TOWN OF MERCER PLANNING COMMISSION
Meeting Minutes – Wednesday, September 9, 2026 5:30 PM
APPROVED: October 7, 2026

Present: Roxanne Lutgen, Dave McNutt, Sara Towne, Jeremy Faulkner, Annette Radloff, Scot Lundquist
Absent: None
Audience: Deborah Patten, Greg Maines, Stephanie Armstrong, Kim & Chip Norkunas, Joy Kohegyi

TOPIC	REVIEW/DISCUSSION/ACTION
1) **Order of Business of the Regular Meeting** A. Call the regular meeting to order B. Pledge of Allegiance C. Roll call D. Acknowledge that the meeting was properly posted E. Approval of August 11, 2026 meeting minutes	1) **Regular Meeting**: A. Chair Roxanne Lutgen called the September 9, 2026 regular meeting to order at 5:30 PM in the Mercer Town Hall. B. Pledge of Allegiance. C. Roll call was taken. D. Roxanne Lutgen noted the meeting agenda had been properly posted. E. Motion by Jeremy Faulkner to approve August 11, 2026 minutes, seconded by David McNutt. Motion carried.
2) **Open Comment** (limit 3 minutes per person - no formal discussion or action will be taken)	2) **Open Comment: Deborah Patten expressed concern for the TRH on Horners Rd. Her concerns included; decrease in surrounding property value, noise level, safety, fire, parking, monitoring of property/security. She requested a continuance of review as they (5 neighboring people) were notified last week and have not had ample time to voice concerns as a group. Roxanne informed of the Planning Commission's process and next steps. She further explained that Deborah and others can further discuss concerns directly with Iron County and/or Town of Mercer Board.**
	3)
3) **Review, Discussion, and Possible Action:** A. 10-Lot Subdivision Plat Permit in an F-1 (Forestry) zoned District located on Long Road and County Highway J (PT GV LT 7, 20 acres, Section 21, Township 43 North, Range 4 East, Town of Mercer) submitted by Maines and Associates on behalf of Owners, Bryan and Lynn O'Leary Trust. B. Tourist Rooming House Permit at 5694N Horners Rd, Mercer, WI for Stephanie Armstrong of Unified Rae Solutions LLC.	4) <u>Review, Discussion, and Possible Action:</u> A. After review of Subdivision plat map for Long Road and County Highway J (PT GV LT 7, 20 acres, Section 21, Township 43 North, Range 4 East, Town of Mercer) submitted by Maines and Associates on behalf of Owners, Bryan and Lynn O'Leary Trust, motion by **David McNutt**, seconded by **Jeremy Faulkner** to **recommend 10-Lot Subdivision Permit in an F-1 (Forestry) zoned District approval to the Mercer Town Board.** Motion carried. B. After review of the TRH permit application at 5694N Horners Rd, Mercer, WI for Stephanie Armstrong of Unified Rae Solutions LLC, motion by **David McNutt,** seconded by **Jeremy Faulkner** to **recommend TRH**

C. Conditional Use Permit Application for Jon and Brook Daniels to build a 5880-square-foot building that will house 2000 square feet of living space, with the remaining square footage to be used as a garage/shop, located at 5929N Beaver Lodge Circle, Town of Mercer.

4) **Chairperson's Report**

5) **Next Meeting**

6) **Adjournment**

approval to the Mercer Town Board for occupancy of 4 persons. Motion carried.

C. After review of Conditional Use Permit Application from Jon and Brook Daniels to build a 5880-square-foot building that will house 2000 square feet of living space, with the remaining square footage to be used as a garage/shop, located at 5929N Beaver Lodge Circle, Town of Mercer, motion by **Sara Towne**, seconded by **David McNutt**, to **recommend the Mercer Town Board consider CUP approval, not for human habitation or commercial use in the shop/garage area.** Motion carried.

5) **Chairperson's Report**: Chair Roxanne Lutgen will report Planning Commission recommendations at the Town Board meeting on Thursday, September 10, 2026 at 5:30 p.m.
6) **Next Meeting:** 5:30 p.m., Monday, October 5th, 2026.
7) **Adjournment:** After completion of all business on the agenda, Chair Roxanne Lutgen adjourned the meeting at 6:10 p.m.

Respectfully submitted: Sara Towne, Secretary.