

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, November 17, 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, Anne McComas, John Sendra, and Thomas Thompson, Jr. Also present were Administrator Erika Roeder and County Board Chairman Joe Pinardi.

Motion to approve minutes from the 10/20/2020 meeting by Thompson/Sendra; 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). Postponed at previous meeting. Town approval received with conditions attached. Discussion then motion to approve pending a landscape agreement by the Town and applicant by McComas/Sendra; 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). Postponed at previous meeting. Town approval received with conditions attached. Discussion then motion to approve pending a vegetative screening agreement between the Town and applicant McComas/Sendra; 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. Postponed at previous meeting. Town approval received with the condition of no parking on Bambiland Road. Discussion then motion to approve by Sendra/Thompson; carried 4-0.

Diane Ponce & Milford Moore Conditional Use Hearing: Allow an annual RV permit in an R-1 (Residential) zoned District located in part of the N ½ of the NW ¼ of the NW ¼, Section 12, Township 45 North, Range 1 East, Town of Knight (site address is Tank Road). Public comment opened by Hanson. None received, Hanson closed public comment. No Town approval received. Discussion then motion to postpone by Sendra/Thompson; carried 4-0.

Peace & Pines, LLC Conditional Use Hearing: Allow the operation of a tourist rooming house in an RR-1 (Residential-Recreation) zoned District located in part of GV Lot 2, Section 31, Township 42 North, Range 3 East, Town of Sherman (site address is 2851N Flowage Road). Public comment opened by Hanson. None received, Hanson closed public comment. No Town approval received. Discussion then motion to postpone by Sendra/Thompson; carried 4-0.

Wayne Riebe 2-Lot certified survey map: Review a 2-Lot certified survey map by Maki Land Surveying, LLC, covering part of GV Lot 1 and GV Lot 2, Lot 21 of Camp Nokomis Estates, Section 19, Township 42 North, Range 3 East, Town of Mercer. Site address is Camp Nokomis Road. Roeder stated map meets requirements. Discussion then motion to approve by Sendra/Thompson; carried 4-0.

Richard Horn Rezone Hearing: Rezone from an F-1 (Forestry) zoned District to an R-3 (Rural Residential) District, Lot 4 of CSM #547, located in part of GV Lot 5, Section 21, Township 43 North, Range 4 East, Town of Mercer (site address is Cedar Lake & Margaret Lake Roads) to bring into accordance with the future land use plan. Public comment opened by Hanson. None received, Hanson closed public comment. No Town approval received. Discussion then motion to postpone by Sendra/Thompson; 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, as well as the importance of clear policy to remove ambiguity from the application process and ensure compliance.

Discuss progress on Conditional Use revisions: Roeder stated that preliminary language is evolving with input from, and idea exchanges with corporate counsel. A revised application and checklist were handed out for review. Discussion of zoning sending neighbor notification letters. Motion to approve new application, checklist, and zoning sending neighbor notification by Thompson/Sendra; carried 4-0.

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. Wisconsin Fund checks have gone out to Iron County property owners to reimburse for replacement of failed sanitary systems. Recommendation that zoning draft a letter encouraging refunding of the Wisconsin Fund.

Public Comment: McComas provided information packages and opened discussion of the safe conduct of meetings and the importance of virtual attendance during the current pandemic. Sendra opened discussion of an easement issue.

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

Next Meeting: December 15, 2020 at 3:00 p.m. at the Iron County Courthouse.

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

A recording of this meeting is available upon request