

The Iron County Comprehensive Planning/Land & Zoning Committee met in the Board Room of the Iron County Courthouse in the City of Hurley, WI on Tuesday, October 20, 2020. The meeting was called to order by Chairman Pat Hanson at 3:00 p.m. Proper publication of the hearing was established.

Committee members present were Chairman Pat Hanson and Thomas Thompson, Jr. Anne McComas attended virtually. Also present was Administrator Erika Roeder, County Chairman Joe Pinardi, Mr. & Mrs. Scott Sanborn, and Jennifer Kempen.

Motion to approve minutes from the 9/15/2020 meeting by Thompson/Pinardi; carried 4-0.

Scott & Jennifer Kempen Rezone Hearing: Rezone from an F-1 (Forestry) District to an R-3 (Rural Residential) District, part of the NE¼ of the NE ¼, Section 30, Township 43 North, Range 4 East, Town of Mercer (site address is 2134W County J) to bring into accordance with the future land use plan. Hanson opened public comment. None received, Hanson closed public comment. Town approval received. Discussion then motion to approve by Thompson/Pinardi; carried 4-0.

Heady Properties, LLC Conditional Use Hearing: Allow the construction of a 5,000 square foot accessory building in an RR-1 (Residential-Recreation) zoned District located in part of Lot 2 of CSM #192, Section 33, Township 42 North, Range 2 East, Town of Mercer (site address is 2890N Shady Rest Road). Postponed at previous meeting. Mr. Heady has submitted an email request to withdraw his application. Discussion then motion to dismiss application by McComas/Thompson; carried 4-0.

Scott Sanborn Conditional Use Hearing: Allow the construction of a 3120 square foot accessory building in an RR-1 (Residential-Recreation) zoned District located in part of GV Lot 1, Section 1, Township 42 North, Range 2 East, Town of Mercer (site address is 4994W County Road FF). Postponed at previous meeting. Town approval received with no human habitation and no commercial use conditions attached. Discussion then motion to approve by Thompson/Pinardi; carried 4-0.

Scott & Jennifer Kempen Conditional Use Hearing: Allow the construction of a 1,600 square foot accessory building in a currently F-1 (Forestry) zoned District proposed to be rezoned to an R-3 (Rural Residential) zoned District located in part of the NE ¼ of the NE ¼, Section 30, Township 43 North, Range 4 East, Town of Mercer (site address is 2134W County Road J). Hanson opened public comment. None received, Hanson closed public comment. Town approval received with no human habitation and no commercial use conditions attached. Discussion then motion to approve by McComas/Thompson; carried 4-0.

Mark A. Smiley Family Endowment Trust Conditional Use Hearing: Allow the construction of a 3,744 square foot accessory building in an RR-1 (Residential-Recreation) zoned District located in part of Lot 1 of CSM #572, Section 8, Township 41 North, Range 3 East, Town of Sherman (site address is Boot Lake Road). Hanson opened public comment. None received, Hanson closed public comment. No Town approval received. Discussion then motion to postpone by Pinardi/Thompson; carried 4-0.

Ronald Normann Conditional Use Hearing: Allow the construction of a 1,800 square foot accessory building in an RR-1 (Residential-Recreation) zoned District located in part of Lot 1 of CSM #411, Section 20, Township 41 North, Range 3 East, Town of Sherman (site address is 1098N Charnley Lake Road). Public comment opened by Hanson. None received, public comment closed by Hanson. No Town approval received. Discussion then motion to postpone by Pinardi/Thompson; carried 4-0.

Nick Wienold Conditional Use Hearing: Allow the construction of a 960 square foot accessory building in an F-1 (Forestry) zoned District located in part of the SE ¼ of the SE ¼, Section 19, Township 43 North, Range 4 East, Town of Mercer (site address is 2170W Beaver Road). Hanson opened public comment. None received, Hanson closed public comment. Town approval received with no human habitation and no commercial use conditions attached. Discussion then motion to approve by Thompson/Pinardi; carried 4-0.

