

**PLANNING & ZONING COMMITTEE  
PUBLIC HEARING AND REGULAR MEETING  
Wednesday, March 10, 2021, Douglas County Board of Supervisors  
Public Hearing – 9:00 a.m.; Government Center Board Room,  
1316 North 14<sup>th</sup> Street, Superior, Wisconsin**

**ROLL CALL:** Present – Mary Lou Bergman, Nick Baker (remote), Charles Glazman (remote), Patricia Ryan (remote), James Borgeson (remote). Others present – Adam Long (remote), Liesl Long (remote), Jon Fiskness, Richard See, Angela See, Ed Grube, Candy Anderson, Brandon Anderson, Ashley Vande Voort, Ryan Gunderson, Zach DeVoe, Marissa Hanson, Mark Liebaert, Terri Luebbe, Tessah Behlings, Cheryl Westman, Committee Clerk.

**APPROVAL OF MINUTES:** Motion by Ryan, second Baker, to approve the January 13, 2021, meeting minutes. Motion carried.

**Public Hearing:**

**Amendments to the Douglas County Zoning Ordinance 8.0:**

**Petition No. 20-09: Steven LePage, Lake Nebagamon, WI – from the December 9, 2020 hearing – NW NW, Section 31, T47N-R11W; (6892 S County Road D; HA-014-00486-00), Town of Hawthorne – from the R-2: Residential zoning district to the I-1: Industrial zoning district, (proposed use: salvage/dumpster storage - (see conditional-use permit application below)), filed 11-13-2020 in the County Clerk’s Office.**

**ACTION (REFERRAL):** Motion by Baker, second Ryan, to refer to June hearing due to changes being made. Motion carried.

**Petition No. 21-01: Adam and Liesl Long, Stillwater, MN – SW NE NE, Section 26, T48N-R10W; (13933 E Dead End Rd; BR-006-00799-01), Town of Brule – from the F-1: Forestry zoning district to the RR-1: Residential/Recreational zoning district, (proposed use: parcel split and cabins), filed 1-15-2021 in the County Clerk’s Office.**

Applicants present remotely; no objections from Town of Brule.

**ACTION (REFERRAL):** Motion by Ryan, second Baker, to approve application as presented and refer to County Board. Motion carried.

**Petition No. 21-02: Charles Scott and Katherine Garvey, Solon Springs, WI – GOV’T LOT 3, EX 1.54A FOR CTH A R/W, Section 27, T45N-R11W; (10916 E County Road A; SO-026-00591-00), Town of Solon Springs – from the R-2/RR-1: Residential/Residential/Recreational zoning district to the F-1: Forestry zoning district, (proposed use: non-metallic mine), filed 1-25-2021 in the County Clerk’s Office.**

Applicants not present; no objections from Town of Solon Springs.

**ACTION (REFERRAL):** Motion by Ryan, second, Borgeson, to approve application as presented and refer to County Board. Motion carried.

**Conditional-Use Permits:**

**Steven LePage, Lake Nebagamon, WI – from the January 13, 2021 hearing – Salvage/Dumpster Storage/Dumpster Rental Business – NW NW, Section 31, T47N-R11W; (6892 S County Road D; HA-014-00486-00), Town of Hawthorne. Refer to June hearing.**

**ACTION (REFERRAL):** Motion by Baker, second, Glazman, to refer to June hearing. Motion carried.

**Affordable Inc, Milaca, MN (owner/seller) - Superior Fuel Company, Duluth, MN (buyer) – Propane Storage Tank – LOT 2 CSM #1051 VOL 7, PGS 243-244, PT SE SE, Section 30, T48N-R12W; (7549 E County Road E; AM-002-00730-01), Town of Amnicon.**

Applicant present; no objections from Town of Amnicon.

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

**Richard See, South Range, WI – Home Business (Poultry Sales) – N-1/2 N-1/2 SW SW, Section 33, T48N-R13W; (4715 S Windmill Rd; PA-024-00652-00), Town of Parkland.**

Applicants present; no objections from Town of Parkland.

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

**Conditional-Use Permit Transfer: Kraemer Company, LLC, Plain, WI (operator) / TKC Real Estate Holdings, LLC, Plain, WI (owner/seller) - Milestone Materials, Onalaska, WI (operator) / WTTC Land Management Co, LLC, Onalaska, WI (buyer) – Transfer of Conditional Use Permit #14269 and Reclamation Plan #RP-14268 from Kraemer Company, LLC (operator)/WTTC Land Management Co, LLC (buyer) – SE NE, Section 35, T48N-R11W & 250' of NE NE, Section 35, T48N-R11W (4479 S Wuori Rd), MA-020-00679-00, MA-020-00676-01), Town of Maple. Transfer of ownership only – current permit is in effect.**

Applicant present; no response from the town at time of meeting.

