

**PLANNING & ZONING COMMITTEE
PUBLIC HEARING AND REGULAR MEETING
Douglas County Board of Supervisors
Tuesday, July 10, 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, Patricia Ryan, Charlie Glazman, Jim Borgeson, Nick Baker. Others present – Sue Radzak, Steve Rannenberg, Randy Jones, Jon Fiskness, Zach DeVoe, Brad Theien, Christine Ostern, Cameron Bertsch, Matthew Johnson, Tracy Middleton, Kathy Ronchi, Lindsey Krumrie, Ann Doucette, Dan Corbin, Mark Liebaert, Marc Makela, Shelley Nelson, Michael Houlihan, Jacqueline Bjork, Kaci Lundgren (Committee Clerk).

APPROVAL OF MINUTES: Motion by Ryan, second Baker, to approve minutes from the June 13, 2018, meeting. Motion carried.

PUBLIC HEARING:

Ordinance 8.16 Non-Ferrous Metallic Mining for the County of Douglas:

Rannenberg presented a model ordinance provided by Wisconsin Counties Association used and edited to conform to Douglas County format. Options for operator to submit conditional-use permit or local agreement included in draft; recommendation by Zoning Administrator was to keep both options included in ordinance for future use.

ACTION (REFERRAL): Motion by Baker, second Glazman, to approve ordinance as presented, and refer to August Zoning Committee meeting for additional public comment. Motion carried.

Amendment to the Douglas County Zoning Ordinance:

Petition No. 18-05: Timothy M Rose, et al, Maple, WI – held at the June 13, 2018 hearing – 5 acre parcel located in S1/2- NW1/4-SW1/4 & Pt SW1/4-SW1/4, Section 3, T47N-R11W; (5088S Midway Road; MA-020-00172-00; 00174-00), Town of Maple – from the F-1: Forestry zoning district to the A-1: Agricultural zoning district, (proposed use: create parcel), filed May 11, 2018 in the County Clerk’s Office.

Applicant not present. Correspondence received from Town of Maple with no objections.

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

Appeals to the Subdivision Ordinance:

1) **Joseph Sclavi & Jennifer Makela, Solon Springs, WI – create two parcels, both parcels exceeding the 3:1 length-to-width ratio and one parcel that does not meet the minimum width requirement - Pt of Gov’t Lot 2, Section 25, T45N-R10W; (11589S County Road Y; HI-016-00476-04; 00476-05), Town of Highland.**

Applicants not present. Correspondence received from Town of Highland with no objections.

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

2) Thomas Bergeman, Poynette, WI – create one parcel less than the minimum lot size requirement – Pt S1/2-NE1/4-NE1/4, Section 24, T43N-R12W; (15767S US Highway 53; WA-032-01270-00), Town of Wascott.

Applicant not present. Correspondence not received from Town of Wascott.

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

Conditional-Use Permits:

1) Michael Houlihan, Solon Springs, WI – change of use from seasonal to year-round dwelling – Pt Gov’t Lot 1, Lot B, CSM #1, Vol 1, Pg 1, Section 24, T45N-R10W; (14388E Hjalmer Blvd; HI-016-00441-00), Town of Highland.

Applicant present. Correspondence received from Town of Highland with no objections.

ACTION: Motion by Glazman, second Borgeson, to approve application with requirement of sanitary inspection report to be completed and submit to Zoning Department. Motion carried.

2) Richard H. Carlson Living Trust, Duluth, MN – change of use from seasonal to year-round dwelling- Pt Gov’t Lot 2, Lot 4, CSM #194, Vol 1, Pg 217, Section 27, T45N-R11W; (11360S Twin Lakes Road; SO-026-00592-04), Town of Solon Springs.

Applicant not present. Correspondence received from Town of Solon Springs with no objections.

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

3) Marvin & Dawn Cich, Wascott, WI – change of use from seasonal to year-round dwelling – Pt Gov’t Lot 6, Section 23, T43N-R13W; (15858S South Mail Road; WA-032-01795-00), Town of Wascott.

Applicants not present. Correspondence not received from Town of Wascott.

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

4) Delores Harty Life Estate, c/o Ralph Harty III, Superior, WI – year-round dwelling – NW1/4-SE1/4, Section 16, T46N-R13W; (8234S Oliphant Road; OA-022-00232-00), Town of Oakland.

Applicant not present. Correspondence not yet received from Town of Oakland. Concerns of building not meeting uniform dwelling code and not acquiring zoning permits arose.

ACTION: Motion by Baker, second Glazman, to refer application to August meeting. Motion carried.

