

**PLANNING & ZONING COMMITTEE
PUBLIC HEARING AND REGULAR MEETING
Douglas County Board of Supervisors
Wednesday, January 10, 2018, 9:00 a.m., Government Center Board Room
1316 North 14th Street, Superior, Wisconsin**

Meeting called to order by Chair Mary Lou Bergman.

ROLL CALL: Present – Mary Lou Bergman, John Robinson, Charlie Glazman, Patricia Ryan, Nick Baker. Others present – Sue Radzak, Steve Rannenber, Zach DeVoe, Tracy Middleton, Randy Jones, Brad Theien, Jon Fiskness, Dan Corbin, Lorne Wendt, Billie Wendt, Bill Anderson, Alan Seifert, Kaci Lundgren (Committee Clerk).

APPROVAL OF MINUTES: Motion by Ryan, second Robinson, to approve minutes from the December 13, 2017, meeting. Motion carried.

PUBLIC HEARING:

Amendment to the Douglas County Zoning Ordinance: Petition No. 17-20: Lorne & Billie Jo Wendt, South Range, WI – W-LY 550' of NW1/4, NE1/4; LYG N of RR, Section 36, T48N-R13W; (PA-024-00716-00; 7028E County Road E), Town of Parkland – from the R-2: Residential zoning district to the R-1: Residential zoning district, (proposed use: assisted living home facility), filed December 13, 2017 in the County Clerk's Office.

Applicants present; correspondence received from Town of Parkland with no objections.

ACTION: Motion by Baker, second Robinson, to approve application as presented. Motion carried.

Appeals of Subdivision Ordinance:

1. **William Marsh & Tyler Nyhus, Superior, WI – modify an existing substandard lot that creates a lot that does not meet the minimum lot width and area , exceeds the 3:1 length-to-width ratio and makes an existing substandard lot more substandard – Lot 8, Lots 6-7 & Vac 16' LN between Lots 6-7 of Sunnyside Addition to Dowling Lake, Section 7, T46N-R13W; (OA-022-01037-00; 01035-00; 5012E & 5002E Tri Lakes Rd), Town of Oakland.**

Professional Land Surveyor Bill Anderson acting as agent for the applicants present; correspondence received from Town of Oakland with no objections.

ACTION: Motion by Baker, second Robinson, to approve application as presented. Motion carried.

2. **Jon Brostowitz, Solon Springs, WI & Alan Seifert, Superior, WI – re-configuration of two existing substandard lots to include the exchange of property between two adjoining property owners – Lots 14, 16 & 17 of Blk 2, Renouf's 2nd Addition to Lake St. Croix, Section 24, T45N-R12W; (SO-026-01427-00; 01430-00; 10967S & 10973S Brancel Road), Town of Solon Springs.**

Professional Land Surveyor Bill Anderson acting as agent for the applicants present;

correspondence not yet received from Town of Solon Springs; Brad Theien stated town approved.

ACTION: Motion by Ryan, second Baker, to approve application as presented. Motion carried.

Conditional-use Permits:

1. **Lorne & Billie Jo Wendt, South Range, WI – assisted living home facility - W-LY 550’ of NW1/4, NE1/4; LYG N of RR, Section 36, T48N-R13W; (PA-024-00716-00; 7028E County Road E), Town of Parkland.**

Applicants not present; correspondence received from Town of Parkland with no objections.

ACTION: Motion by Glazman, second Ryan, to approve application with review in one year. Motion carried.

2. **Thomas & Jean Keely, Elk River, MN – change use of seasonal dwelling to year-round use – Lot 6 of Alexander Lake Estates – Section 12, T43N-R11W; (WA-032-02497-00; 15058S Alexander Trail Road), Town of Wascott.**

Applicant not present; correspondence received from Town of Wascott with no objections.

ACTION: Motion by Robinson, second Ryan, to approve application as presented. Motion carried.

Recap of Zone Changes: 1 referred to County Board.

DEPARTMENT REPORTS:

Planning and Zoning/Board of Adjustment: 2017 revenue was below goal, but met 35% of expenses; seeking replacement of alternate on Board of Adjustment.

Rural Housing Authority: Decline in invoices/requests.

Land Conservation: Department of Agriculture, Trade and Consumer Protection requested additional information on Farmland Preservation Plan, but no concerns about approval. In midst of Groundwater Program; 500 flyers mailed to strategic households in Douglas County with an offer to the first 100 responses of a discounted water test rate.

Surveyor: Currently working down the county line and on end of year survey maps and tie sheets.

Land Records: 2018 Land Information grant accepted by state. 9-1-1 upgrade pushed back to March due to technical issues. In 2017, 24,000 parcel edits and 22,000 owner edits were completed in GIS.

Register of Deeds – Retained Fees Account: 558 documents recorded in December.

ACTION ITEM/REFERRAL: Budget Transfer – Release of Capital Project Funds for Hydro-Conditioned Digital Elevation Model: Data used daily.

ACTION (REFERRAL): Motion by Baker, second Ryan, to approve budget transfer and forward to Administration Committee. Motion carried.

INFORMATIONAL ITEM:

2017 WI Act 67: The county's decision to approve or deny conditional use permit applications must be supported by substantial evidence. Public comment cannot be used to decide on application unless substantial evidence is presented against proposal. If application is denied, the applicant may appeal directly to Circuit Court versus Board of Adjustment. Non-conforming structures may be rebuilt without a variance.

Floodplain Regulation Changes: Proposed legislation to allow residents obtain a FEMA Letter of Map Amendment, a flood insurance waiver, allowing applications for development within a mapped floodplain. A LOMA does not establish a regional flood elevation.

ADJOURNMENT: Motion by Ryan, second Baker, to adjourn. Motion carried. Meeting adjourned at 10:22 a.m.

Submitted by,

Kaci Lundgren, Committee Clerk