

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, June 18, 2024. Committee members present were Richard Boes, Chairman Patrick Hanson, Doug Swartz, and Kurt Wolff. Also present was Zoning Administrator Erika Roeder; surveyor Tim Mattson; applicants Mr. Benson virtually, Mr. & Mrs. Malanczj, Mr. & Mrs. Touhy, and Mr. & Mrs. Knueppel; and community members Judy Tronvig, Julie Miles, and Mr. Shackleton.

Hanson called the meeting to order at 2:00 p.m.

Motion to approve 5/21/2024 minutes by Wolff/Swartz; 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). Postponed at previous meeting. Town input received. Discussion, then motion to approve by Wolff/Hanson; 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. Town emailed that this parcel is in a commercial corridor inventory previously submitted to the Zoning office. Discussion, then motion to approve by Swartz/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 (Residential Recreation) 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). Postponed at previous meeting. Hanson opened and received public comment. Hanson closed public comment. The Town of Mercer did not modify their previously tendered approval. Discussion, then motion to approve with the conditions of no human habitation and no commercial use by Boes/Swartz; carried 4-0.

Yaroslav & Jayme Malanczj Conditional Use Hearing: Allow the construction of a 1,800 square foot accessory building in a RR-1 (Residential Recreation) zoned District, located in part of GV Lot 5, Section 17, Township 42 North, Range 3 East, Town of Mercer (site address is 3734N Trude Lake 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 Wolff/Boes; carried 4-0.

Mike & Angela Benson Conditional Use Hearing: Allow the construction of a 1,200 square foot accessory building in a RR-1 (Residential recreation) zoned District, located in part of Lot 5 Plat of Deer Run, Section 34, Township 44 North, Range 4 East, Town of Oma (site address is 792W Fisher Lake Road). Hanson opened public comment. None received, public comment closed. Town input received. Discussion, then motion to approve by Wolff/Boes; carried 4-0.

James & Caroline Touhy Conditional Use Hearing: Allow the construction of a 1,584 square foot accessory building in a RR-1 (Residential Recreation) zoned District, located in part of the SE ¼ of the SW ¼, Section 19, Township 43 North, Range 4 East, Town of Mercer (site address is 5710N Northern T Road). Hanson opened public comment. None received, public comment closed. No Town input received. Discussion, then motion to postpone by Hanson/Wolff; carried 4-0.

Gary & Valerie Knueppel Conditional Use Hearing: Allow an annual RV permit in a RR-1 (Residential Recreation) zoned District, located in part of Lot 6 of Maplewoods Plat, Section 10, Township 45 North, Range 2 East, Town of Pence (site address is 5873N Maplewood Road). Hanson opened public comment, public comment received. Hanson closed public comment. Town input received. Discussion, then motion to deny by Boes/Swartz with a roll call vote. Hanson, Boes, Swartz, aye. Wolff, nay. Motion to deny supported 3-1.

Brian & Jessica Pisecki Rezone Hearing: Rezone from an F-1 (Forestry) District to an R-3 (Rural Residential) District, part of the SW ¼ of the SE¼, Section 31, Township 47 North, Range 2 East, Town of Kimball, in accordance with the Asset Based Community Development plan. (Site address is 7009W Dahlbacka Road). Hanson opened public comment. None received, public comment closed. No Town input received. Discussion, then motion postpone by Wolff/Swartz; carried 4-0.

Jeff Baldovin 2-Lot Certified Survey Map: Review a 2-Lot certified survey map by Coleman Engineering Company covering Part of the SW ¼ of the SW ¼, Section 35, Township 46 North, Range 2 East, Town of Carey. Site address is Baldovin Road. Roeder stated the map meets all requirements. Discussion, then motion to approve by Wolff/Boes; carried 4-0.

Dan Johnson 2-Lot Certified Survey Map: Review a 2-Lot certified survey map by Badger Surveying covering Part of the NW ¼ of the SE ¼, Section 18, Township 43 North, Range 4 East, Town of Mercer. Site address is Pine Forest Road. Roeder stated the map meets all requirements. Discussion, then motion to approve by Wolff/Boes; carried 4-0.

Dan Johnson 2-Lot Certified Survey Map: Review a 2-Lot certified survey map by Badger Surveying covering Part of the SE ¼ of the NW ¼, Section 18, Township 43 North, Range 4 East, Town of Mercer. Site address is County Highway H. Roeder stated the map meets all requirements. Discussion, then motion to approve by Wolff/Boes; carried 4-0.

Patrick Yates 2-Lot Certified Survey Map: Review a 2-Lot certified survey map by Coleman Engineering covering Part of the SE ¼ of the SW ¼ and Part of GV Lot 3, Section 8, Township 45 North, Range 34 East, Town of Oma. Site address is County Highway C. Roeder stated map meets all requirements. Discussion, then motion to approve by Wolff/Swartz; carried 4-0.

Discuss streamlining conditional use process: Further discussion of information to date. Motion to proceed with Ordinance language revisions establishing an 1800 square foot threshold for conditional use approval for an accessory building in all Districts that currently require approval; and also dropping the requirement of conditional use approval for a seasonal cabin, accessory building, and allowing a year-round residence in an F-1 Forestry zoned District by Boes/Wolff; carried 4-0.

Discuss adjusting minimum required dwelling sizes: Discussion of minimum sizes in adjacent counties, instruction to poll our Towns and place on the next agenda.

Administrator's Report: Roeder stated Zoning is 55 permits ahead of last year, 12 applicants have qualified for the Wisconsin Fund, and office activity is very brisk.

Public Comment: None.

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

Set next meeting date: July 16, 2024, at 2:00 pm.

Adjourn: Hanson adjourned the meeting.

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