

The Iron County Comprehensive Planning/Land & Zoning Committee met in the County Board Room of the Iron County Courthouse in the Town of Hurley, WI on Tuesday, May 21, 2024. Committee members present were Richard Boes, Patrick Hanson, Karen Lauer, and Kurt Wolff. Also present was Zoning Assistant Administrator Gerry Nasi; applicants Alex Barnes and John Morse; Kimball Chairman Randall Stoltenberg, and Mercer resident Steven Shackleford.

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

Motion to approve 3/19/2024 minutes by Lauer/Wolff; carried 4-0.

Matthew Peter Rezone Hearing: Rezone from an I-1 (Industrial) District to a C-1 (Commercial) District, part of the SW ¼ of the SW ¼, Section 5, Township 42 North, Range 4 East, Town of Mercer, in accordance with the Asset Based Community Development plan. (Site address is 4553N US Highway 51). Postponed at previous meetings. No Town input received. Discussion, then motion to postpone by Lauer/Wolff; carried 4-0.

Timothy Brumblay Conditional Use Hearing: Allow the construction of a 1,088 square foot accessory structure in an RR-1 (Residential Recreation) zoned District, located in part of the SW ¼ of the NE ¼, Lot 33, Section 22, Township 43 North, Range 3 East, Town of Mercer (site address is 3452W Nathan Pass Road). Postponed at previous meeting. Town input received. Discussion, then motion to approve with the conditions of no human habitation and no commercial use by Wolff/Boes; carried 4-0.

Gari & Judith Spagnoletti Conditional Use Hearing: Allow the construction of a 720 square foot accessory building in an F-1 (Forestry) zoned District, located in part of the NW ¼ of the NW ¼, Section 34, Township 41 North, Range 3 East, Town of Sherman (site address is 544N Springstead Road). Postponed at previous meeting. Verbal Town input received. Discussion, then motion to approve with the conditions of no human habitation nor commercial use of the new accessory building, and the sanitary needs shall be addressed in a compliant manner for the preexisting unpermitted structure by Wolff/Lauer; carried 4-0.

John & Amanda Morse Conditional Use Hearing: Allow the operation of a Federal Firearms Licensed business in a C-1 (Commercial) zoned District, located in part of the NW ¼ of the SW ¼, Lot B of CSM #146, Section 31, Township 43 North, Range 3 East, Town of Mercer (site address is 5083N US Hwy 51). Postponed at previous meeting. Town input received. Discussion, then motion to approve by Lauer/Wolff; carried 4-0.

Heady Properties, LLC Conditional Use Hearing: Allow the construction of a 5,304 square foot accessory building in a RR-1 (Recreation Residential) zoned District, located in part of the NW ¼ of the NE ¼, Lot 19 of Hunters Shady Rest, Section 33, Township 42 North, Range 2 East, Town of Mercer (site address is 6248W Redwood Road). Hanson opened public comment. Mr. Shackleford voiced opposition. Hanson closed public comment. Discussion, then motion to postpone pending further word from the Town of Mercer by Wolff/Lauer; carried 4-0.

Mark & Linda Mikolajczak Conditional Use Hearing: Allow the construction of a 2,000 square foot accessory building in a RR-1 (Recreation Residential) zoned District, located in part of GV Lot 2 and the NW ¼ of the NE ¼, Section 31, Township 42 North, Range 3 East, Town of Sherman (*typo corrected*) (site address is 2816N Flowage Road). Hanson opened public comment. None received, public comment

closed. Town input received. Discussion, then motion to approve with the conditions of no human habitation nor commercial use by Lauer/Wolff; carried 4-0.

NW Fisher Lake LLC Conditional Use Hearing: Allow the construction of a 1,680 square foot accessory building in a RR-1 (Recreation Residential) zoned District, located in part of GV Lot 2, Lot 2 of CSM #534, Section 35, Township 44 North, Range 4 East, Town of Oma (site address is 720W Fisher Lake Road). Hanson opened public comment. Mr. Barnes was available to answer questions. None received, public comment closed. Town input received. Discussion, then motion to approve by Wolff/Boes; carried 4-0.

Joseph Pingel Conditional Use Hearing: Allow the construction of a seasonal dwelling-hunting camp in a F-1 (Forestry) zoned District, located in part of the SE ¼ of the SW ¼, Section 21, Township 46 North, Range 2 East, Town of Oma (site address is 6329W South Drive). Hanson opened public comment. Chairman Stoltenberg commented. Hanson closed public comment. Town input received. Discussion, then motion to approve with the condition that the existing mobile home be removed from the property by Wolff/Lauer; carried 4-0.

Trueflight Manufacturing Company, Inc. Rezone Hearing: Rezone from an I-1 (Industrial) District to a C-1 (Commercial) District, part of the SW ¼ of the SW ¼, Lot 2 of CSM #62, Section 5, Township 42 North, Range 4 East, Town of Mercer, in accordance with the Asset Based Community Development plan. (Site address is 4595N US Highway 51). Hanson opened public comment. None received, public comment closed. Discussion, then motion to postpone by Lauer/Wolff; carried 4-0.

The Loft LLC 2-Lot CSM: Review a 2-Lot certified survey map by Coleman Engineering Company covering Part of the SE ¼ of the SE ¼, Part of the NE ¼ of the SE ¼, and Part of the NW ¼ of the SE ¼, Section 7, Township 42N, Range 3 East; and part of the NE ¼ of the NE ¼, Section 32, Township 44 North, Range 4 East, Town of Oma. Site address is Clear Lake Road N. Nasi stated that the map meets all requirements. Discussion, then motion to approve by Wolff/Lauer; carried 4-0.

Paula Aijala 2-Lot CSM: Review a 2-Lot certified survey map by Coleman Engineering Company covering Part of the NW ¼ of the SE ¼, Section 10, Township 46 North, Range 2 East, Town of Kimball. Site address is 5871W US Highway 2. Nasi stated that the map meets all requirements. Discussion, then motion to approve by Wolff/Lauer; carried 4-0.

Discuss streamlining conditional use process and polling Towns for suggestions: Further discussion of information to date.

Discuss adjusting minimum required dwelling sizes: Discussion, then instruction to Nasi to research size requirements of similar counties.

Administrator's Report: Nasi stated that WI Fund grant program deadline was 5/30/24, permits were 30 ahead of 2023, permits were 3 ahead of record year of 2022, POWTS mandatory maintenance returns have been vigorous, and the Annual Tourist Rooming House permit returns have been strong.

Public Comment: None.

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

Set next meeting date: June 18, 2024, at 2:00 pm.

Adjourn: Hanson adjourned the meeting.

*****A recording of the meeting is available upon request*****