**ACTION:** Motion by Baker, second Borgeson, to approve transfer of ownership pending town approval. Motion carried.

**Reclamation Plan:**

**Glacier Hill Sand, LLC, Superior, WI (owner/operator) – from the January 13, 2021 hearing – approval of reclamation plan #RP-5870 – Pt NW NE, Lyg W of State Hwy R/W & SW NE, Lyg W of State Hwy R/W Section 28, T47N-R14W (6595 S State Hwy 35; TS-030-00709-00; TS-030-00711-00), Town of Superior.**

Approved by Town of Superior.

**ACTION:** Motion by Ryan, second Baker, to approve plan #RP-5870. Motion carried.

**Udeen Trucking, Inc./Northern Horizon LLP/Scott Udeen, et al, Superior, WI (owners/operators) – from the January 13, 2021 hearing – approval of reclamation plan #RP-8150 – Pt SW SW, Section 21, T47N-R14W; Pt SE SE, Section 20, T47N-R14W; (3204 E County Road B; TS-030-00495-00; TS-030-00497-00; TS-030-00498-00, TS-030-00457-00), Town of Superior.**

Approved by Town of Superior.

**ACTION:** Motion by Ryan, second Glazman, to approve Reclamation Plan #RP-8150. Motion carried.

**Olson Bros, Inc, Brule, WI (owner/operator) – from the January 13, 2021 hearing – approval of reclamation plan #RP-8196 – NW NW, Section 24, T48N-R10W; (3640 S County Road H; BR-006-00761-00), Town of Brule. No town response at time of meeting.**

**ACTION:** Motion by Ryan, second Borgeson, to approve Reclamation Plan #RP-8196, pending town approval. Motion carried.

**Grube Aggregate, LLC, Poplar, WI (owner/operator) – from the January 13, 2021 hearing – approval of reclamation plan #RP-14985 – NW SE, Section 15, T47N-R12W; (8676 E Berg Park Rd; AM-002-00398-00), Town of Amnicon.**

Applicant present; town meets tomorrow night.

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

**Town of Dairyland, Dairyland, WI (owner) / Dairyland Township, Dairyland, WI (operator) – from the June 10, 2020 hearing – approval of reclamation plan #RP-21355 – SW-1/4, Section 14, T43N-R15W; (15502 S Pit Rd, DA-010-00582-00), Town of Dairyland.**

Approved by Town of Dairyland.

**ACTION:** Motion by Borgeson, second Baker, to approve Reclamation Plan #RP-21355. Motion carried.

**Recap of Zone Change Recommendations for County Board:** Two zoning changes on County Board March agenda.

**Reports:**

**Planning and Zoning/Board of Adjustment:** Permit revenue up from last year; waiting on test results for Tessah Behlings and Katie Petzel for soil testing certification; two variances passed by BOA; and new hire in Zoning Department at front desk.

**Rural Housing Authority:** No updates.

**Land Conservation:** Vande Voort held interviews for the Clean Boats Clean Waters position (grant funded), and the invasive species position has been expanded to full-time. Attended a

land and water conference and St. Louis River conference last week and hosted agricultural training.

**Surveyor:** Per DeVoe, Johnson out setting corners in the good weather.

**Land Records:** Continuing to move forward with LTE staff member working on NextGen 9-1-1 data; also getting GCS work done as well. Submitted data export to the state. Working on getting pictometry aerial flight established for 2022. Meetings with state on next gen project with federal and state requirements to be met (US system, as opposed to Douglas County only). Land Records modernization plan due in 2021.

**Real Property Lister:** Rolled over to 2021 on February 12, 2021; assessors sent their work rolls on February 19, 2021. Next month will start open books with assessors.

**Register of Deeds – Retained Fees Account:** Posted on iPad.

**Informational Item: Zoning Ordinance 8.0:** Behlings plans to attend Towns Association meeting in May (cancelled in March).

**Future Agenda Items:** Campgrounds – camping units.

**ADJOURNMENT:** Motion by Ryan, second Baker, to adjourn. Motion carried. Meeting adjourned at 9:30 a.m.

Submitted by,

Cheryl Westman, Committee Clerk