

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, April 23, 2024. Committee members present were Patrick Hanson, Karen Lauer, Doug Swartz, and Kurt Wolff. Also present were County Board Chairman Larry Youngs and Zoning Assistant Administrator Gerry Nasi; applicants Mr. Nosko, Mr. Brumblay, Mr. Leffler, Mr. Morse, and Eric Brye representing Mathy Construction Company.

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

Nasi acknowledged the meeting was properly posted.

Nasi called for the nomination of a chairman. Wolff nominated Hanson. Nasi called three times for any other nominations. None received, Hanson was elected Chairman of the Zoning Committee by unanimous vote.

Hanson called for the nomination of a vice-chairman. Lauer nominated Wolff. Hanson called three times for any other nominations. None received, Wolff was elected Vice-Chairman of the Zoning Committee by unanimous vote.

Motion to approve 3/19/2024 minutes by Wolff/Thompson; 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). Postponed at previous meeting. Town input received. Discussion, then motion to approve with the conditions of no human habitation nor commercial use by Wolff/Swartz; carried 4-0.

Eric 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 5 of Turtle Rapids Subdivision, Section 27, Township 43 North, Range 3 East, Town of Mercer (site address is 3453W Turtle Rapids Lane). Postponed at previous meeting. Town input received. Discussion, then motion to approve with the conditions of no human habitation nor commercial use 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 meeting. No Town input received. Discussion, then motion to postpone by Lauer/Wolff; carried 4-0.

Justin & Cody Fields Rezone Hearing: Rezone from an RR-1 (Recreation Residential) District to an R-3 (Rural Residential) District, part of the SW ¼ of the SW ¼, Lot 7 of the Delich Addition, Section 6, Township 42 North, Range 3 East, Town of Mercer, in accordance with the Asset Based Community Development plan. (Site address is 4597N Wallace Road). Postponed at previous meeting. Town input received. Discussion, then motion to approve by Lauer/Wolff; carried 4-0.

Ronald & Stephanie Rhenlund Rezone Hearing: Rezone from an A-1 (Agriculture) District to a RR-1 (Recreation-Residential) District, part of the SE ¼ of the NE ¼, Section 9, Township 46 North, Range 2 East, Town of Kimball, in accordance with the Asset Based Community Development plan. (Site address is 13939N Defer Road). Postponed at previous meeting. Town input received. Discussion, then motion to approve by Swartz/Lauer; carried 4-0.

Mathy Construction Company Conditional Use Hearing: Allow the operation of an asphalt plant for the duration of ten years in an F-1 (Forestry) zoned District, located in part of the E ½ of the SE ¼, Section 1, Township 46 North, Range 1 East, Town of Kimball (site address is 7355W US Hwy 2). Hanson opened public comment. None received, Hanson closed public comment. Town input received. Discussion, then motion to approve with the Town notation of continuation as in the past by Lauer/Swartz; carried 4-0.

Thomas Misgen Conditional Use Hearing: Allow the construction of a 384 square foot accessory building in an F-1 (Forestry) zoned District, located in part of the SE ¼ of the NW ¼, Section 17, Township 44 North, Range 4 East, Town of Oma (site address is 8353N Desperation Road). Hanson opened public comment. None received, public comment closed. Town input received. Discussion, then motion to approve by Wolff/Lauer; carried 4-0.

Jason & Jeannine Nosko Conditional Use Hearing: Allow the construction of a 1,500 square foot accessory building in an RR-1 (Residential Recreation) zoned District, located in part of GV Lot 1, Section 17, Township 44 North, Range 4 East, Town of Oma (site address is 8493N Oak Lake Road). Hanson opened public comment. None received, public comment closed. Town input received. Discussion, then motion to approve by Lauer/Swartz; carried 4-0.

Michael & Colleen Risik Conditional Use Hearing: Allow the construction of a 2,268 square foot accessory building in an RR-1 (Residential Recreation) zoned District, located in part of GV Lots 4&5 and part of the SE ¼ of the SW ¼ lying North and West of Wilson Lake Road, Section 15, Township 42 North, Range 3 East, Town of Mercer (site address is 3783N Wilson 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 Swartz/Wolff; carried 4-0.

