

**PLANNING & ZONING COMMITTEE  
PUBLIC HEARING AND REGULAR MEETING  
Douglas County Board of Supervisors  
Wednesday, June 8, 2022, 9:00 a.m., Government Center, Boardroom 201  
1316 North 14th Street, Superior, Wisconsin**

Meeting called to order by Chair Mary Lou Bergman.

**ROLL CALL:** Present – Mary Lou Bergman, Joseph Moen, Scott Luostari, Bill Fennessey, Jim Borgeson. Others present – Tessah Behlings, Terri Luebbe, Zach DeVoe, Marissa Hanson, Mark Liebaert, Jon Fiskness, Matt Johnson, Ashley Vande Voort, Kendra Schmidt, Petrus Pienaar, Starrie Kane, Kaci Lundgren (Committee Clerk).

**APPROVAL OF MINUTES:** Motion by Borgeson, second Bergman, to approve minutes from the May 11, 2022, meeting. Motion carried.

**PUBLIC HEARING:**

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

**Petition No. 22-04: Petrus Pienaar, Superior, WI - Lot 2 CSM #1153 Vol 8 Pgs 201-2, Pt SW SE, Section 29, T48N-R12W; Subj to US Hwy 2 & Pt SW SE, Lyg S of RR R/W, Section 29, T48N-R12W Desc 381/47; (AM-002-00681-00, 00682-00, 7811 E US Hwy 2), Town of Amnicon:** Request to rezone from R-1 to RR-1 to bring property into compliance for current use (motel) and campground; no objections from town.

**ACTION:** Motion by Borgeson, second Fennessey, to approve. Motion carried.

**Petition No. 22-07: Kathy Olson & Bruce Carignan, Superior, WI – NW NE, Section 4, T47N-R14W; (TS-030-00063-00, 3410 E Carignan Rd), Town of Superior:** Request to rezone from W-1 to A-1 for a potential building site; no correspondence received from town.

**ACTION:** Motion by Moen, second Luostari, to refer to future meeting for town input. Motion carried.

**Conditional-Use Permit Revision:**

**Michael and Starrie Kane:** Applicant was unable to be at initial approval meeting and conditions are unfeasible to conduct efficient business; revised conditions proposed with agenda.

**ACTION:** Motion by Borgeson, second Moen, to approve revision request, pending town approval, with the following conditions: #1 - No more than 20 vehicles on the parcel at any given time and no more than 10 of these can be unlicensed/inoperable; #2 - personal vehicles that are licensed and operable will not count towards the 20 count total in condition #1; #3 - no more than 6 boats to be stored on the property at any given time, this includes pontoons; #4 - limit to 3 major recreational equipment that constitutes a camping unit (MRECU)s on the property that are in the process of being restored; #5 - applicants' personal MRECU does not count towards the total in condition #4; #6 - all vehicles must meet structural setbacks from the road, and are not to be stored in mapped wetland; #7 - list of boats/MRECUs/vehicles and licensed/operational

status will be provided to Douglas County Zoning upon request, and #8 - to review permit in one year. Motion carried.

**Conditional-Use Permit Renewal:**

**Town of Solon Springs (owner/operator):** Request for nonmetallic mine renewal; no objections from town.

**ACTION:** Motion by Moen, second Fennessey, to approve application with the following conditions: Permit approved for three-year period, expiring July 12, 2025; must comply with Ordinance 8.0, Section VI, Sub 6.2; no financial assurance instrument required on municipal mines; must comply with Ordinance 8.9 to include NR 135 annual reporting requirements; must renew as applicable and comply with all conditions of DNR storm water permit. Motion carried.

**Reclamation Plan Approval:**

**Town of Solon Springs (owner/operator):** Included with agenda.

**ACTION:** Motion by Borgeson, second Moen, to refer to future meeting to allow application revisions. Motion carried.

**Recap of Zone Change Recommendations for County Board:** One zone change; one referred.

*Public hearing adjourned at 9:11 a.m.*

**DEPARTMENT REPORTS:**

The following departments reported on departmental activities: Planning and Zoning/Board of Adjustment, Land Conservation, Surveyor, Land Records, Real Property Lister.

**ACTION ITEMS:**

**Request to Waive After-the-Fact Fee:** Structure existed on property prior to current owner purchasing; proof included with agenda.

**ACTION:** Motion by Moen, second Luostari, to approve request to waive after-the-fact fee. Motion carried.

**Approval to Apply for St. Louis River Responsible Recreation Grant from St. Louis River Natural Resources Damage Assessment Fund:** Grant applications must be approved by standing committee.

**ACTION:** Motion by Borgeson, second Fennessey, to approve. Motion carried.

**Informational Item:**

**Corrections to Updated Ordinance 8.0:** Due to concerns from municipalities and property owners, revisions to campground and hobby farm areas of ordinance will be done this year; in-depth revisions to begin in 2023. Shoreland and Private On-site Wastewater Treatment System areas of ordinance to be updated in 2022 to reflect state requirements.

**FUTURE AGENDA ITEMS:** Zoning Conference.

**ADJOURNMENT:** Motion by Moen, second Luostari, to adjourn. Motion carried. Meeting adjourned at 9:47 a.m.

Submitted by,

Kaci Lundgren  
Committee Clerk