

**PLANNING & ZONING COMMITTEE  
PUBLIC HEARING AND REGULAR MEETING  
Douglas County Board of Supervisors  
Tuesday, March 6, 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 Rannenberg, Randy Jones, Matt Johnson, Jon Fiskness, Dan Corbin, Scott Udeen, Eric Brye, Michelle Olson, Robert Shiflet, Kaci Lundgren (Committee Clerk).

**APPROVAL OF MINUTES:** Motion by Baker, second Ryan, to approve minutes from the January 10, 2018, meeting. Motion carried.

**PUBLIC HEARING:**

**Amendment to the Douglas County Shoreland Ordinance 8.4: Section IV – Dimensions of Building Sites.** Acts 67 and 68 prohibit municipalities from placing restrictions in substandard lots; language of ordinance required to change.

**ACTION (ORDINANCE):** Motion by Baker, second Robinson, to approve Shoreland Ordinance 8.4 amendments, as presented, and refer to County Board. Motion carried unanimously. (Amendment to be presented to County Board with future Ordinance 8.0 amendments.)

**Conditional-use Permits:**

1. **William & Cherie Kurtz, Maple, WI (buyers) / Thorp Properties LLC, Eden Prairie, MN (seller) – year-round dwelling – SE1/4-SW1/4, Section 18, T46N-R11W; (BE-004-00255-00; Bennett Road), Town of Bennett.**

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

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

2. **Mathy Construction Company, Onalaska, WI – temporary asphalt plant – Pt. NE1/4, NW1/4, Section 32, T48N-R12W; (AM-002-00772-00; 7780E US Highway 2), Town of Amnicon.**

Applicant not present; correspondence received from Town of Amnicon with no objections. Conditions from previous permit will apply.

**ACTION:** Motion by Robinson, second Ryan, to approve application with conditions as stated on previous permit. Motion carried.

3. **Town of Oakland, South Range, WI (owner) / East Central Energy, Superior, WI (applicant) – 90 foot tower – Pt N1/2-NW1/4-NW1/4, Section 27, T47N-R13W; (OA-022-00764-00; 6578 S County Road K), Town of Oakland.**

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

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

**Conditional-use Permit Renewals:**

**1. Glacier Hill Sand LLC, Superior, WI (owner & operator) – non-metallic mine permit #5870 – Pt. NW1/4-NE1/4 (Lyg W of State Hwy R/W) & Pt. SW1/4-NE1/4 (Lyg W of State Hwy R/W), Section 28, T47N-R14W; (TS-030-00709-00; 00711-00; 6517S & 6595S State Highway 35), Town of Superior.**

Applicant present; correspondence received from Town of Superior with set of conditions to be applied to permit.

**ACTION:** Motion by Ryan, second Robinson, to approve application with conditions as recommended by Town of Superior. Motion carried.

**2. Charles & Beverly Allen, Foxboro, WI (owners) / Charley Allen Jr, Foxboro, WI (operator) – non-metallic mine #5902 - NE1/4-NE1/4 & SE1/4-NE1/4, Section 29, T47N-R14W; (TS-030-00720-00; 00723-00; 6428S Allen Road), Town of Superior.**

Applicant not present; correspondence received from Town of Superior with recommendation to update reclamation plan.

**ACTION:** Motion by Robinson, second Glazman, to approve application pending review of updated reclamation plan. Motion carried.

**3. Mathy Construction Company, Onalaska, WI (owner) / Milestone Materials, Amery, WI (operator) – non-metallic mine #7128 - Pt. NE1/4-NW1/4; Pt NW1/4-NW1/4; & SW1/4-NW1/4, Section 29, T47N-R14W; (TS-030-00724-00; 00726-00; 00728-00; 2952 E County Road B & 6498 S Point of Rocks Road), Town of Superior.**

Applicant not present; correspondence received from Town of Superior with recommendation to conduct seismographic testing and include conditions of previous permit.

**ACTION:** Motion by Ryan, second Baker, to approve application with conditions as recommended by Town of Superior. Motion carried.