Christopher Leffler Conditional Use Hearing: Allow the construction of a 2,400 square foot accessory building in an RR-1 (Residential Recreation) zoned District, located in part of the SE ¼ of the SW ¼, Lot 9 Block 1 of Forest Hills, Section 20, Township 43 North, Range 3 East, Town of Mercer (site address is 4410W Timberline Road). Hanson opened public comment. None received, public comment closed. Town input received. Discussion, then motion to approve with the potential for a portion to be future habitable space and with incidental work-related storage by Wolff/Lauer; carried 4-0.

Kyle & Katherine Zastrow Conditional Use Hearing: Allow an annual RV permit in an R-3 (Rural Residential) zoned District, located in part of the SE ¼ of the NE ¼, Section 36, Township 44 North, Range 1 East, Town of Knight (site address is 7596N Gerry Road). Hanson opened public comment. None received, public comment closed. Town input received. Discussion, then motion to approve by Wolff/Lauer; carried 4-0.

Alan & Karen Mertes Conditional Use Hearing: Allow the construction of a 1,728 square foot accessory building in an RR-1 (Recreation Residential) zoned District, located in part of the SE ¼ of the NE ¼ and GV Lot 1, Lot 3 of CSM #478 Section 31, Township 44 North, Range 3 East, Town of Oma (site address is 4535N Island Lake Road). Hanson opened public comment. None received, public comment closed. Town input received. Discussion, then motion to approve 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). Hanson opened public comment. None received, public comment closed. No Town input Discussion, then motion to postpone by Lauer/Wolff; 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). Hanson opened public comment. None received, public comment closed. No Town input received. Discussion, then motion to postpone by Wolff/Swartz; 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). Hanson opened public comment. None received, public comment closed. No Town input received. Discussion, then motion to postpone by Lauer/Wolff; carried 4-0.

Mary & Ronald Clapero Rezone Hearing: Rezone from an F-1 (Forestry) District to a R-3 (Rural Residential) District, the N 528' and 132' of the N ½ and 80' of the S ½, located in part of the SW ¼ of the SW ¼, Section 18, Township 47 North, Range 1 East, Town of Saxon, in accordance with the Asset Based Community Development plan. (Site address is Highway 122). Hanson opened public comment. None received, public comment closed. Town input received. Discussion, then motion to approve by Swartz/Lauer; carried 4-0.

Donald Zilbis & Mark Henry CSM: Review a 1-Lot certified survey map by Wilderness Surveying, Inc., covering Part of the NE ¼ of the NW ¼, Section 7, Township 42N, Range 3 East; and part of the NE ¼ of the NE ¼, Section 12, Township 42 North, Range 2 East, Town of Mercer. Site address is Wallace Road. Nasi stated that the map meets all requirements. Discussion, then motion to approve by Wolff/Lauer; carried 4-0.

Mark Henry CSM: Review a 1-Lot certified survey map by Wilderness Surveying, Inc., covering Part of the NE ¼ of the SE ¼, Section 12, Township 42N, Range 2 East, Town of Mercer. Site address is Wallace Road. Nasi stated that the map meets all requirements. Discussion, then motion to approve by Lauer/Swartz; carried 4-0.

Discuss streamlining conditional use process and polling Towns for suggestions: Discussion, then direction for Nasi to reach out to the Towns and compile data regarding structures within F-1 Forestry and accessory building sizes requiring conditional use approval.

Administrator's Report: Nasi stated that sanitary notices have been mailed out and the annual Tourist Rooming House annual permits soon will be. Phone and email correspondence has been extremely high. Permits are three weeks ahead of this date last year. Office will investigate minimum dwelling size and have information for the next meeting.

Public Comment: None.

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

Set next meeting date: May 21, 2024, at 3:00 pm.

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