

ZONING COMMITTEE PUBLIC HEARING
Wednesday, July 8, 2020 | 9:00 a.m.
Teleconference

Meeting called to order by Chair, Mary Lou Bergman.

ROLL CALL: Present – Mary Lou Bergman, Pat Ryan, Charlie Glazman, Jim Borgeson, Nick Baker. Others present – Sue Radzak, Tessah Behlings, Zach DeVoe, Ashley Vande Voort, Katie Petzel, Mark Liebaert, John Dillard, Stephanie James, Brett Gorlett, Mike O’Hara, Kaci Lundgren (Committee Clerk).

PUBLIC HEARING:

Amendments to the Douglas County Zoning Ordinance 8.0:

Petition No. 19-07: DL Skiing LLC, Superior, WI - from the March 11, 2020 hearing - Lots 1 & 2, CSM #527, Vol 4, Pgs 28-29, Pt NW1/4-SW1/4, Section 8, T48N-R15W; (3041S Whitetail Ridge Rd; TS-030-01913-00; 01913-01), Town of Superior – from the R-2: Residential zoning district to the RR-1: Residential-Recreation zoning district, (proposed use: lodging for the resort), filed 11-13-2019 (revised 2-6-2020) in the County Clerk’s Office.

Applicant representative present. No objections from Town of Superior; letter of concerns from neighbors included with agenda.

ACTION: Motion by Baker, second Glazman, to approve zone change request. Motion carried.

Petition No. 20-01: Mark & Julie Dahlberg, Solon Springs, WI – SW1/4-NE1/4, Section 28, T45N-R12W; (Stewart Rd & County Rd A; SO-026-01085-00), Town of Solon Springs – from R-2: Residential zoning district to the A-1: Agricultural zoning district, (proposed use: pasture), filed 6-2-2020 in the County Clerk’s Office.

Applicant not present. No objections from Town of Solon Springs.

ACTION: Motion by Baker, second Borgeson, to approve zone change with dimensions corrected to reflect 40 acres. Motion carried.

Appeal to the Subdivision Ordinance:

Cloverland Mission Covenant Church, Maple, WI – create (2) two lots less than the minimum 5 acre requirement in the A-1: Agricultural Zoning district – E1/2-SE1/4-SW1/4-SE1/4, Ex Pcl to Hwy (.43a), Section 36, T49N-R11W; (11889E State Highway 13; CL-008-00698-00), Town of Cloverland.

Applicant not present; Town of Cloverland recommended denial due to access issue.

ACTION: Motion by Glazman, second Ryan, to refer to August meeting to allow applicant’s surveyor to discuss access issue with the town. Motion carried.

Conditional-Use Permits:

DL Skiing LLC, Superior, WI – lodging for the resort (existing building) – Lots 1 & 2, CSM #527, Vol 4, Pgs 28-29, Pt NW1/4-SW1/4, Section 8, T48N-R15W; (3041S Whitetail Ridge Rd; TS-030-01913-00; 01913-01), Town of Superior.

Applicant representative present. No correspondence received from Town of Superior.

ACTION: Motion by Ryan, second Glazman, to refer to August meeting to await town correspondence and recommendation. Motion carried.

Roger Castle Revocable Family Trust, Black River Falls, WI – private campground (2 campers) – SW1/4-SW1/4, Section 14, T44N-R11W; (13117S Flamang Rd; GO-012-00885-00), Town of Gordon.

Applicant not present. Stephanie James, Town of Gordon Clerk, noted the town approved application at June meeting.

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

Town of Gordon, Gordon, WI –storage of machinery for trail maintenance (recreation service-oriented use) – SW1/4-SE1/4 (Ex Pt to Hwy), Section 31, T44N-R11W; (County Rd Y & St. Croix Rd; GO-012-01277-00), Town of Gordon.

Applicant representative present. No correspondence received from Town of Gordon.

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

Conditional-Use Permit Renewal:

City of Superior, c/o Public Works, Superior, WI - non-metallic mine permit #23106 renewal and approval of reclamation plan – Pt E1/2-SW1/4-SE1/4; Pt SE1/4-SE1/4; SE1/4-SE1/4-SE1/4, Section 27, T48N-R12W; (Spaulding Rd; AM-002-00619-00; 00622-00; 00622-01), Town of Amnicon.

Applicant not present. No correspondence received from Town of Amnicon.

ACTION: Motion by Baker, second Borgeson, to approve non-metallic mine permit with the following revised conditions: 1. This permit approved for a five-year period, expiring August 9, 2025; 2. Must comply with Ordinance 8.0, Section VI, Sub 6.2; 3. Operator subject to agreement referred to in a letter from the Town of Amnicon dated 3-11-2012. If additional or revised conditions are requested by the town after its review, the application will be brought back to committee; 4. Must be in compliance with all WI DNR and US Army Corps of Engineers regulations; 5. Must comply with Ordinance 8.9 to include NR-135 annual reporting requirements; and 6. Remove “Financial assurance not required on mines operated by municipality” and conditions placed by Town of Amnicon once they meet (if any). Motion carried.

ACTION: Motion by Baker, second Borgeson, to approve reclamation plan, but if additional or revised conditions are requested by the town after its review, the application will be brought back to committee. Motion carried.

Reclamation Plan Approvals:

Arlyn Hunter-Jensen (owner), Superior, WI / Thunderhill Aggregate LLC, (operator), Superior, WI – reclamation plan approval for non-metallic mine permit #14022 - NE1/4-NE1/4; NW1/4-NE1/4; SW1/4-NE1/4 & SE1/4-NE1/4, Section 13, T47N-R14W; (5600S County Road A; TS-030-00284-00; 00285-00; 00286-00; 00287-00), Town of Superior.

Applicant not present. No correspondence from Town of Superior.

ACTION: Motion by Ryan, second Glazman, to approve reclamation plan, but if additional or revised conditions are requested by the town after its review, the application will be brought back to committee. Motion carried.

Joanne Garcia, et al (owner), Superior, WI / Alliance Steel Construction (operator), Superior, WI – reclamation plan approval for non-metallic mine permit #9064 - NE1/4-SE1/4, Section 9, T47N-R13W; (5996E Mable Nelson Rd; OA-022-00428-00), Town of Oakland.

Applicant not present. No correspondence received from Town of Oakland.

ACTION: Motion by Borgeson, second Ryan, to refer to August meeting because Land Conservation Department did not receive requested revisions in time to forward to town for approval. Motion carried.

Nancy Paine (owner), Superior, WI / Alliance Steel Construction (operator), Superior, WI – reclamation plan approval for non-metallic mine permit #18223 - NE1/4-NE1/4 & NW1/4-NE1/4, Section 17, T47N-R13W; (5607S Old Lyman Lake Rd; OA-022-00553-00; 00554-00), Town of Oakland.

Applicant not present. No correspondence received from Town of Oakland.

ACTION: Motion by Ryan, second Borgeson, to refer to August meeting because Land Conservation Department did not receive requested revisions in time to forward to town for approval. Motion carried.

Recap of Zone Change Recommendations to County Board: Two zone changes.

ADJOURNMENT: Motion by Baker, second Ryan, to adjourn. Motion carried. Meeting adjourned at 9:36 a.m.

Submitted by,

Kaci Lundgren, Committee Clerk