

The Iron County Comprehensive Planning/Land & Zoning Committee met in the Meeting Room of the Haines Building in the Town of Mercer, WI on Tuesday, January 16, 2024. Committee members present were Chairman Patrick Hanson, Karen Lauer, Brandon Snyder, Tom Thompson, and Kurt Wolff. Also present were County Board Chairman Joe Pinardi and Zoning Administrator Erika Roeder.

Hanson called the meeting to order at 3:00 p.m.

Roeder acknowledged the meeting was properly posted.

Hanson called for the nomination of a committee vice chairman. Hanson nominated Wolff. Hanson called three more times for nominations with no additional nominations. Motion to elect Wolff committee vice-chairman by Snyder/Lauer; carried 5-0.

Motion to approve 12/12/2023 minutes by Wolff/Lauer; carried 5-0.

John F. Olson Rezone Hearing: Rezone from an F-1 (Forestry) District to a C-1 (Commercial) District, part of SE ¼ of the SE ¼, Section 33, Township 47 North, Range 1 West, Town of Gurney, in accordance with the Asset Based Community Development plan. Postponed at previous meeting. Town input received. Discussion, then motion to postpone by Thompson/Snyder; carried 5-0.

Red Pines Plaza, LLC Conditional Use Hearing: Allow the construction of a 4,200 square foot storage rental building in an RR-1 (Residential-Recreation) zoned District, located in part of Lot 2 of CSM #635, Section 18, Township 43 North, Range 4 East, Town of Mercer (site address is Pine Forest Road). Postponed at previous meeting. No Town input received. Discussion, then motion to postpone by Thompson/Wolff; carried 5-0.

Angelo Luppino, Inc./American Asphalt Conditional Use Hearing: Allow the temporary operation of a portable asphalt plant for the duration of one year in an A-1 (Agriculture) zoned District, located in part of the NW ¼ of the NE ¼, Section 1, Township 42 North, Range 3 East, Town of Mercer (site address is Mercer lake Circle). Hanson opened public comment. Comment offered by Craig Lester and unknown man. Present to answer questions was Matt Esslinger of American Asphalt. Hanson closed public comment. Discussion, then motion to deny by Thompson. Discussion, then motion rescinded by Thompson. Discussion, then motion to postpone allowing commentors the opportunity to readdress the proposal at the Town level by Snyder/Wolff; carried 5-0.

Discuss Zoning Department Fees: Roeder presented comparative fee schedules from nearby counties with attributes similar to Iron County. Discussion, then directive for Roeder to provide a draft fee schedule at the next committee meeting.

Administrator's Report: Roeder stated the office processed 103 sanitary applications and performed 92 sanitary inspections in 2024. Office has 14 applicants qualified for the Wisconsin Fund grant program.

Public Comment: None.

Approval of Bills: motion to approve by Thompson/Snyder; carried 5-0.

Set next meeting date: February 20, 2024, at 3:00 pm.

Adjourn: Hanson adjourned the meeting. *****A recording of the meeting is available upon request*****