shore land area are combined can they be split again. Bergman responded it needs to be done with a CSM. If 2 lots in the shore land are combined they can be split again but only if they meet the criteria now. So if 2 non-conforming lots of 100 feet of frontage are combined then they cannot be split because now 200 feet is required per lot. If lots are non-conforming and the same land owner owns two lots adjoining the county or state can force them to join the lots to make one conforming lot.

Ouimette asked where the septic maintenance program is. Bergman stated that we are working on it. We have systems in the software back to 1992 because we have good paperwork. Assistant Zoning Admn Roeder is working on searching ever property we do not find a permit for and confirming that there is a residence there. Those people will then get a general maintenance letter and at that time they can confirm and service their system or call the department with questions. A member of the public stated that nothing seems to be done on currently failing systems and that it is known that these systems are emptying into the lakes. Neighbors are not willing to turn in the failing properties so what can we do to get them fixed. Bergman stated that we are trying to find these systems through the maintenance program and we are hoping to get there eventually. Matson suggested that with the maintenance letter we could include available options for people who need to replace their system but can't afford it such as Wisconsin fund. A member of the public stated that the Lakes Alliance is talking about finding a way to help people with funding the replacement of failing systems.

Approval of Bills – Motion by Smith/Matson to approve; carried 4-0.

Next Meeting – September 16, 2014 at 3:00pm in the Iron County Courthouse

Motion by Matson/Ouimette to adjourn.