**4. Mathy Construction Company, Onalaska, WI (owner) / Milestone Materials, Amery, WI (operator) – non-metallic mine #7131 - Pt SW1/4-SW1/4 (Ly'g SW of town road), Section 31, T48N-R12W & Pt W1/2-NW1/4, Section 6, T47N-R12W; (AM-002-00756-00; 00221-00; 4749S & 4827S Sam Anderson Road), Town of Amnicon.**

Applicant not present; correspondence received from Town of Amnicon with no objections. Conditions from previous permit will apply.

**ACTION:** Motion by Baker, second Robinson, to approve application with conditions as stated on previous permit. Motion carried.

**5. Douglas County Forestry, Solon Springs, WI (owner) / Town of Wascott, Wascott, WI (operator) – non-metallic mine #16266 - Entire Section 3, T43N-R13W; (WA-032-**

**01657-00; 6350E & 6351E Buckley Island Road), Town of Wascott.**

Applicant not present; correspondence not yet received from Town of Wascott.

**ACTION:** Motion by Baker, second Glazman, to approve application pending town approval. Motion carried.

**6. Douglas County, Superior, WI (owner) / Douglas County Highway Dept., Hawthorne, WI (operator) – non-metallic mine #16487 – Pt. SE1/4-SW1/4, Section 21, W1/2-NW1/4 & NE1/4-NW1/4, Section 28, T47N-R14W; (TS-030-00499-00; 00713-00; 00714-00; 3400E Dump Road), Town of Superior.**

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

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

**7. Mathy Construction Company, Onalaska, WI (owner) / Milestone Materials, Amery, WI (operator) – non-metallic mine #18960 – SW1/4-NW1/4 & Pt SE1/4-NW1/4 (Outlot 1, CSM #1190, Vol 9, Pgs 9-10, Section 13, T47N-R14W; (TS-030-00291-00; 00293-01; 5731 S County Road A), Town of Superior.**

Applicant not present; correspondence received from Town of Superior with recommendation to conduct seismographic testing and include conditions of previous permit.

**ACTION:** Motion by Baker, second Robinson, to approve application with conditions as recommended by Town of Superior. Motion carried.

*5 minute break at 9:29 a.m.*

**DEPARTMENT REPORTS:**

**Planning and Zoning/Board of Adjustment:** Reports distributed; reviewed.

**Rural Housing Authority:** Reviewing loan involved in foreclosure with Corporation Counsel; 2 million dollar CDBG grant available.

**Land Conservation:** Working on watershed plan. Well test results received with presentation to be given to property owners on March 28 at the Village of Solon Springs.

**Surveyor:** Over 300 section corners completed in 2017.

**Land Records:** Working on new plat book. 9-1-1 system switching to updated server with GIS data. 2017 statewide parcel initiative information to be submitted by end of March; Land Records Management Plan due soon.

**Register of Deeds – Retained Fees Account:** 548 documents recorded in January and 494 documents recorded in February.

**INFORMATIONAL ITEMS:**

**Review of Conditional-use Permit Approved November 8, 2017 for a Hobby Farm for**

**Antoine and Tonia Dalbec, Pt SE1/4-NE1/4, Section 1, T47N-R11W, Town of Maple:**  
Permit has been issued and all is well.

**Proposed Amendment to the Douglas County Zoning Ordinance 8.0 Regarding the Zoning Schedule – Dimensional Requirements – Minimum Floor Areas for New Dwellings:** Proposal by Town’s Association would eliminate minimum floor requirement for new dwellings. Dwellings would still be required to meet Uniform Dwelling Code and require well, septic and land use permits. A majority of towns would need to recommend approval in order to amend ordinance.

**Proposed Amendments to the Douglas County Zoning Ordinance 8.0 Regarding Lot Sizes, Basis of Approvals and Nonconforming Structures (2017 WI Acts 67 and 68):** Substantial evidence would be required to deny a conditional-use permit (public concern would not be a basis for denial); a nonconforming structure may be torn down and rebuilt in the exact footprint without a variance. There is uncertainty across state in regards to amendments and how to conform.

**FUTURE AGENDA ITEMS:** Ordinance amendment correspondence; capital project requests.

**ADJOURNMENT:** Motion by Baker, second Robinson, to adjourn. Motion carried. Meeting adjourned at 10:33 a.m.

Submitted by,

Kaci Lundgren, Committee Clerk