5) Bradley & Sheila Kisling, Rice Lake, WI – seasonal dwelling – E1/2-E1/2-E1/2-SE1/4-SE1/4, Section 31, T47N-R11W; (County Road B; HA-014-00498-00), Town of

Hawthorne.

Applicant not present. Correspondence not yet received from Town of Hawthorne.

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

6) Kevin Kimball, et al, South Range, WI – private campground (6 campers) – SE1/4-SE1/4, Section 1, T47N-R11W; (Blueberry Road; MA-020-00077-00), Town of Maple.

Applicant not present. Correspondence received from Town of Maple with no objections.

ACTION: Motion by Ryan, second Baker, to approve application and review annually. Motion carried.

7) Daniel Haskins, Poplar, WI (owner) / Lake Effect Construction (D. Haskins), Poplar, WI (operator) – non-metallic mine – Pt W1/2-NE1/4-NW1/4 & Pt SW1/4-NW1/4 (Ly'g E of present US Highway 53), Section 12, T45N-R12W; (9346E Wasko Road; SO-026-00834-00 & 00838-01), Town of Solon Springs.

Applicant not present. Correspondence received from Town of Solon Springs recommending numerous conditions be applied to approval.

ACTION: Motion by Baker, second Borgeson, to approve application with conditions as recommend by Town of Solon Springs and require applicant to obtain an access easement to cross adjoining properties. Motion carried.

Conditional-Use Permit Renewals:

1) Douglas County (owner/operator) – non-metallic mine permit #16663 – Entire Section 15, T45N-R14W (mine located in the SW1/4); (3784E Tower Fire Ln; SU-028-00161-00), Town of Summit.

2) Douglas County (owner/operator) – nonmetallic mine permit #16782 – W1/2 & S1/2-SE1/4, Section 17, T47N-R10W; (12545S Bellwood Pit Rd; BR-006-00271-00; 00275-00), Town of Brule.

3) Douglas County (owner/operator) – nonmetallic mine permit #24032 – N1/2 of Section 20, T47N-R10W; (12602E Bellwood Pit Rd; BR-006-00283-00), Town of Brule.

Applicant not present. Correspondence not received from Towns of Brule or Summit.

ACTION: Motion by Baker, second Glazman, to approve Douglas County nonmetallic mine permit renewal applications as presented. Motion carried.

Conditional-Use Permit Revocation:

Christine Staples, North St. Paul, MN – revoke permit #23930 issued September 10, 2014 for a private campground, W1/2-SE1/4-SW1/4, Section 7, T43N-R14W; (2573E Town Road TT; DA-010-00084-00), Town of Dairyland.

Applicant not present. Correspondence received from Town of Dairyland recommending revocation.

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

Recap of Zone Change Recommendations to the County Board: 1 zone change.

DEPARTMENT REPORTS:

Planning and Zoning/Board of Adjustment: Reports distributed; reviewed. Flooding assistance continues to be primary effort in office. Board of Adjustment to review one application at end of month; seeking two alternate members.

Rural Housing Authority: Meeting to be held June 18, 2018.

Land Conservation: Cost-share project construction to begin this week. Month-long comment period on Wetland Mitigation Plan closing soon; US Army Corps will meet to discuss potential changes. Second round of water testing to be completed end of summer.

Surveyor: Remonumentation efforts continue.

Land Records: Wisconsin Emergency Management to collect high water elevations. Map books have been created with flood-related documentation; will be reviewed by FEMA.

Register of Deeds: 696 documents recorded in June.

INFORMATIONAL ITEMS:

Well Delegation Options: Five levels of options available to include in potential ordinance to assist in enforcement of well records; two options are already mandated but Wisconsin DNR is not following through with requirements. Ostern and Bertsch will compile more information and develop a draft ordinance for review at next meeting.

ACTION: Motion by Ryan, second Glazman, to extend meeting beyond two-hour limit. Motion carried.

ACTION (REFERRAL): Motion by Baker, second Borgeson, to approve the concept of well delegation program and refer to next meeting. Motion carried.

Review of Conditional-Use Permit #23140, Approved September 12, 2012, for James Miller and Michelle Grell for a Private Campground, Located at 4703 E County Road A, Town of Summit: Concerns resolved.

FUTURE AGENDA ITEMS: Non-Ferrous Metallic Mining ordinance; well delegation program options; Harty Life Estate permit application.

ADJOURNMENT: Motion by Ryan, second Baker, to adjourn. Motion carried. Meeting adjourned at 11:09 a.m.

Submitted by,
Kaci Lundgren, Committee Clerk