

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, 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.

Motion to approve 1/16/2024 minutes by Snyder/Thompson; carried 4-0.

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). Postponed at previous meeting. Hanson reopened public comment. Comment offered by Craig Lester. Present to answer questions was Matt Esslinger and Larry Youngs of American Asphalt. Hanson closed public comment. Town input remained unchanged. Discussion, then motion to approve by Wolff/Snyder; carried 3-1 with Thompson opposed.

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. Motion to postpone by Wolff rescinded. Discussion, then motion to approve pending word from Town by Snyder/Pinardi; carried 4-0.

Eric Snow Conditional Use Hearing: Allow the construction of a 1,280 square foot accessory building in an RR-1 (Residential-Recreation) zoned District, located in part of GV Lot 2, Lot 6 of Turtle Rapids Subdivision, Section 27, Township 43 North, Range 3 East, Town of Mercer (site address is 3453W Turtle Rapids Lane). Hanson opened public comment. None received, public comment closed. Discussion, then motion to approve by Snyder/Wolff; carried 4-0.

Mark Snow Conditional Use Hearing: Allow the construction of a 1,512 square foot accessory building in an RR-1 (Residential-Recreation) zoned District, located in part of GV Lot 2, Lot 1 of CSM #381, Section 35, Township 43 North, Range 3 East, Town of Mercer (site address is 3121W Rogers Lane). Hanson opened public comment. None received, public comment closed. Discussion, then motion to approve by Thompson/Snyder; carried 4-0.

Douglas Westenberger Conditional Use Hearing: Allow the construction of a 2,160 square foot accessory building in an RR-1 (Residential-Recreation) zoned District, located in part of the NE ¼ of the NW ¼, Section 33, Township 43 North, Range 3 East, Town of Mercer (site address is 3911W County FF). Hanson opened public comment. Mr. Westenberger was present and asked questions. Hanson closed public comment. Discussion, then motion to postpone by Snyder/Thompson; carried 4-0.

Daniel Duranso Review Certified Survey Map: Review a 3-Lot certified survey map by Wilderness Surveying, Inc., covering part of Lot 1 of CSM #575, being Part of the NE ¼ of the SE ¼, Section 21, Township 43 North, Range 4 East, Town of Mercer. Site address is Cedar Lake Circle. Roeder stated map meets all requirements. Discussion, then motion to approve by Thompson/Snyder; carried 4-0.

Annual Report: Roeder presented the Zoning Department Annual Report. Discussion, then motion to forward to full county board by Snyder/Wolff; carried 4-0.

Discuss Zoning Department Fees: Roeder presented fees and discussed adding a charge onto the tax bills of parcels serviced by Private Onsite Wastewater Treatment Systems to offset the costs associated with administering the mandated maintenance program. Discussion, then directive for Roeder to proceed.

Administrator's Report: Roeder stated that the state audits have all been completed on time and work continues on readying the mandatory sanitary maintenance notices and the annual tourist rooming house permits for spring mailing.

Public Comment: None.

Approval of Bills: motion to approve by Snyder/Wolff; carried 4-0.

Set next meeting date: March 19, 2024, at 3:00 pm.

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