

The Iron County Comprehensive Planning/Land & Zoning Committee met in the Meeting Room of the Iron County Courthouse in Hurley, WI on Tuesday, September 17, 2024. Committee members present were Richard Boes, Chairman Patrick Hanson, Rick Boes, Karen Lauer, Kurt Wolff and Doug Swartz. Also present was Zoning Administrator Erika Roeder, Mr. Neidlein, and Mr. Guelzow.

Hanson called the meeting to order at 2:19 p.m. Present at the call to order were Hanson, Boes, and Swartz. Lauer and Wolff were delayed by an earlier long running meeting.

Motion to approve 8/20/2024 minutes by Boes/Swartz; carried 3-0.

Owing to the delayed start of the meeting and with applicants Mr. Neidlein and Mr. Guelzow waiting patiently, Hanson heard agenda items 7&8 ahead of agenda items 4&5.

Kenneth & Lisa Neidlein Conditional Use Hearing: Allow the construction of a 1,560 square foot accessory building in a R-3 (Rural Residential) zoned District, located in part of the SE ¼ of the SE ¼, Section 33, Township 42 North, Range 2 East, Town of Mercer (site address is 2460N Koshak Road). Hanson opened public comment. Mr. Neidlein was asked and answered questions. Hanson closed public comment. No Town input received. Discussion, then motion to approve pending word from Town by Boes/Swartz; carried 3-0.

David & Leana Guelzow Conditional Use Hearing: Allow the construction of a 1,536 square foot accessory building in a RR-1 (Recreation Residential) zoned District, located in part of GV Lot 1, Section 29, Township 44 North, Range 3 East, Town of Oma (site address is 8020N Flandrena Road). Hanson opened public comment. None received, public comment closed. Town input received. Discussion, then motion to approve by Swartz/Boes; carried 3-0.

Curt Blankenhagen Conditional Use Hearing: Allow the construction of a 2,268 square foot accessory building in a RR-1 (Recreation Residential) zoned District, located in part of GV Lot 1, Section 1, Township 42 North, Range 2 East, Town of Mercer (site address is 5020 County Road FF). Postponed at previous meeting. Town input received. Discussion, then motion to approve with the conditions of no commercial use nor human habitation by Swartz/Hanson; carried 3-0.

Eugene & Tammy Kok Conditional Use Hearing: Allow the construction of a 1,260 square foot accessory building in a RR-1 (Recreation Residential) zoned District, located in part of GV Lot 9, Lots 1&2 of CSM #118, Section 31, Township 43 North, Range 3 East, Town of Mercer (site address is Musky Point Road). Postponed at previous meeting. No Town input received. Discussion, then motion to approve with the conditions of no commercial use nor human habitation by Hanson/Swartz; carried 4-0.

Lauer and Wolff joined.

Mark & Tammy Kurylo Conditional Use Hearing: Allow the construction of a 2,520 square foot accessory building in a RR-1 (Forestry) zoned District, located in part of GV Lot 5, Lot 8 of Plat of Mercer Pines, Section 30, Township 43 North, Range 4 East, Town of Mercer (site address is 5559N Horners Road). Hanson opened public comment. None received, public comment closed. Town input received. Discussion, then motion to approve with the conditions of no commercial use nor human habitation by Swartz/Boes; carried 5-0.

Chad Johnson Conditional Use Hearing: Allow the construction of a 4,200 square foot accessory building in a RR-1 (Recreation Residential) zoned District, located in part of the SW ¼ of the SW ¼, Section 32, Township 44 North, Range 4 East, Town of Oma (site address is 7345N Long Lake Road S). Hanson opened public comment. None received, public comment closed. Town input received. Discussion, then motion to approve by Lauer/Boes; carried 5-0.

Lake Country Storage Solutions, LLC Rezone Hearing: Rezone from an F-1 (Forestry) District to an C-1 (Commercial) District, part of the SW ¼ of the NE¼ lying N and E of Highway 51 and the E 186 feet of the W 400 feet of the SW ¼ of the NE 1/4, Section 8, Township 42 North, Range 4 East, Town of Mercer, in accordance with the Asset Based Community Development plan. (Site address is 5655N Robin Drive). Per previous correspondence from the Town, input not required owing to the parcel being listed in the Mercer Planning Committee commercial corridor inventory previously forwarded to the zoning office. Discussion, then motion to approve by Boes/Lauer; carried 5-0.

Review draft sanitary language in the land use Ordinance: Roeder gave background and opened discussion on Ordinance language progress. Further discussion, then motion and instruction to prepare draft Ordinance language for public hearing at the next zoning committee meeting by Lauer/Boes; carried 5-0.

Review budget: Roeder presented the upcoming budget for the Zoning Department. Discussion, then motion to forward to Joint Finance Committee including the cost of Cloud Permit software by Lauer/Boes; carried 5-0.

Discuss old plat books: Discussion on disposal of unused and unsellable 2018 plat books. Motion to dispose of unsold 2018 plat books to educational or archival entities by Boes/Swartz; carried 5-0.

Administrator's Report: Roeder stated that the office remains busy. As a cost saving measure, multiple land use Ordinance revisions will be completed in time for hearing at the 10/15/2024 meeting.

Public Comment: None received. Boes gave explanation of Town activity on the Neidlien agenda item.

Approval of Bills: Motion to approve the bills by Wolff/Lauer; carried 5-0.

Set next meeting date: October 15, 2024, in the County Board Room at the Iron County Courthouse at 3:00 pm, immediately following the public hearing.

Adjourn: Hanson adjourned the meeting.

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