Kevin Wyss Conditional Use Hearing: Allow the construction of a second dwelling upon a parcel with an existing principal dwelling in an RR-1 (Residential-Recreation) zoned District located in part of the NW ¼ of the NW ¼, Section 29, Township 44 North, Range 3 East, Town of Oma (site address is 8096N Highway 51). Hanson opened public comment. None received, Hanson closed public comment. Town approval received. Discussion then motion to approve by Thompson/McComas; carried 4-0.

Great River Rentals, LLC-Kari & Jason Dykstra Conditional Use Hearing: Allow the operation of a tourist rooming house in an RR-1 (Residential-Recreation, that portion lying east of Bambiland Road) zoned District located in part of the NW 1/4, Section 18, Township 43 North, Range 4 East, Town of Mercer (site address is 6310N Bambiland Road). Hanson opened public comment. None received, Hanson closed public comment. No Town approval received. Discussion then motion to postpone by Pinardi/Thompson; carried 4-0.

Kevin Wyss Conditional Use Hearing: Allow the operation of a tourist rooming house in an RR-1 (Residential-Recreation) zoned District located in part of the NW ¼ of the NW ¼, Section 29, Township 44 North, Range 3 East, Town of Oma (site address is 8096N Highway 51). Public comment opened by Hanson. None received, Hanson closed public comment. Town approval received. Discussion then motion to approve by Thompson/Pinardi; carried 4-0.

Robert Singler 1-Lot certified survey map: Review a 1-Lot certified survey map by Maines & Associates, covering part of Lot 1 of CSM #514 and part of Lot 1 of CSM #511, being in part of GV Lot 2 and the SW ¼ of the NE ¼, Section 17, Township 43 North, Range 4 East, Town of Mercer. Site address is Russell's Road. Roeder stated map meets requirements. Discussion then motion to approve by McComas/Thompson; carried 4-0.

Melvin Pemble 6-Lot Subdivision: Review a 6-Lot subdivision map by Maki Land Surveying, LLC, covering part of GV Lot 1, Section 2, Township 42 North, Range 3 East, Town of Mercer. Site address is Mercer Lake Circle South and Boyer Road. Roeder stated subdivision meets requirements. Discussion then motion to approve by Thompson/McComas; carried 4-0.

Ronald & Shelly Stueber Revocable Trust 1-Lot certified survey map: Review a 1-Lot certified survey map by Timberline Surveying, covering part the NE ¼ of the NE ¼, Section 33, Township 42 North, Range 2 East, Town of Mercer. Site address is Shady Rest Drive. Roeder gave background and stated CSM meets requirements. Discussion then motion to approve by Thompson/Pinardi; carried 4-0.

Fort Flambeau Condominium Plat Addendum: Review the Second Addendum to the Fort Flambeau Condominium Plat affecting the septic area of Unit 14, expansion of overflow parking, and the addition of 4 garage stalls; located in part of the SW ¼ of the SE ¼ and SE ¼ of the SE ¼ of Section 28, and part of the NE ¼ of the NE ¼ of Section 33, all in Township 42 North, Range 2 East, Town of Mercer (site address is Downey Road). Roeder gave background and stated addendum meets requirements. Discussion then motion to approve by McComas/Thompson; carried 4-0.

Discuss 2021 plat book: Discussion of current plat book inventory and ordering the new biennial edition for 2021. Motion to approve 2021 plat book by Thompson/Pinardi; carried 4-0.

Discuss Tourist Rooming House procedures: Roeder gave background and opened discussion on the prospect of removing tourist rooming houses from the conditional use process and allowing by permit. Item to remain on the agenda for the 11/17/2020 meeting.

Discuss progress on Conditional Use revisions: Roeder stated that preliminary language revisions were under review by corporate counsel, the application was being redeveloped to be more comprehensive, and corporate counsel was reviewing the possibility of the zoning office being responsible for adjacent property owner notification.

Administrators Report: Roeder stated office activity remains brisk given the time of year, applications are still coming in, call volume is still high, and permit numbers are ahead of last year.

Public Comment: None.

Bills: Motion to approve the bills by Thompson/Pinardi; carried 4-0.

Next Meeting: November 17, 2020 at 3:00 p.m. at the Iron County Courthouse.

Motion to Adjourn: by Pinardi/Thompson; carried 4-0.

\*\*\*A recording of this meeting is available upon request\*\*\*