

**PLANNING & ZONING COMMITTEE
PUBLIC HEARING AND REGULAR MEETING
Douglas County Board of Supervisors
Tuesday, April 3, 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. Absent – Nick Baker. Others present – Sue Radzak, Steve Rannenber, Randy Jones, Matt Johnson, Jon Fiskness, Dan Corbin, Brad Theien, Christine Ostern, Brandon Lende, Ryan Nelson, Candy Anderson, Mark Liebaert, Kaci Lundgren (Committee Clerk).

APPROVAL OF MINUTES: Motion by Ryan, second Glazman, to approve minutes from the March 6, 2018, meeting. Motion carried.

PUBLIC HEARING:

Conditional-use Permits:

1. **Mathy Construction Company, Onalaska, WI / Monarch Paving Company, Amery, WI – temporary asphalt plant – 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; 2952E County Road B & 6498S Point of Rocks Road), Town of Superior.**

Applicant representative present; correspondence received from Town of Superior with recommendation of standard conditions as listed on non-metallic mining permit.

ACTION: Motion by Ryan, second Robinson, to approve application, with conditions as noted by town. Motion carried.

2. **Marc Fischer, Solon Springs, WI – change use of dwelling from seasonal to year-round – Pt Gov't. Lot 4, Section 32, T45N-R11W; (SO-026-00732-00; 10359E Fire Lane Road), Town of Solon Springs.**

Applicant present; correspondence received from Town of Solon Springs with no objections.

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

3. **Ryan Nelson, Solon Springs, WI – change use of garage to a year-round dwelling – Pt E1/2-NW1/4, Section 12, T44N-R12W; (SO-026-00175-00; 12459S US Highway 53), Town of Solon Springs.**

Applicant present; correspondence received from Town of Solon Springs with no objections. Condition of permit will require removal of current dwelling on parcel.

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

DEPARTMENT REPORTS:

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

Rural Housing Authority: No new applications.

Land Conservation: Groundwater Program event was successful with over 100 attendees. To request capital project funding for second round of well testing.

Surveyor: Focusing on Highway Department, state and city road projects.

Land Records: Presented new map with LiDAR data to Town of Superior Fire Department; will begin work with Land Records Modernization Plan, due December 31, 2018. 911 server transfer is complete and working well.

Real Property Lister: Updating recorded documents in mapping and tax software systems.

Register of Deeds – Retained Fees Account: 443 documents recorded in March.

ACTION ITEMS:

Capital Project Requests:

Land Conservation – Groundwater Program: Requesting \$10,000 to fund second round of well testing as part of the Groundwater Program. Results will be beneficial to multiple groups; data will provide current status of groundwater for health reasons and provide baseline for potential impacts that may occur in the future.

ACTION (REFERRAL): Motion by Glazman, second Robinson, to approve request to fund Groundwater Program out of the 2018 capital improvement fund and refer to Administrator and Administration/Executive Committees. Motion carried.

Land Information:

Pictometry Contract Payment for 2016 Aerial Photo/LiDAR Flight: Final payment for existing contract.

ACTION (REFERRAL): Motion by Glazman, second Ryan, to approve request to fund Pictometry 2016 aerial photo/LiDAR flight contract in the amount of \$118,334.67 out of the 2018 capital improvement fund and refer to Administrator and Administration/Executive Committees. Motion carried.

Pictometry 2019 and 2022 Contract: \$77,082.17 annual cost for 2019 flight to acquire updated data; 2019 contract consists of three installments which total \$231,246.51. 2022 contract totals \$232,896.50 with annual installments of \$77,632.17 through 2024.

ACTION (REFERRAL): Motion by Ryan, second Robinson, to approve request to fund first installment of Pictometry 2019 contract in the amount of \$77,082.17 out of the 2018 capital improvement fund and refer to Administrator and Administration/Executive Committees. Motion carried.

Remonumentation: \$30,000 requested to fund contracts with private surveyors/county surveyor to complete remonumentation work..

ACTION (REFERRAL): Motion by Glazman, second Ryan, to approve request to fund Remonumentation project in the amount of \$30,000 out of the 2018 capital improvement fund and refer to Administrator and Administration/Executive Committees. Motion carried.

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ACTION: Motion by Glazman, second Ryan, to approve prioritization of capital project requests in the following order: Land Conservation – 1st priority: Groundwater program; Land Information – 1st priority: Pictometry contract payment for 2016; Land Information – 1st priority: Remonumentation; and Land Information – 2nd priority: Pictometry 2019 and 2022 contract. Motion carried.

INFORMATIONAL ITEMS:

Proposed Amendment to the Douglas County Zoning Ordinance 8.0 Regarding the Zoning Schedule – Dimensional Requirements – Minimum Floor Areas for New Dwellings: Awaiting responses from correspondence sent to towns; will appear as public hearing item in May or June.

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): Awaiting responses from correspondence sent to towns. Town planning commissions are a vital part of county decisions in land use process; opportunities will arise for commissions to stay active.

FUTURE AGENDA ITEMS: Sulfide mining regulations.

ADJOURNMENT: Motion by Ryan, second Glazman, to adjourn. Motion carried. Meeting adjourned at 10:06 a.m.

Submitted by,

Kaci Lundgren, Committee Clerk